

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Tuesday, April 5, 2016, 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. Absent - Robert Mock. Others present – Steve Rannenberg, Sue Radzak, Randy Jones, Ben Klitzke, Zach DeVoe, Jon Fiskness, Bill Anderson, Tom Vengrin, Patrick Hahn, Sharyn Vengrin, Jackie Mikrot, Dan Corbin, David Hillila, James Pettit, Mike Mikrot, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Robinson, to approve the minutes from the March 9, 2016, meeting. Motion carried.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Reports distributed; Gary Saari will be filling vacancy on Board of Adjustment.

Land Conservation: \$600,000 needs to be secured from Mont du Lac for payment of Emergency Watershed Project.

Surveyor: Working with Highway Department on summer projects.

Land Records: Land Records Modernization Plan was submitted; 63/72 counties made deadline. New plat book completion goal is early fall. Douglas County to look into mobile application, initiated by St. Louis County, addressing child abduction alerts.

Real Property Lister: Deeds are caught up; lottery credit application letters have been mailed.

ACTION ITEMS/REFERRALS:

From March 17, 2016, County Board Meeting: Wisconsin Obligations for Phase 1 Funding of CDBG Housing Contract: Included with agenda; reviewed.

INFORMATIONAL ITEM: Draft Revision – 8.4 Douglas County Shoreland Ordinance: Included with agenda. All of the latest legislative changes have been incorporated; due to pending legislation, County Board approval will occur end of June.

Break from 9:43 a.m. to 10:00 a.m.

PUBLIC HEARING:

Amendments to the Douglas County Zoning Ordinance:

1) **Petition No. 16-02 – James & Barbara Pettit, Solon Springs, WI – Pt. NW1/4-NW1/4, Lot 1, CSM #1032, Vol 7, Pgs 203-204, Section 35, T45N-R12W; (SO-026-01237-03;**

Cemetery Road), Town of Solon Springs – from the R-2: Residential zoning district to the R-1: Residential zoning district, (proposed use: two lot subdivision), filed March 4, 2016 in the County Clerk’s Office.

Applicants present; correspondence received from Town of Solon Springs with no objections. Correspondence from adjoining property owners noted the concern of overcrowding and a potential tax increase, if rezoned.

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

2) Petition No. 16-03 – Tri Lakes Summit Park LLC, South Range, WI – NE1/4-NE1/4-NE1/4, Section 14, T46N-R14W; (SU-028-00626-00; 8007S Lindelof Dr.), Town of Summit – from R-2: Residential zoning district to the RR-1: Residential-Recreation zoning district, (proposed use: campground/mobile home park), filed March 9, 2016 in the County Clerk’s Office.

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

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

Appeal of Subdivision Ordinance:

1) David Hillila, Superior, WI – create two lots less than the minimum width required in the RR-1: Residential-Recreation zoning district – Lots 48-51 Wildwood Addition to Amnicon Lake, Section 12, T46N-R14W; (SU-028-01645-00 & 01647-00; 7874S & 7884S Brill Rd), Town of Summit.

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

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

Conditional-Use Permits:

1) Tri Lakes Summit Park LLC, South Range, WI – Commercial Campground (up to 36 sites) - NE1/4-NE1/4- NE1/4, Section 14, T46N-R14W; (SU-028-00626-00; 8007S Lindelof Dr.), Town of Summit.

Applicant present; correspondence received from Town of Summit, requesting hold on application for applicant to provide additional information. Applicant spoke, noting the intent of the campground to be seasonal for snow birds.

ACTION: Motion by Ryan, second Robinson, to hold application, per town’s request for additional information. Motion carried.

2) David & Angelia Olson, Solon Springs, WI – year-round dwelling – N1/2-W1/2-NW1/4-SE1/4, Section 26, T46N-R11W; (HI-016-01190-01; Hazel Prairie Rd), Town of Highland.

Applicants not present; correspondence received from Town of Highland with no objections.

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

3) Solon Springs Quarry LLC, Solon Springs, WI – temporary hot mix asphalt plant – Pt. SW1/4-NW1/4 & Pt. NW1/4-NW1/4, Section 18, T45N-R11W; (SO-026-00414-01 & 00415-00; 10523 S Heyer Road), Town of Solon Springs.

Applicant present; correspondence received from Town of Solon Springs recommending the active hours of plant be 5 a.m. to 7 p.m., and hauling restrictions on Sjoberg and Wasko Roads. Applicant mentioned the active time-frame of plant will be mid-June to early July.

ACTION: Motion by Ryan, second Robinson, to approve application, with conditions as noted by town. Motion carried.

Recap of Zone Change Recommendations to the County Board: 2 rezones (Pettit and Tri Lakes Summit Park, LLC.).

Reconvene regular meeting at 10:17 a.m.

FUTURE AGENDA ITEMS: Shoreland ordinance; CAFO information.

ADJOURNMENT: Motion by Ryan, second Robinson, to adjourn. Motion carried. Meeting adjourned at 10:20 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk