

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, May 11, 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, Robert Mock. Others present – Steve Rannenberg, Sue Radzak, Randy Jones, Zach DeVoe, Jon Fiskness, Brad Theien, Shelley Nelson, Mike Wenholz, Patrick Hahn, Gordon Wallgren, Ryan Avila, Dan Corbin, Jackie Mikrot, Sheila Keup, Gary Swanson, Nathan Johnstad, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Mock, to approve the minutes from the April 5, 2016, meeting. Motion carried.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Reports distributed; working through reclassification process for personnel.

Rural Housing: Updated income guidelines for grant qualification; quarterly report distributed.

Land Conservation: Nemadji Watershed project and Brule River project.

Surveyor: Vacant position; contracting with Bill Anderson for assistance. Mitch Swenson, Survey Technician, fulfilling duties established prior to vacancy; reorganization of office to occur.

Land Records: Early fall release of new plat book anticipated. Pictometry flight for City of Superior completed on May 2. Statewide parcel initiative received feedback with 3 minor issues; final to be submitted in December.

Real Property Lister: Completing work rolls from assessors and getting books to towns; processing deeds, and handling additional workload due to office restructure.

Retained Fees Account – Register of Deeds: 16% of documents submitted electronically in April.

INFORMATIONAL ITEMS:

Capital Projects Update: The approval to fund the acquisition of Pictometry and LiDar data will be recommended to the County Board by the Administration Committee. Hydroconditioning, critical to meeting FEMA standards, was inadvertently left out in the process request; in search of funding from other sources. All of these components will be helpful to other departments and citizens.

Draft Revision – 8.4 Douglas County Shoreland Ordinance: Towns are not required to support changes in order for Zoning to approve; revision to be on next agenda for approval.

Reorganization of Surveyor, Land Records and Real Property Lister Departments: Intent is for current Real Property Lister to become department supervisor; currently in reclassification process, awaiting approval.

Concentrated Animal Feeding Operations (CAFO): Sample ordinance from Bayfield County included with agenda. Moratorium suggested until ordinance is adopted; referred to next meeting.

Break from 9:57 a.m. to 10:03 a.m.

PUBLIC HEARING:

Appeal of Subdivision Ordinance:

1) **Nathan Johnstad, South Range, WI – create a lot less than the minimum width required and exceeding the 3:1 length to width ratio – Pt. SE1/4-NW1/4, Section 3, T47N-R13W; (PA-024-00052-00; Way Road/County Road K), Town of Parkland.**

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

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

Conditional-Use Permits:

1) **Tri Lakes Summit Park LLC, South Range, WI – from the April 5, 2016 hearing - 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 as approved with the condition of only 15 units allowed.

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

2) **Patricia Osborne, Gordon, WI – change use of dwelling from seasonal to year-round – Lot 54, Eau Claire Acres, Section 33, T44N-R10W; (GO-012-02304-00; 14239S Eau Claire Acres Circle), 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) **David Hillila, Superior, WI – change use of garage to year-round dwelling – Lots 49-51, Wildwood Addition to Amnicon Lake, Section 12, T46N-R14W; (SU-028-01647-00; 7874S Brill Road), Town of Summit.**

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

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

4) Richard Tahtinen, Duluth, MN – first structure in the F-1: Forestry zoning district (accessory building) – Pt. SW1/4-NE1/4 & NW1/4-SE1/4, Lot 4, CSM #576, Vol 4, Pgs 115-116, Section 12, T43N-R11W; (WA-032-00453-04; 11890E North Alexander Lake Road), Town of Wascott.

Applicant not present; correspondence not yet received from Town of Wascott, but attendee indicated they had approved the application.

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

5) Gary Swanson, Solon Springs, WI – year-round dwelling – Pt Gov't Lot 2, Lot 3, CSM #194, Vol 1, Pg 217, Section 27, T45N-R11W; (SO-026-00592-03; Twin Lakes Road), Town of Solon Springs.

Applicant present; correspondence not yet received from Town of Solon Springs.

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

6) Gordon & Sandra Wallgren, Superior, WI – year-round dwelling – Pt. NW1/4-SW1/4, Lot 5, CSM #15, Vol 1, Pg 16, Section 31, T43N-R12W; (WA-032-01501-00; 16640S Eagle Point Road), Town of Wascott.

Applicant present; correspondence not yet received from Town of Wascott.

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

7) Ryan & Susannah Avila, Foxboro, WI – home occupation (firearms repair shop) – S1/2-SW1/4-NW1/4, Section 25, T47N-R15W; (SU-028-01229-01; 6564S County Road B), Town of Summit.

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

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

8) Humane Society of Douglas County, Superior, WI (seller) / Mark Berns, Duluth, MN (buyer) – wholesale business (manufacture nets for athletic activities) - Pt SE1/4-NW1/4, (Pcl in NE Cor), Section 15, T48N-R13W; (PA-024-00314-00; 3302S Humane Society Road), Town of Parkland.

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

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

9) Mathy Construction Company, Onalaska, WI / Northwoods Paving, Ashland, WI – temporary asphalt plant – Pt. NW1/4-NW1/4 & SW1/4-NW1/4, Section 29, T47N-R14W; (TS-030-00726-00/00728-00; 6498S Point of Rocks Road), Town of Superior.

Applicant present; correspondence not yet received from Town of Superior.

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

Reconvene regular meeting at 10:29 a.m.

FUTURE AGENDA ITEMS: Game farms; shoreland ordinance; CAFO moratorium.

ADJOURNMENT: Motion by Baker, second Mock, to adjourn. Motion carried. Meeting adjourned at 10:35 a.m.

Submitted by,

Kaci Lundgren, Committee Clerk