

December 22, 2015

**DOUGLAS COUNTY PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Wednesday, January 13, 2016
Regular Meeting – 9:00 a.m.; Public Hearing – 10:00 a.m.
Government Center Board Room, 1316 North 14th Street, Superior, Wisconsin**

Please call the Chair or Zoning Office (715-395-1380) if you are unable to attend.

MEMBERS: Mary Lou Bergman, Chair Patricia Ryan
 John Robinson, Vice Chair Robert Mock
 Nick Baker

A G E N D A

(Committee to maintain a two-hour meeting limit *or* take action to continue meeting beyond that time.)

1. Roll call.
2. Approval of minutes of the December 9, 2015, meeting (attached).
3. Reports:
 - a) Planning & Zoning/Board of Adjustment;
 - b) Rural Housing Authority;
 - c) Land Conservation;
 - d) Surveyor;
 - e) Land Records;
 - f) Real Property Lister; and
 - g) Retained Fees Account – Register of Deeds.
4. Informational items:
 - a) Review of Conditional-Use Permit #24026 approved January 6, 2015 for Wayne Shelton for a "Home Occupation- Car Hauling Business", located in Pt. N1/2-N1/2, SW1/4, NE1/4, Section 25, T48N-R14W, Town of Superior (attached); and
 - b) Draft Revision – 8.4 Shoreland Zoning Ordinance.
5. Suspend regular meeting; adjourn to public hearing.
6. Public Hearing (applications attached):
 - a) Amendment to the Douglas County Zoning Ordinance: Petition No. 15-10 – Bradley & Terri Nelson;
 - b) Conditional-use permit(s):
 - 1) ZG Camp LLC; and
 - 2) Gerald & Elizabeth Gunderson.
 - c) Recap of zone change recommendations to the County Board.
7. Resume agenda.
8. Future agenda items.

cc: County Board Supervisors

Other interested parties

NOTE: Attachments to agenda are available in County Clerk's Office for review or copying. Action may be taken on any item listed on the agenda. The County of Douglas complies with the Americans with Disabilities Act of 1990. If you are in need of an accommodation to participate in the public meeting process, please contact the Douglas County Clerk's Office at (715) 395-1341 by 4:00 p.m. on the day prior to the scheduled meeting. Douglas County will attempt to accommodate any request, depending on the amount of notice we receive. Posted: Courthouse, Government Center, Telegram

Mary Lou Bergman 12/22/15
Name Date

Notice of Public Hearing
Douglas County Planning & Zoning Committee

A Public Hearing will be held by the Douglas County Planning & Zoning Committee at **10:00 a.m.** on **Wednesday, January 13, 2016** in the Government Center Board Room, Second Floor, 1316 North 14th Street, Superior, Wisconsin to hear the following:

a) Amendment(s) to the Douglas County Zoning Ordinance:

Petition No. 15-10 – Bradley & Terri Nelson, Lake Nebagamon, WI – SW1/4-NE1/4, Section 26, T46N-R11W; (HI-016-01182-00; 11451 E Hazel Prairie Road), Town of Highland – from the F-1: Forestry zoning district to the A-1: Agricultural zoning district, (proposed use: horses), filed December 15, 2015 in the County Clerk’s Office.

b) Conditional-Use Permit(s):

1) ZG Camp LLC, River Falls, WI – change the use of a dwelling from year-round to seasonal – Pt SE1/4-SW1/4, Section 26, T44N-R10W; (GO-012-00504-00; 13773 E County Road Y), Town of Gordon.

2) Gerald & Elizabeth Gunderson, St. Louis Park, MN – accessory building – Pt Gov’t Lots 2-3-4, Section 27, T43N-R14W; (DA-010-003650-00; Rocky Brook Trail), Town of Dairyland.

Mary Lou Bergman, Chair
Steve Rannenbergh, Planning & Zoning Administrator

If you have any comments on these items, let the Planning & Zoning Office know in writing prior to the meeting, or appear at the Public Hearing. Planning & Zoning Office, 1313 Belknap St., Rm. 206, Superior, WI 54880 (715-395-1380). Action may be taken on any item listed on the public hearing. In accordance with WI Statutes 59.69 (5)(a), attachments to public hearing notice and maps of subject properties are available for review in the Planning & Zoning Office, or at www.douglascountywi.org. The County of Douglas complies with the Americans with Disabilities Act of 1990. If you are in need of accommodation to participate in the public meeting process, please contact the Douglas County Clerk’s Office at (715) 395-1341 by 4:00 p.m. on the day prior to the scheduled meeting. Douglas County will attempt to accommodate any request depending on the amount of notice we receive. TDD (715) 395-7521.

ST December 25, 2015 & January 1, 2016

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, December 9, 2015, 9:00 a.m., Government Center Board Room
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

ROLL CALL: Present – Mary Lou Bergman, Patricia Ryan, Nick Baker, John Robinson, Robert Mock. Others present – Steve Rannenberg, Sue Radzak, Randy Jones, Ben Klitzke, Zach DeVoe, Gayle Wahner, Brad Theien, Jon Fiskness, Shelley Nelson, Jan Dalbec, Kenneth Danelski, Michele Danelski, Cheryl Vine, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Mock, to approve the minutes from the November 11, 2015, meeting. Motion carried.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Final Hazard Mitigation Plan meeting held; FEMA funding accessible to those participating in plan.

Rural Housing Authority: No active applications. Administrative procedures implemented that were suggested through audit; primary impact requires additional review of reimbursement submittals by Northwest Regional Planning Commission.

Land Conservation: Completing Aquatic Invasive Species grant.

Surveyor: Highway T and Highway 35 section corner placement.

Land Records: Modernization Plan being edited to reflect state's new format; draft due by end of 2015 with final due spring 2016. Plat book via app considered; looking into other retailers to sell plat books.

