

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, July 12, 2023, 9:00 a.m., Government Center, Boardroom 201
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

1. ROLL CALL

Present – Mary Lou Bergman, Scott Luostari, Bill Fennessey, Jim Borgeson. Absent – Joseph Moen. Others present – Robin Schaffer, Terri Luebbe, Marissa Hanson, Ashley Strabel, Zach DeVoe, Jon Fiskness, Jane Sigfrids, Jim Sigfrids Jr., Shelley Nelson, Ray Sundin, Mary Brill, Jack Curphy, Shelly Nelson, Cade Musch, Beth Musch, Kyle McMahon et al, Jeff Burkhart, Amanda Burkhart, Michele Johnson, Carolyn Drinkwine, Karen Wilber Lance Olson (remote), Adam DeMeyer (remote), Katie Fleming (remote), Lexi Klasen (Committee Clerk).

2. APPROVAL OF MINUTES

Motion by Fennessey, second Luostari, to approve minutes from the June 6, 2023, meeting. Motion carried.

3. SUSPEND REGULAR MEETING; ADJOURN TO PUBLIC HEARING

4. PUBLIC HEARING

a. Amendments to Douglas County Zoning Ordinance 8.0:

- 1) Petition No. 23-09: Cade Musch & Preferred Living LLC (Cade Musch-Agent) South Range, WI – NE NW, NW NW, SW NW, SE NW, NE SW, NW SW, Section 10, T46N-R13W; (OA-022-00151-00, 00152-00, 00153-00, 00154-00, 00155-00, 00157-00; 7680 & 7940 S Najt Rd), Town of Oakland:** Request to rezone from F-1 Forestry to A-2 Agricultural for proposed expansion of existing hunting preserve; no objections from town.

Mary Brill spoke regarding concerns about the Captive Cervids Ordinance.

ACTION (ORDINANCE): Motion by Luostari, second Borgeson, to approve and refer to County Board. Motion carried unanimously.

- 2) Petition No. 23-10: Tyler Luebbe, Solon Springs, WI – Pt N-1/2 SW-1/4 Lyg N & W of Batting Lp Rd, Section 2, T44N-R12W; (SO-026-00038-00; 8841 E Batting Loop), Town of Solon Springs:** Request to rezone from R-2 Residential and F-1 Forestry to R-2 Residential for proposed zoning clean up and getting rid of dual zone districts, no objections from town.

ACTION (ORDINANCE): Motion by Fennessey, second Borgeson, to approve and refer to County Board. Motion carried unanimously.

b. Conditional-Use Permit

- 1) Kyle McMahon, et al:** Referred from May 10, 2023 hearing; application for conditional-use permit for three campground sites.

ACTION: Motion by Borgeson, second Fennessey, to refer to future meeting, pending town input. Motion carried.

- 2) Solon Springs Concrete LLC (operator) / Anthony Roffers (owner):** Referred from June 6, 2023 hearing; application for conditional-use permit for new non-metallic mine.

Jane Sigfrids spoke regarding concerns of having non-metallic mine within 1,500 ft. from well on property; questioned whether blasts would affect wells.

ACTION: Motion by Fennessey, second Luostari, to approve. Motion carried.

- 3) Amanda & Jeffery Burkhardt:** Application for conditional-use permit for home occupation; small engine repair; no objections from town.

ACTION: Motion by Borgeson, second Fennessey to approve with conditions of hours of operation 8:00 AM to 6:00 PM Monday through Saturday and keeping vehicles out of town road setbacks. Motion carried.

- 4) Brandon Greenfield:** Application for conditional-use permit for a temporary concrete batch plant.

ACTION: Motion by Borgeson, second Luostari, to refer to future meeting, pending town input. Motion carried.

- 5) Ray Sundin:** Application for conditional-use permit for personal use small scale campground.

ACTION: Motion by Fennessey, second Borgeson, to approve with condition of obtaining approved sanitary facilities. Motion carried.

- 6) Johnson's Northwoods LLC:** Application for conditional-use permit for a maximum of 100 seasonal campsites.

Michele Johnson spoke explaining details of additional sites.

ACTION: Motion by Fennessey, second Luostari, to approve. Motion carried.

c. Reclamation Plan Approval

- 1) Solon Springs Concrete LLC (operator) / Anthony Roffers (owner):** Referred from June 6, 2023 hearing; plan attached to agenda; town approved with conditions.

ACTION: Motion by Luostari, second Fennessey, to approve. Motion carried.

- d. Recap of Zone Change Recommendations for County Board:** Two zone changes will be referred to County Board.

Public hearing adjourned at 9:27 a.m.

5. RESUME AGENDA

6. DEPARTMENT REPORTS

The following departments reported on departmental activities: Planning and Zoning/Board of Adjustment, Rural Housing Authority, Land Conservation, Surveyor, Land Records, Real Property Lister, Register of Deeds.

7. ACTION ITEMS

- a. Budgetary Transfer: Record funding of \$7,935 for Landing Blitz Grant:** Funding for water resource grant has been approved; requires budgetary transfer.

ACTION (REFERRAL): Motion by Borgeson, second Fennessey, to approve budgetary transfer for water resource grant and refer to Administration Committee and County Board. Motion carried.

8. INFORMATIONAL ITEMS

- a. Comprehensive Plan Updates:** Included in agenda.
- b. Financial Assurance:** Financial assurance to be adjusted to include inflation upon renewal of contract.
- c. Douglas County Zoning Ordinance 8.0 Update:** Zoning and Corporation Counsel have been meeting extensively to continue draft; draft will not be presented to public until approved by Corporation Counsel.

9. FUTURE AGENDA ITEMS

Financial assurance escalation clause.

10. ADJOURNMENT

Motion by Luostari, second Fennessey, to adjourn. Motion carried. Meeting adjourned at 9:58 a.m.

Submitted by,

Lexi Klasen, Committee Clerk