

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, July 13, 2022, 9:00 a.m., Government Center, Boardroom 201
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

ROLL CALL: Present – Mary Lou Bergman, Joseph Moen, Scott Luostari, Bill Fennessey, Jim Borgeson. Others present – Tessah Behlings, Terri Luebbe, Lori Lang, Zach DeVoe, Marissa Hanson, Mark Liebaert, Jon Fiskness, Ashley Vande Voort, Dan Corbin, Shelley Nelson, Brian Finstad, Glenda Finstad, Katy Metcalfe, Jesse Rudolph, Jenny Huesby, Ryan Granlund, Art Woodman, Brenda Woodman, Jason Waletzko, Shane Begley, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Moen, second Borgeson, to approve minutes from the June 8, 2022, meeting. Motion carried.

PUBLIC HEARING:

Amendments to the Douglas County Zoning Ordinance 8.0:

Petition No. 22-06: Preferred Living LLC (Quinn Musch), Gordon, WI - Lot 1, Blk 2, Gordon Heights, Section 1, T43N-R12W & Lot 2, Blk 2, Gordon Heights, Section 1, T43N-R12W; (GO-012-02349-00, 02350-00, 9323 E Bass Lake Rd), Town of Gordon: Request to rezone from R-1 to C-1 for proposed used of mini storage building; no objections from town. Referred from the June 16, 2022, County Board meeting to draft an ordinance to effectuate the petition and report the ordinance back to the County Board.

Brian Finstad, Jenny Huesby, Katy Metcalfe and Glenda Finstad spoke opposing approval of Petition No. 22-06, wanting it kept as a residential area, minimal limitations of use of property if changed to C-1 Commercial, and applicant's ability to construct storage building in current zone with permit.

ACTION: Motion by Borgeson, second Luostari, to refer to August Zoning meeting to gather further input and clarification from Corporation Counsel. Motion carried.

Petition No. 22-07: Kathy Olson & Bruce Carignan, Superior, WI – NW NE, Section 4, T47N-R14W; (TS-030-00063-00, 3410 E Carignan Rd), Town of Superior: Request to rezone from W-1 to A-1 for a potential building site; no objections from town.

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

Petition No. 22-08: Ryan & Audrianna Granlund, Duluth, MN – E-1/2 SE SW, Section 29, T46N-R11W; (BE-004-00418-00, 10151 E Fire Tower Rd), Town of Bennett: Request to rezone from F-1 to A-1 for a hobby farm; no objections from town.

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

Petition No. 22-09: Arthur & Brenda Woodman III, Superior, WI – W-1/2 W-1/2 NE NW, Section 27, T47N-R14W & W-1/2 W-1/2 SE NW, Section 27, T47N-R14W; (TS-030-00697-00, 00701-00, 3702 E County Road B), Town of Superior: Request to rezone from F-1 to R-2 for single family dwelling; no correspondence from town.

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

Petition No. 22-10: Gerald Hammond, Bennett, WI – SW SW; SE SW; NE SW, Subj to Ease for Ingr & Egr #830503; NW SE, Subj to Ease for Ingr & Egr #830503, Section 30, T46N-R11W; (BE-004-00434-00; 00439-00; 00436-00; 00437-00, 9850 E Fire Tower Rd), Town of Bennett: Request to rezone from F-1 to A-1 for bison ranch; no objections from town.

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

Conditional-Use Permits:

James and Jeanne Giernet: Request for small-scale campground (three sites); no objections from town.

ACTION: Motion by Borgeson, second Moen, to approve application with the following conditions: campground limited to three sites; approval of sanitary system or non-plumbing sanitary system by Douglas County; and campsites must meet all applicable setbacks. Motion carried.

Michael and Jodi Beaudette: Request for small-scale campground (two sites); no objections from town.

ACTION: Motion by Fennessey, second Luostari, to approve application with the following conditions: campground limited to two sites; approval of sanitary system or non-plumbing sanitary system by Douglas County; and campsites must meet all applicable setbacks. Motion carried.

Jason and Rachel Deatherage: Public and semi-public use of property request for flea market, rock shop and agricultural business; no correspondence from town.

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

Trent Sprauge: Public campground (twenty-four sites); no objections from town.

ACTION: Motion by Fennessey, second Moen, to approve application with the following conditions: campground limited to twenty-four sites; approval of sanitary system or non-plumbing sanitary system by Douglas County; campsites must meet all applicable setbacks; and campground to obtain proper licensure with Douglas County Health Department and meet all applicable requirements. Motion carried.

Recap of Zone Change Recommendations for County Board: Three zone changes; two referred.

Public hearing adjourned at 9:28 a.m.

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 Retained Fees Account report distributed.

Informational Items:

Review Land-Use Permit for Hernandez #27047: Conditional-use permit review. Applicants no longer live at property; permit still active but not in use. Nothing further required.

Ordinance 8.0 Update: Letters sent to towns requesting input by August 3rd; campground property lot line setback distance of 75 feet received most feedback; to consider shorter distance for relief. Pre-existing campgrounds will not be enforced on the new setback requirements; must adhere to 200 square foot deck and shed limit for new construction.

Zoning Conference: Conference proposed for March 2023 with presenters and Q & A session; realtors, developers, town representatives and others in the industry will be invited. Committee to decide topics and length.

FUTURE AGENDA ITEMS: Ordinance updates: Shoreland Zoning and Private On-site Wastewater Treatment Systems.

ADJOURNMENT: Motion by Luostari, second Borgeson, to adjourn. Motion carried. Meeting adjourned at 9:50 a.m.

Submitted by,

Kaci Lundgren
Committee Clerk