Real Property Lister: 35,000 tax bills printed with Village of Poplar remaining.

Retained Fees Account – Register of Deeds: Distributed.

INFORMATIONAL:

County Surveyor Salary Funding Source: Sawyer County Surveyor's Office funded 100% through tax levy; Washburn County Surveyor's Office funded 90% through tax levy and 10% through retained fees.

Tiny Homes: No correspondence received from Town's Association regarding memo. Removing the minimum square footage requirement would not eliminate UDC or any other state requirements of compliance for year-round dwellings.

Break from 9:45 a.m. to 10:00 a.m.

PUBLIC HEARING:

Amendment to the Douglas County Zoning Ordinance:

1) **Petition No. 15-09 – Kenneth John Danelski, Superior, WI – Pt. Gov't. Lot 9, Lot 2 of CSM #739, Vol 5, Pgs 164-5, Section 8, T48N-R15W; (TS-030-01911-04; St. Louis River), Town of Superior – from the C-1: Commercial zoning district to the R-1: Residential zoning district, (proposed use: residential), filed November 12, 2015, in the County Clerk's Office.**

Applicant present; correspondence received from Town of Superior with no objections. Cheryl Vine spoke opposing approval.

ACTION: Motion by Baker, second Robinson, to approve application as presented. Motion carried.

Conditional-Use Permit:

1) **Howard Wheeler Sr., Solon Springs, WI – change the use of a pole building to a year-round dwelling – Pt. SE1/4-SW1/4, Lot 1, CSM #727, Vol 5, Pgs 140-141,(incl Lot 73, S/D SW1/4-SW1/4), Section 31, T44N-R11W; (GO-012-01263-03; 14325 S St. Croix Road), Town of Gordon.**

Applicant not present; correspondence received from Town of Gordon with no objections.

ACTION: Motion by Baker, second Robinson, to approve application as presented. Motion carried.

Conditional-Use Permit Renewal:

1) **Town of Oakland, South Range, WI – renewal of Conditional-Use Permit #13184 for a non-metallic mine – SW1/4-SE1/4 & SE1/4-SE1/4, Section 9, T46N-R13W; (OA-022-00145-00; 00146-00; 5857 E Tri Lakes Road), Town of Oakland.**

Applicant not present; correspondence received from Town of Oakland with no objections.

ACTION: Motion by Robinson, second Mock, to approve application as presented. Motion carried.

Reconvene regular meeting at 10:35 a.m.

FUTURE AGENDA ITEMS: Shoreland ordinance.

ADJOURNMENT: Motion by Ryan, second Mock, to adjourn. Motion carried. Meeting adjourned at 10:42 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk

DOUGLAS COUNTY PERMIT

a)

ISSUE DATE

01/06/2015

CONDITIONAL-USE#

24026

MAILING ADDRESS

WAYNE L SHELTON
4114 S COUNTY ROAD A

SUPERIOR WI 54880

TOWN OF SUPERIOR

PARCEL(S): TS-030-01586-00

PROPERTY ADDRESS

4114 S COUNTY ROAD A

LEGAL DESCRIPTION:
412

N1/2 N-1/2 SW NE 25-48-14DESC 398 RP 282EX PCL TO HWY (.05A)DESC 510 RP

SECTION

TOWN

RANGE

25

48 N

14 W

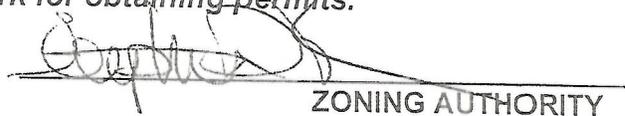
FOR

HOME OCCUPATION - CAR HAULING BUSINESS

CONDITIONS: The following minimum requirements must be met for all land uses:

01-06-2015 - Zoning Committee conditionally approved application for Home Occupation: Car Hauling Business in A-1 Zone District; Town's conditional approval dated 01-02-2015 received and on file. All conditions related to this permit listed on Page 2. This permit should be considered incomplete without Page 2 attached.

This is not a building permit. Check with your Town Chairman for information concerning township building requirements or permits for any structure. The Wisconsin Uniform Dwelling Code requires that all towns issue building permits for new dwellings and additions to existing dwellings. Please contact the appropriate town clerk for obtaining permits.


ZONING AUTHORITY

Land-Use and Conditional-Use Permits:

This permit will expire **one year after date of issuance** if construction is not commenced or two years from date of issuance. Changes in plans or specifications shall not be made without approval of the Zoning Administrator.

This permit may be revoked if any of the information given in the application is found to have been misrepresented.

Chapter 26.03 WI Statutes states "no person may harvest any raw forest products until 14 days after notifying the County Clerk of the person's proposal to harvest." Contact the Douglas County Clerks office at (715) 395-1568.

Commercial buildings may also require permits from the State of Wisconsin; Department of Commerce; Division of Safety and Buildings.

All Permits:

It is the property owner and/or contractor's responsibility to ensure that conditions of all recorded easements are met. These may include, but may not be limited to: sewer systems, power lines, gas lines, telephone cables, cable television, pipelines, roads and private access. For additional information, it is recommended that you contact the local sanitary district, power, gas, telephone, cable & pipeline companies, and local municipality, as applicable. Recorded easements should also be referenced on the property owner's deed.

Driveway Access Recommendations (for emergency services):

To protect the property owner and family you must provide adequate access/turn-around capabilities for emergency vehicles (i.e., ambulance, fire fighting equipment, snow plow, etc.), the following guidelines are recommended as **MINIMUM** standards by the Director of the Office of Emergency Management:

Highway / road turn-off to property entrance road must be a minimum of 20 feet in length.

Width of driveway access road must be a minimum of 20 feet.

Overhead clearance must be a minimum of 16 feet.

Parking or turn-around area - any alignment to provide adequate exit capabilities for emergency equipment.

Driveway Permits / Culvert Requirements:

Town Roads – appropriate Town Clerk

County Roads: Jason Jackman, Douglas County Hwy. Department @ (715) 374-2612

US / State Highways: Dan Anderson, WI DOT @ (715) 635-5059

IF PROPERTY IS IN FOREST CROP, NOTIFY THE TOWN AND THE DEPARTMENT OF NATURAL RESOURCES.

DOUGLAS COUNTY, WISCONSIN

Planning, Zoning and Land Information Offices
1313 Belknap Street, Room 206
Superior, WI 54880

Planning, Zoning, Permits 715-395-1380
Land Information, GIS 715-395-1570
FAX 715-395-7643
www.douglascountywi.org

CONDITIONS OF PERMIT: 24026

ISSUED: 01-06-2015

Tax Parcel I.D. Number: TS-030-01586-00

Proposed Use: Home Occupation: Car Hauling Business

CONDITIONS:

- 1 **Definition** (taken from Douglas County Ordinance): Home Occupation is a gainful occupation conducted by a member of the family, within his or her place of residence, where the space used is incidental to residential use and no article is sold or offered for sale except such as is produced by such home occupation.
A-1 Agricultural Zone District Conditional Use (j): Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.
- 2 This permit replaces CU #23265 revoked 11-12-2014 and reinstates car-hauling business only.
- 3 No automobile "scrapping" allowed.
- 4 No vehicle sales allowed.
- 5 Must maintain Wisconsin DOT Class IV scavenger license.
- 6 This permit will expire upon issuance of CU permit for new site – subject to approval of land purchase by Douglas County Land & Development Committee (March 15, 2015 County Board).

Conditions as specified by Town of Superior with approval dated 01-02-2015:

- 2 Limit business hours: 6:00 a.m. to 10:00 p.m., Monday through Saturday.
- 3 Sunday hours limited to vehicle pick-up only between the hours of 10:00 a.m. and 7:00 p.m.
- 4 Maintenance of present screening fence.
- 5 Permit subject to review by Town and Zoning Committee 12 months from approval.

This page is intended to be a part of above numbered permit and should be included in any copies or other duplication of this permit.

al

DOUGLAS COUNTY PLANNING & ZONING OFFICE
1313 BELKNAP STREET, ROOM 206
SUPERIOR, WI 54880
715 - 395-1380
715 - 395-7643 FAX

Brad Nelson
Terri Nelson

PETITION FOR AMENDMENT
TO DOUGLAS COUNTY
ZONING ORDINANCE

Petitioner(s). Petition No. 2015-10

TO THE DOUGLAS COUNTY BOARD OF SUPERVISORS AND ZONING COMMITTEE:

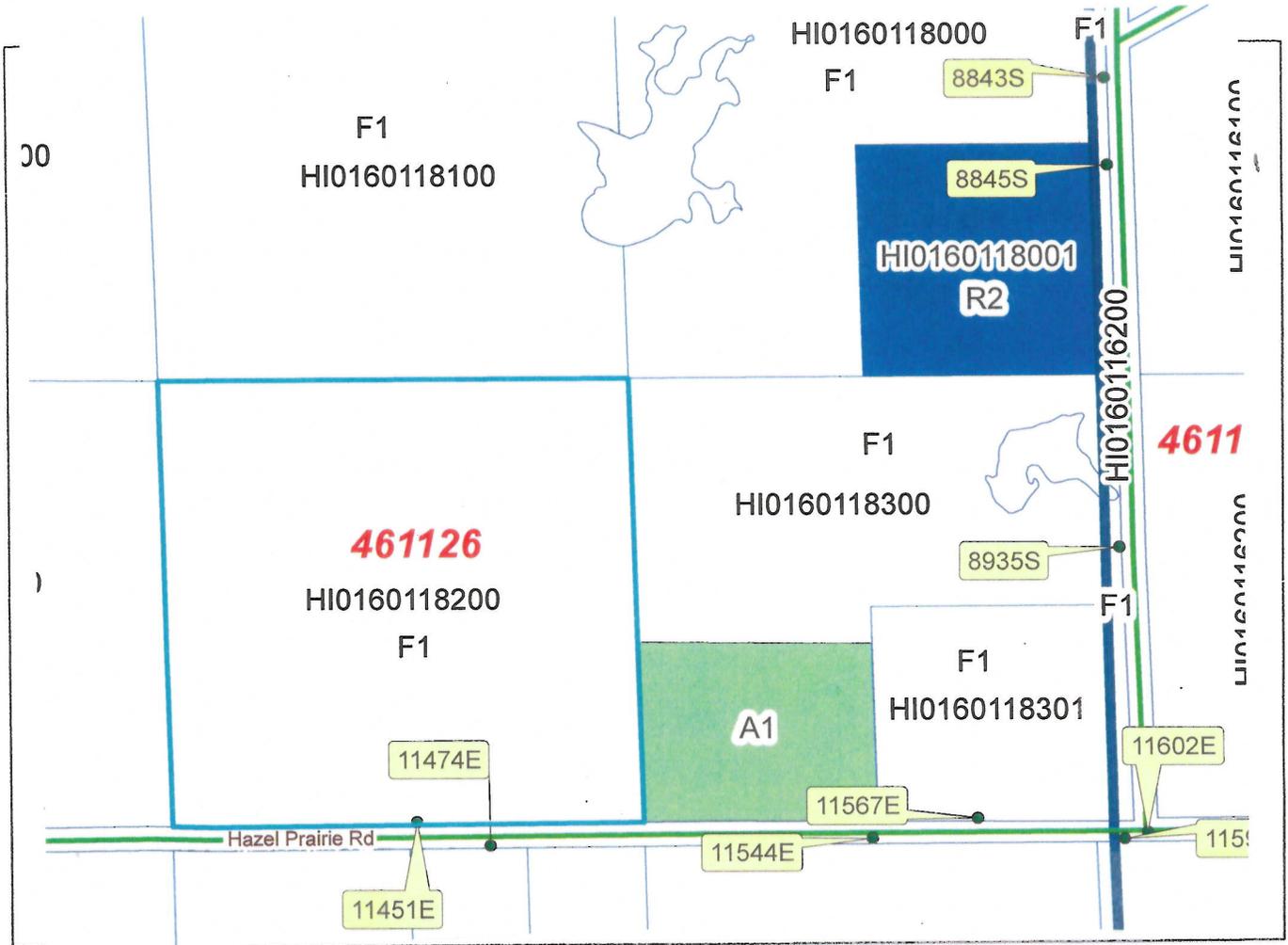
The Petitioner(s) hereby petitions you pursuant to Wis. Stat. § 59.69(5)(e)1, to amend the Zoning District Map of the Douglas County Zoning Ordinance by reclassifying the property as shown and stated below, from the F-1 Forestry District to the A-1 Agricultural District, as follows:

- The property proposed to be rezoned has a legal description of SWNE 26-46-11
If applicable, said property is in Section 26, Township 46 North,
Range 11 West, Town of Highland.
- The property has the tax parcel number H1-016-01182-00.
- The lot or parcel size is: _____ length, by _____ width, at 40.0 acres.
The area to be rezoned is: _____ length, by _____ width, at 40.0 acres.
- The property is owned by Brad + Terri Nelson, whose
telephone number(s) is/are 715-374-2524, and whose mailing
address(es) is/are 11451 E. Hazel Prairie Rd. Lake Nebogamon,
WI 54849
- Petitioner(s) requests this amendment for a proposed property use of Horses

- In making this Petition, Petitioner(s) gives permission for an inspection of the above-stated site by the Douglas County Office of Zoning Administration and/or Zoning Committee, and will allow photographs to be taken of the same if necessary.
- Contact the town clerk to place this application on the Town Board agenda prior to scheduled Zoning Committee hearing as required by Sec. 59.69 (5) (e) 3 Wis. Stats.

10

8. A dimensional diagram of the property is as shown below:

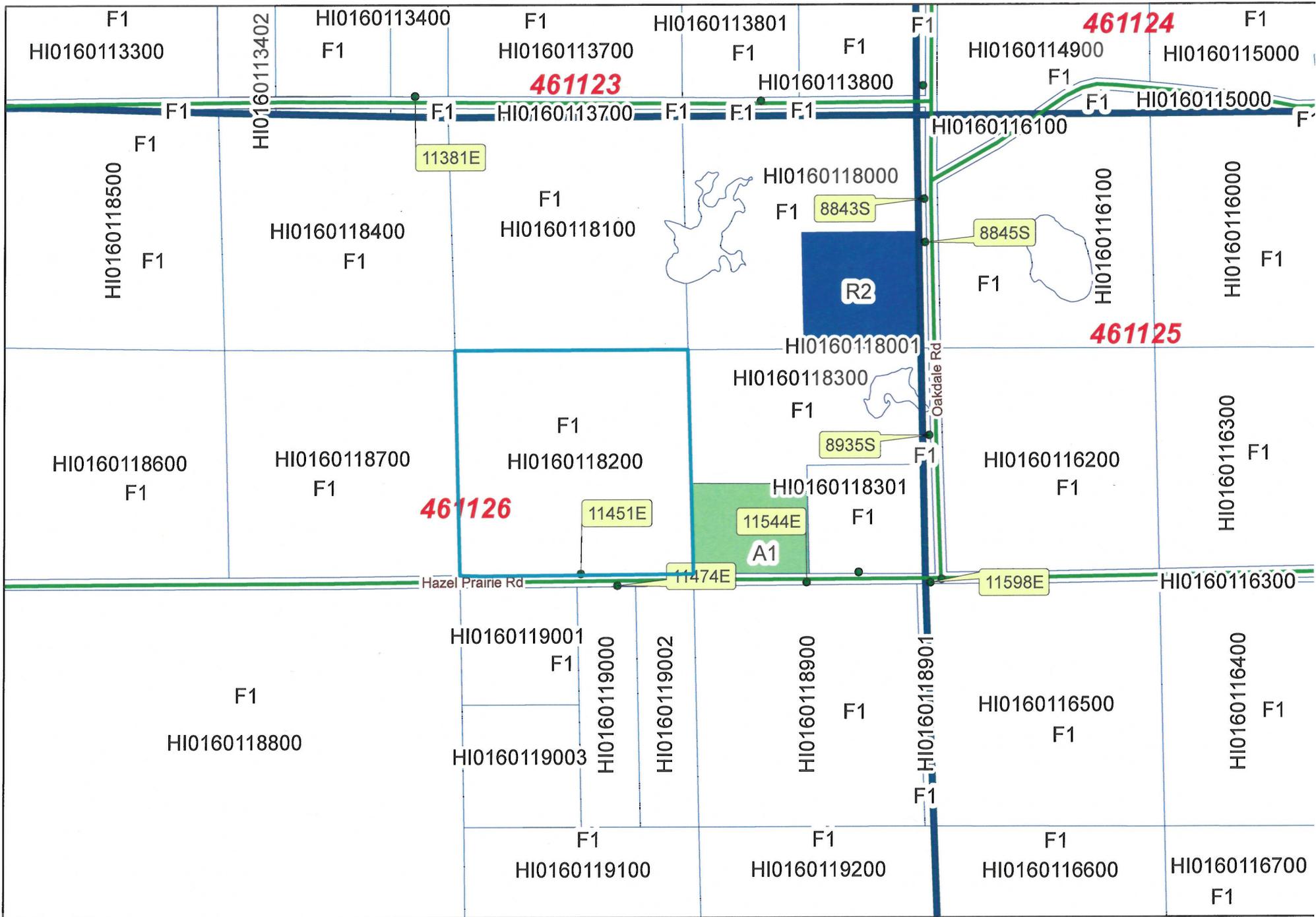


Dated: 12-15-15
Jeri Nelson
 Petitioner

Dated: _____

 Petitioner

Date Received: <u>12-15-2015</u>	Receipt No.: <u>11018</u>
Date Paid: <u>12-15-2015</u>	Vendor No.: <u>1803235</u>
Amount Paid: <u>275.-</u>	Z.C. Decision: _____ County Board Decision: _____
Date of Zoning Committee Hearing: <u>01-13-2016</u>	Date of County Board Meeting: <u>01-21-2016</u>

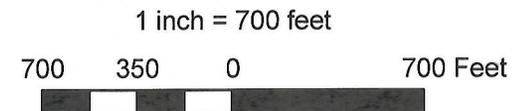


Map Printed: 12/16/2015

MAP PRODUCED BY SHELLY WISNIEWSKI
DOUGLAS COUNTY ZONING

LINES AND DIMENSIONS ARE APPROXIMATE

ZC - Brad & Terri Nelson
F-1 > A-1, 01-13-2016 ZC Hrg





DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

1313 Belknap Street, Room 206
Superior, WI 54880

Stephen Rannenberg
Administrator

Keith Wiley
Assistant Administrator

Ben Klitzke
County Surveyor

Date: November 19, 2015

To: Vickie Eastwood
P.O. Box 68
Gordon, WI 54838

From: Steve Rannenberg, Planning and Zoning Administrator

Subject: Town Board action requested

Re: CU - ZG Camp LLC / Chg Use: YR Dwelling > Seasonal Dwelling, GO-012-00504-00
R-2 Zone District; S-26 / T-44N / R-10W

RECEIVED NOV 30 2015

Conditional Use

1. We have received the attached application related to a proposed land use change in your town.

2. This proposed land use change is in the form of one or more of the following:

- Petition to Rezone _____
- Conditional Use Permit X
- Variance / appeal _____
- Subdivision plat review _____

3. Please place this item on the next Town Board agenda for action by the board.

4. We would appreciate a response prior to our public hearing scheduled for January 13, 2016.

5. Objection: _____ No Objection: X

6. Comments The board has no problem.

7. Signature: Vickie Eastwood Date: 12/08/2015



DOUGLAS COUNTY PLANNING, ZONING & LAND INFORMATION OFFICE

1313 BELKNAP STREET, ROOM 206

SUPERIOR, WI 54880

715 - 395-1380 / FAX 715 - 395-7643

ZC Hrg: 01-13-2016

APPLICATION FOR LAND-USE & CONDITIONAL-USE PERMITS

APPLICATION WILL NOT BE PROCESSED WITHOUT SIGNATURE & DATE ON FRONT AND BACK OF THIS PAGE.

TO WHOM IT MAY CONCERN: The undersigned hereby applies for a permit to do work herein described in this application. The undersigned agrees that all work will be done in accordance with the Douglas County Zoning, Shoreland Zoning, Subdivision Control, Floodplain Ordinances and with all laws of the State of Wisconsin applicable to said premises. Do not start any construction until this office has issued a permit. Failure to obtain the necessary permits will result in a double permit fee and/or citation.

CONDITIONAL-USE PERMIT APPLICATIONS: PLEASE CONTACT TOWN CLERK - APPLICATIONS REQUIRE REVIEW BY YOUR TOWN BOARD PRIOR TO SCHEDULED ZONING COMMITTEE PUBLIC HEARING

Property Owner's Name: ZG Camp LLC
Mailing Address: 1236 Golf View Dr. City, State, Zip River Falls, WI 54022
Telephone: 715-426-0604 E-mail Address: jlspeckman@yahoo.com

PROPERTY DESCRIPTION: Information must be complete and accurate. If applicable state lot number, block number, subdivision name, government lot number, quarter sections, etc. (Note: This may be copied from your tax notice or deed.)

Tax Parcel #: G0-012-00504-00 Section 26 Town 44 N Range 10 W

Town of: Gordon Parcel Acreage or Size: 1.0 Ac

Property Address: 13773 E County Road Y

Legal Description: Pt SE SW, Beg S end of 1/2 sec On, th W-90 yds to POB, th N-100 yds, th W-50 yds, th S-100 yds, th E-50 yds to POB (300' x 150')

Name of Adjacent Lake or Stream: Lake Class Zone District R-2

Type of construction: Change use of year-round dwelling to seasonal (new building, manufactured home, addition to seasonal dwelling, alteration to accessory building, relocate structure)

Proposed Use: (YR dwelling = 2015 LU # 24342) (year-round or seasonal dwelling, accessory building, commercial building, change use of structure)

Table with 8 columns: Length, Width, Area (sq ft), Height, Stories, # Bedrooms, # Occupants, Est Cost - \$. Row 1: Dwelling, 48, 32, 1536, 8', 1, 1, \$15,000.

Please stake building site prior to submitting this application.

Has any portion of the project been started? Yes No Sanitary Permit #: 572358

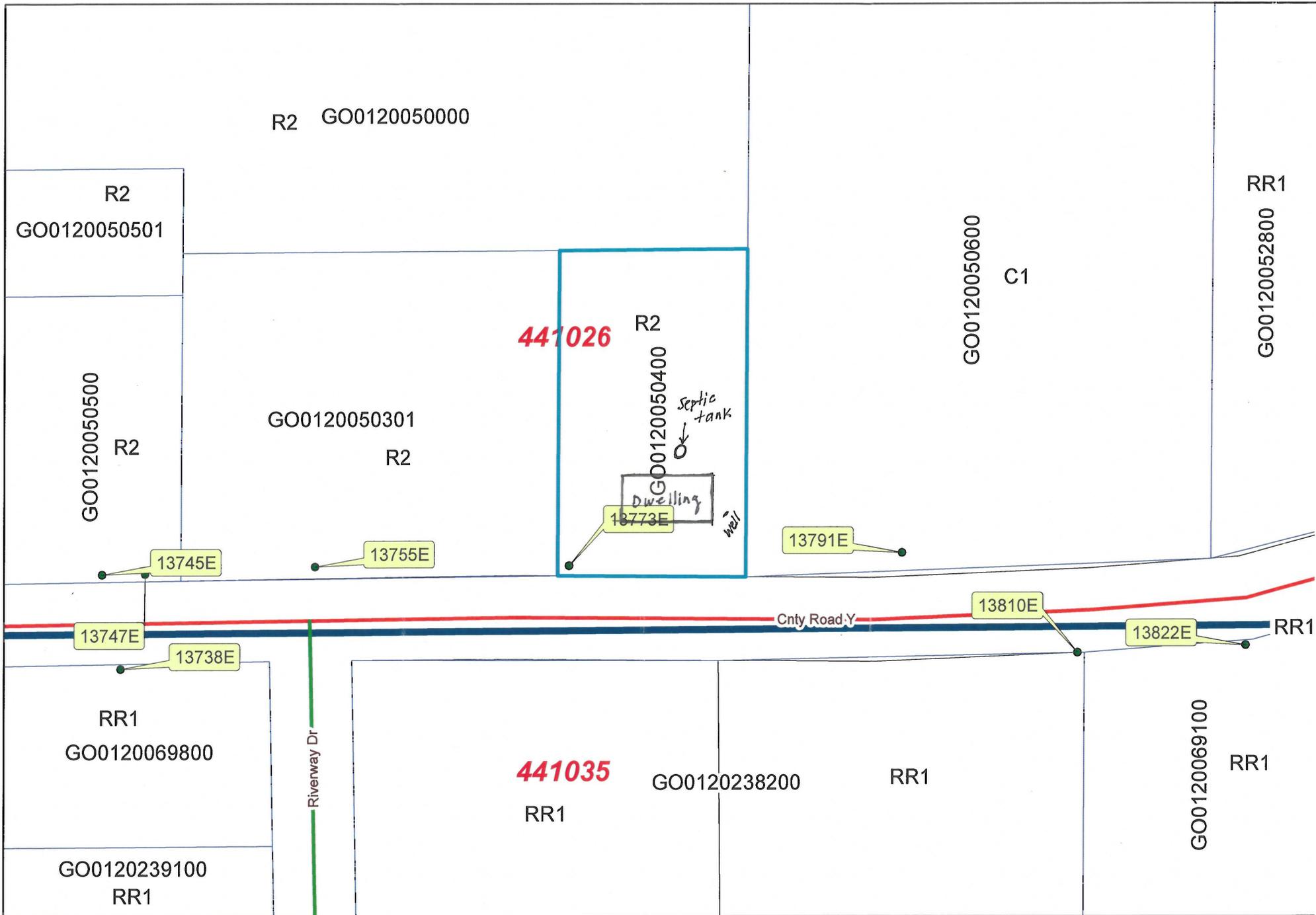
Signature of owner or agent: Jeffrey Speckman Date: 11/17/15

Agent address & phone number:

By signing this application, I give my/our permission to allow a site inspection to be made of the site by Zoning staff and allow photographs to be taken if necessary.

Table with 4 columns: Type, Amount, Date Paid, Receipt #. Rows include Land Use, Cond. Use, A-T-F Double, and Vendor # 1798472.

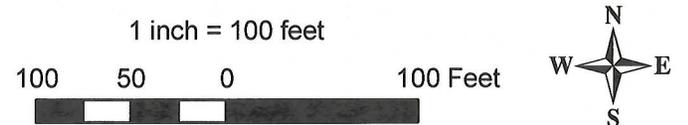
Vertical labels for VARIANCE NO., ZONE CHANGE NO., DATE ISSUED, and PERMIT NO.



Map Printed: 9/30/2015

MAP PRODUCED BY SHELLY WISNIEWSKI
DOUGLAS COUNTY ZONING

LINES AND DIMENSIONS ARE APPROXIMATE





GO0120050000

GO0120050501

GO0120050500

GO0120050301

GO0120050400

GO0120050600

GO0120052800

Y

GO0120052700

GO0120069800

Riverway Dr

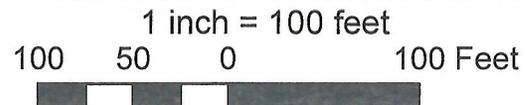
GO0120238200

GO0120069100

PARCEL MAP
LINES AND DIMENSIONS ARE APPROXIMATE
MAP PRODUCED BY RANDY JONES

AERIAL PHOTO TAKEN SPRING 2013

MAP PRINTED: 11/19/2015





DOUGLAS COUNTY PLANNING, ZONING & LAND INFORMATION OFFICE
 1313 BELKNAP STREET, ROOM 206
 SUPERIOR, WI 54880
 715 - 395-1380 / FAX 715 - 395-7643

ba

ZC Hqs: 1-13-16

APPLICATION FOR LAND-USE & CONDITIONAL-USE PERMITS

APPLICATION WILL NOT BE PROCESSED WITHOUT SIGNATURE & DATE ON FRONT AND BACK OF THIS PAGE.

TO WHOM IT MAY CONCERN: The undersigned hereby applies for a permit to do work herein described in this application. The undersigned agrees that all work will be done in accordance with the Douglas County Zoning, Shoreland Zoning, Subdivision Control, Floodplain Ordinances and with all laws of the State of Wisconsin applicable to said premises. Do not start any construction until this office has issued a permit. Failure to obtain the necessary permits will result in a double permit fee and/or citation.

CONDITIONAL-USE PERMIT APPLICATIONS: PLEASE CONTACT TOWN CLERK - APPLICATIONS REQUIRE REVIEW BY YOUR TOWN BOARD PRIOR TO SCHEDULED ZONING COMMITTEE PUBLIC HEARING

Property Owner's Name: GERALD & ELIZABETH GUNDERSON
 Mailing Address: 3820 JOPPA AVE S City, State, Zip ST LOUIS PARK MN 55416
 Telephone: 612 247 5600 E-mail Address: gunderson @ gds package.com

PROPERTY DESCRIPTION: Information must be complete and accurate. If applicable state lot number, block number, subdivision name, government lot number, quarter sections, etc. (Note: This may be copied from your tax notice or deed.)

Tax Parcel #: DA 0100036500 Section 27 Town 43 N Range 14 W

Town of: Dairyland Parcel Acreage or Size: 97 acres

Property Address: ~~15882 Rocky Brook Trail Danbury WI 54830~~

Legal Description: attached (to be assigned)

Name of Adjacent Lake or Stream: _____ Lake Class _____ Zone District F-1

Type of construction: New Building
(new building, manufactured home, addition to seasonal dwelling, alteration to accessory building, relocate structure)

Proposed Use: Accessory Building - Storage Barn
(year-round or seasonal dwelling, accessory building, commercial building, change use of structure)

	Length	Width	Area (sq ft)	Height	Stories	# Bedrooms	# Occupants	Est Cost - \$
Dwelling								
Accessory Bldg	25'	18'	450	20	1.5			\$10,000
Accessory Bldg								

Please stake building site prior to submitting this application.

Has any portion of the project been started? Yes No X Sanitary Permit #: _____

Signature of owner or agent: [Signature] Date: 12/14/15

Agent address & phone number: _____

RECEIVED DEC 18 2015

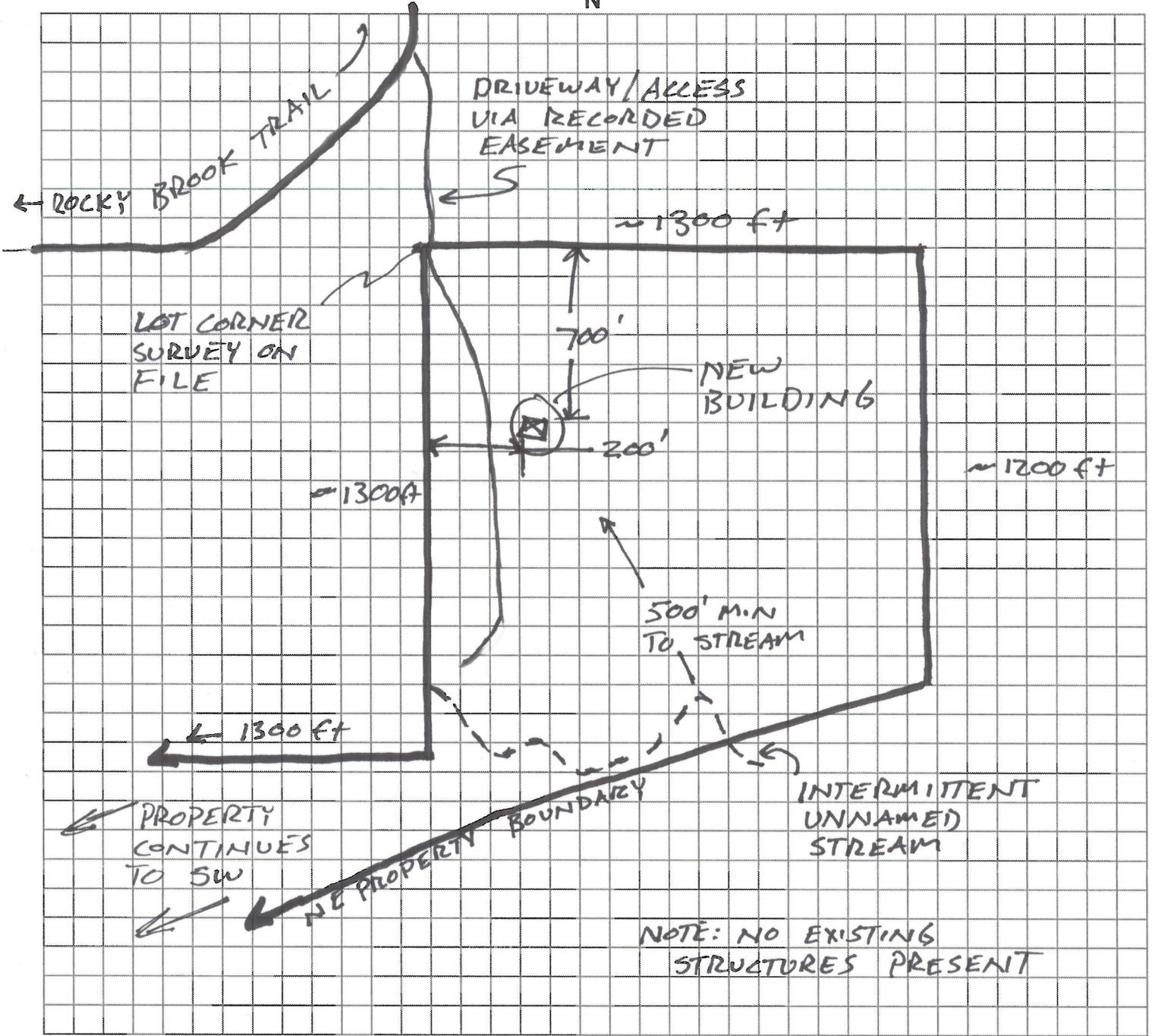
By signing this application, I give my/our permission to allow a site inspection to be made of the site by Zoning staff and allow photographs to be taken if necessary.

Type	Amount	Date Paid	Receipt #
Land Use	\$ 105.-	12-18-2015	11023
Land Use	\$		
Cond. Use	\$ 125	12-18-2015	11023
A-T-F Double	\$		
Vendor #	1803471		

VARIANCE NO: _____
 ZONE CHANGE NO: _____
 DATE ISSUED: _____
 PERMIT NO: _____

LOT LAYOUT DIAGRAM

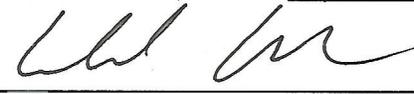
SCALE: 1 Block = _____ feet
If drawing is not to scale show all dimensions
N



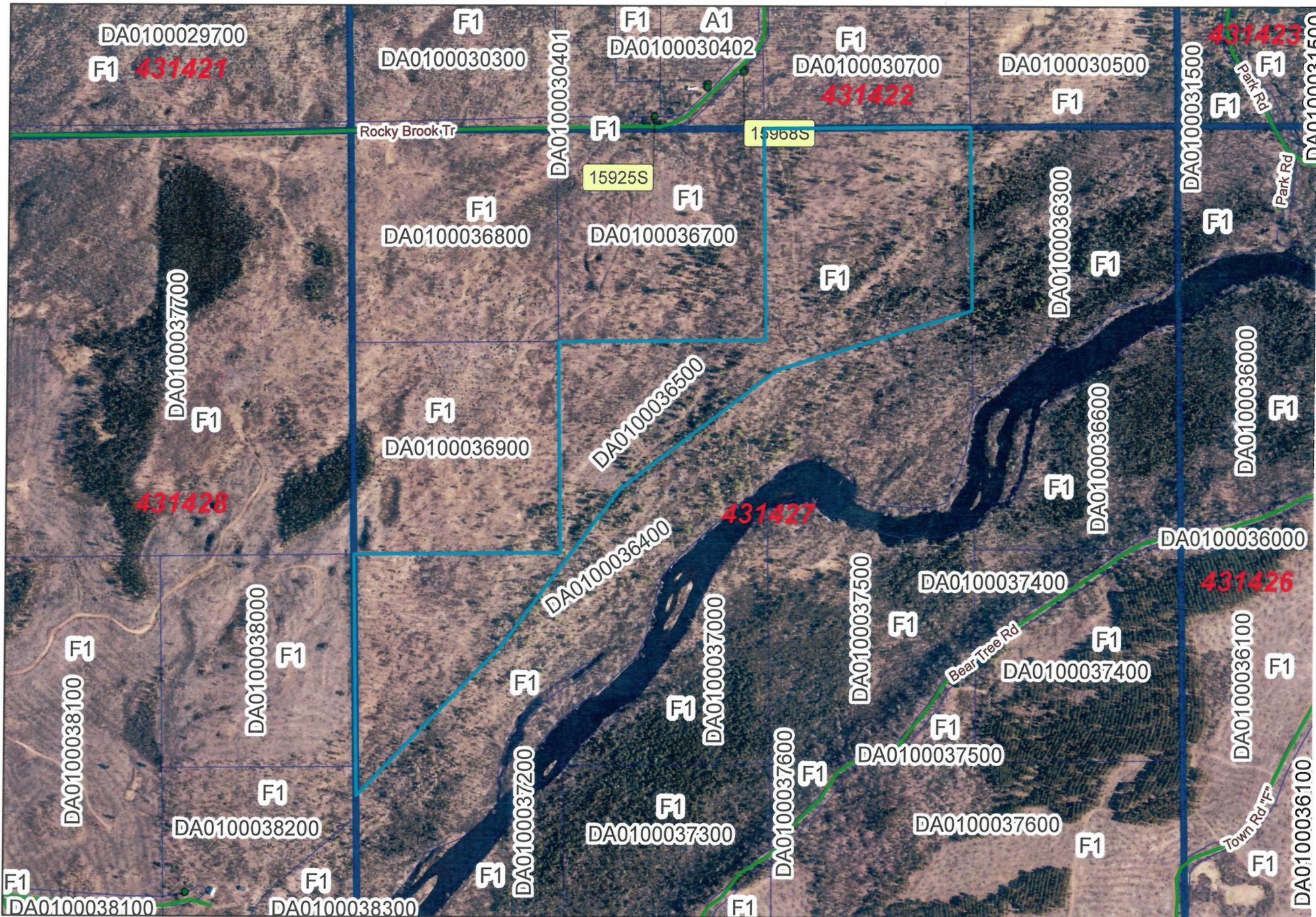
You are responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the [Department of Natural Resources wetlands identification page](#) or contact a Department of Natural Resources Service Center.

Additional responsibilities for owners of projects disturbing one or more acre(s) of soil

I understand that this project is subject to regulations regarding erosion control and storm water management and I will comply with those standards. For more information, visit the [Department of Natural Resources](#) or contact a Department of Natural Resources Service Center.

Applicant's Signature: 

Date: 12/14/15



Map Printed: 12/16/2015

MAP PRODUCED BY SHELLY WISNIEWSKI
DOUGLAS COUNTY ZONING

LINES AND DIMENSIONS ARE APPROXIMATE

CU - Gerald & Elizabeth Gunderson
F-1, 1st structure, 01-13-2016 ZC Hrg

