

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, March 8, 2017, 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, Nick Baker, John Robinson, Peter Clark, Patricia Ryan. Others present – Steve Rannenberg, Sue Radzak, Randy Jones, Zach DeVoe, Brad Theien, Jon Fiskness, Tracy Middleton, Matt Johnson, Christine Ostern, Bill Anderson, Philip Stepp, Candy Anderson, Brian O’Conner, Kathleen Kimmes, Dan Corbin, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Robinson, to approve the minutes from the January 11, 2017, meeting. Motion carried.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Reports distributed. Increase in revenue for beginning of 2017. The Board of Adjustment will meet in April.

Rural Housing Authority: County and federal programs available for financial support; large balance available in county program. Funding assistance requests may increase due to septic system maintenance program implementation in the future.

Land Conservation: Cuts occurring in DATCP staffing grant that pays 100% of conservationist salary; will apprise committee of any updates. Groundwater program grant approved. Farmland Preservation Plan revision extension was granted; needs to be completed by end of 2017.

Surveyor: Matt Johnson, new county surveyor, introduced.

Land Records: Two grants were awarded for 2017. Statewide parcel initiative revised and submitted March 2nd.

Real Property Lister: Deeds continuing to be processed.

Register of Deeds – Retained Fees Account: Report distributed.

ACTION ITEMS – 2017 Capital Project Requests:

Douglas County PLSS Remonumentation Program: Has been funded for the last 5 years which has allowed more surveying work to be completed.

ACTION (REFERRAL): Motion by Ryan, second Robinson, to approve request to fund Douglas County PLSS Remonumentation Program out of 2017 capital improvement fund, in the amount of \$30,000, and refer to Administrator and Administration Committee. Motion

carried.

Pictometry – Second Payment for 2016 Flight: Currently in contract to pay for flights completed.

ACTION (REFERRAL): Motion by Robinson, second Baker, to approve request to fund second half of 2016 pictometry flight out of 2017 capital improvement fund, in the amount of \$118,334.67, and refer to Administrator and Administration Committee. Motion carried.

Development of a Hydro-conditioned Digital Elevation Model: Handout distributed reflecting additional discount. This data would provide information about how water flows across lands in Douglas County. Option A is more valuable as it will have more thorough information throughout the entire county to be used in numerous areas of interest.

ACTION (REFERRAL): Motion by Baker, second Robinson, to approve request to fund option A or B of the hydro-conditioned digital elevation model, with preference given to option A, in the amount of \$68,650 or \$35,800, and refer to Administrator and Administration Committee. Motion carried.

INFORMATIONAL ITEMS:

Game Farms and Hunting Preserves: Articles from Ashland Daily Press distributed; no recent updates communicated.

Livestock Operations Study Group Update: Draft CAFO Operations Ordinance to be reviewed at next meeting.

Break from 9:40 a.m. to 10:00 a.m.

PUBLIC HEARING:

Amendments to the Douglas County Zoning Ordinance:

1. **Petition No. 17-01 – Brown-Wilbert, Inc., Roseville, MN / Philip Stepp, Agent – N3/4-SE-NW, Section 31, T48N-R13W; (PA-024-00580-00; 4534S Rivord Rd), Town of Parkland – from the I-1: Industrial zoning district to the A-1: Agricultural zoning district, (proposed use: residential and domestic farm animals), filed February 7, 2017 in the County Clerk’s Office.**

Applicant present; correspondence received from Town of Parkland with no objections.

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

2. **Petition No. 17-02 – David & Lisa Willoughby, Foxboro, WI – Pt. E1/2-SE-SE, Section 9, T47N-R14W; (TS-030-00203-00; 5535S State Highway 35), Town of Superior – from the R-2: Residential zoning district to the A-1: Agricultural zoning district, (proposed use: rental storage buildings), filed February 8, 2017 in the County Clerk’s Office.**

Applicants not present; correspondence not yet received from Town of Superior. Department of Transportation has concerns with the alteration of the driveway off STH 35.

ACTION: Motion by Baker, second Ryan, to refer to next meeting. Motion carried.

3. Petition No. 17-03 – Kathleen Kimmes, Superior, WI – Pt NE-SE & Pt NW-SE, Section 18-T48N-R12W; (LA-0018-00658-00; 00658-01; 00659-00; 00660-00; 3410S Walsh Rd), Town of Lakeside – from RR-1: Residential-Recreation zoning district to the A-1: Agricultural zoning district, (proposed use: residential & hobby farm), filed February 9, 2017 in the County Clerk’s Office.

Applicant present; correspondence received from Town of Lakeside with no objections.

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

Appeals of the Subdivision Ordinance:

1. Louise Luthens, Life Estate, Brule, WI – create two parcels exceeding the 3:1 length to width ratio – Pt SW-SE, S of Brule River & Pt SW-SE, Section 14, T47N-R10W; (BR-006-00240-00 & 00244-00; 13849E & 13841E Dennis Rd), Town of Brule.

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

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

2. Hawthorne Assembly of God Church, Hawthorne, WI – create a parcel exceeding the 3:1 length to width ratio – Pt NE-SW, W of Hwy 53, Section 22, T47N-R12W; (HA-014-00664-00; 6366S County Road E), Town of Hawthorne.

Applicant present; correspondence not received from Town of Hawthorne.

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

3. Aimee O’Malley, et al., Superior, WI – create a parcel exceeding the 3:1 length to width ratio – W1/2 Lot 5 & Lots 6-8, First Addition to Amnicon Lake, Section 12, T46N-R14W; (SU-028-01509-00; 01510-00; 01511-00 & 01512-00; 4596E Tri Lakes Rd), Town of Summit.

Applicant not present; correspondence not received from Town of Summit.

ACTION: Motion by Robinson, second Ryan, to approve application, pending town approval. Motion carried.

Conditional-use Permits:

1. Edmund & Amanda Block, Gordon, WI – year-round dwelling – Lot 24, Douglas County Plat of Gordon Estates, Section 31, T44N-R11W; (GO-012-02584-00; Blackberry

Ln & Badger Blvd), Town of Gordon.

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

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

2. Timothy & Suzanne Correll, Lake Nebagamon, WI – year-round dwelling – Pt Gov't Lot 1, Section 24, T45N-R10W; (HI-016-00448-00; 11162S Evergreen Dr), Town of Highland.

Applicant present; correspondence received from Town of Highland with no objections. Existing dwelling to be removed.

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

3. Savage Family Revocable Living Trust, South Range, WI – year-round dwelling (first structure in the F-1: Forestry zoning district) – Pt W1/2-SW-SW, k/as Lot 6, Section 28, T48N-R12W; (AM-002-00647-00; County Road U), Town of Amnicon.

Applicant not present; correspondence received from Town of Amnicon with no objections. Parcel mapping not accurate; survey required.

ACTION: Motion by Robinson, second Ryan, to approve application, with completion of a land survey. Motion carried.

Conditional-use Permit Renewals:

1. Town of Oakland, South Range, WI (owner & operator) – Permit #8244 for a non-metallic mine renewal – Pt. SE-SW, Section 9, T46N-R13W; (OA-022-00143-00; 5789E Tri Lakes Rd), Town of Oakland.

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

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

2. Douglas County Forestry, Solon Springs, WI (owner & operator) – Permit #13643 for a non-metallic mine renewal – SW-SW of Section 28, SE-SE of 29 & W1/2-NE of Section 32, T46N-R13W; (OA-022-00356-00; 00357-00 & 00375-00; 9365S Lucas Rd), Town of Oakland.

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

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

3. Douglas County Forestry, Solon Springs, WI (owner & operator) – Permit #22853 for a non-metallic mine renewal – NE & NW of Section 26, NE & N1/2-SE of Section 27, T44N-R13W; (GO-012-01839-00; 01840-00; 01847-00 & 01850-00; 13738S West Mail Rd), 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.

4. Douglas County Forestry, Solon Springs, WI (owner) / Town of Wascott, Wascott, WI (operator) – Permit #15892 for a non-metallic mine renewal – SE of Section 34, T44N-R13W; (GO-012-01877-00; 6351E Buckley Island Rd), Town of Gordon.

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

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

5. Mathy Construction Company, Onalaska, WI (owner) / Milestone Materials, Onalaska, WI (operator) – Permit #15483 for a non-metallic mine renewal – Pt NE-NW & Pt SE-NW, Section 32, T48N-R12W; (AM-002-00772-00; 00777-00; 7780E US Hwy 2), Town of Amnicon.

Applicant present; correspondence received from Town of Amnicon with no objections. Permit modifications requested: Can extend location hours if WI DOT project is required; and can haul outside operational hours if an emergency situation arises. Zoning to be notified as soon as possible if any event were to occur. Length of permit renewal is five years.

ACTION: Motion by Ryan, second Clark, to approve application, with amendments. Motion carried.

6. Loren & Delores Johnson, New Braunfels, TX (owner) / Milestone Materials, Onalaska, WI (operator) – Permit #24811 for a non-metallic mine renewal – Pt NW-NE & SW-NE, Section 32, T48N-R12W; (AM-002-00765-01; 00768-00; 7780E US Hwy 2), Town of Amnicon.

Operator present; correspondence received from Town of Amnicon with no objections. Permit modifications requested: Can extend location hours if WI DOT project is required; and can haul outside operational hours if an emergency situation arises. Zoning to be notified as soon as possible if any event were to occur. Renewal is for five years.

ACTION: Motion by Clark, second Ryan, to approve application, with amendments. Motion carried.

7. Douglas & Cheryl McCuskey, Solon Springs, WI (owner) / Solon Springs Concrete, Anthony Roffers, Solon Springs, WI (operator) – Permit #21616 for a non-metallic mine renewal – Pt NE-SE & Pt NW-SE, Section 23, T45N-R12W; (SO-026-00995-00; 00996-02; 11021S Business 53), Town of Solon Springs.

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

ACTION: Motion by Ryan, second Clark, to approve application, as presented. Motion carried.

Recap of zone changes: 2 zone changes; 1 referred.

Reconvene regular meeting at 10:40 a.m.

FUTURE AGENDA ITEMS: Tiny houses; livestock operations update; capital projects update; 2018 budget process.

ADJOURNMENT: Motion by Ryan, second Robinson, to adjourn. Motion carried. Meeting adjourned at 10:44 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk