

**PLANNING & ZONING COMMITTEE  
PUBLIC HEARING AND REGULAR MEETING  
Douglas County Board of Supervisors  
Wednesday, April 12, 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, Jon Fiskness, Tracy Middleton, Matt Johnson, Bill Anderson, Nathan Shaw, Colin Campbell, David Johnson, Dave Rampier, Brigitte Klejeski, Jon Mitchell, Dan Corbin, Kaci Lundgren (Committee Clerk).

**APPROVAL OF MINUTES:** Motion by Ryan, second Robinson, to approve the minutes from the March 8, 2017, meeting. Motion carried.

**DEPARTMENT REPORTS:**

**Planning and Zoning/Board of Adjustment:** Reports distributed. Zoning Inspector position open.

**Land Conservation:** Working on ecofootprint grant, watershed plan, Farmland Preservation Plan, and aquatic invasive species grant.

**Surveyor:** Continuing remonumentation work.

**Land Records:** A portion of aerial photos delivered; remaining imagery and LiDAR data will arrive at a later date.

**Real Property Lister:** Deeds continuing to be processed.

**Register of Deeds – Retained Fees Account:** Report distributed; 549 documents recorded in March.

**INFORMATIONAL ITEMS:**

**Tiny Homes:** No additional updates received from Wisconsin Towns Association. Many concerns discussed (portable homes, assessment of emergency service fees, minimum square footage), with definitive answers not available at this time. Guidance from state and town recommendations must be obtained.

**Livestock Operations Study Group Update:** Final CAFO Operations Ordinance and draft Manure Storage Ordinance to be reviewed at next meeting.

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

**PUBLIC HEARING:**

**Amendments to the Douglas County Zoning Ordinance:**

1. **Petition No. 17-02 – David & Lisa Willoughby, Foxboro, WI held from the March 8, 2017 hearing – Pt. E1/2-SE-SE, Section 9, T47N-R14W; (TS-030-00203-00; 5535S State Hwy 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.

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

2. **Petition No. 17-04 – David Rampier & Mark Rampier, Lake Nebagamon, WI – NW-SW, Section 25, T46N-R11W; (HI-016-01165-00; 11602E Hazel Prairie Rd), Town of Highland – from the F-1: Forestry zoning district to the A-1: Agricultural zoning district, (proposed use: subdivision, residential and animals (horses)), filed March 16, 2017 in the County Clerk’s Office.**

Applicants present; correspondence received from Town of Highland with recommendation to rezone westerly 20 acres only, to protect forest land for the remaining portion.

**ACTION:** Motion by Clark, second Baker, to approve application to rezone westerly 20 acres, as recommended by town. Motion carried.

**Appeal of Subdivision Ordinance:**

**O’Konek Family Trust, Bellevue, WA – create up to four parcels less than the minimum lot width and area – N1/2 Lot 1 & All of Lots 2-5, Renouf’s 3rd Addition to Lake St. Croix, Section 19, T45N-R11W; (SO-026-01469-00; 10859S & 10865S Jackson Dr), Town of Solon Springs.**

Applicant not present; correspondence not yet received from Town of Solon Springs. Colin Campbell, neighbor, addressed concerns over splitting of parcel.

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

**Conditional-use Permits:**

1. **David Johnson & Theresa O’Halloran-Johnson, Duluth, MN – accessory building – W1/2-E1/2-SW-SE, Section 26, T47N-R13W; (OA-022-00753-00; Clara Barton Rd), Town of Oakland.**

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

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

**2. Joseph & Tracy Kunert, South Range, WI – year-round dwelling – Lot 13, Douglas County Plat of Gordon Estates, Section 31, T44N-R11W; (GO-012-02573-00; 14264S St. Croix Rd), Town of Gordon.**

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

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

**3. Carolyn Olson, et al, Gordon, WI – year-round dwelling – Lot 1, Douglas County Plat of Gordon Estates, Section 31, T44N-R11W; (GO-012-02561-00; 14038S Blackberry Ln), 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. Jon Meteraud, Wascott, WI – new tavern (commercial) – Pt Lot 4, CSM #225, Vol 2, Pg 1, Pt Gov't Lot 3, Section 24, T43N-R13W; (WA-032-01848-04; 15993S Crystal Lake Rd), Town of Wascott.**

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

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

**Recap of zone changes:** 1 zone change; 1 referred.

*Reconvene regular meeting at 10:36 a.m.*

**FUTURE AGENDA ITEMS:** Tiny homes; livestock operations ordinance.

**ADJOURNMENT:** Motion by Ryan, second Baker, to adjourn. Motion carried. Meeting adjourned at 10:37 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk