

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, May 12, 2021, 9:00 a.m., Government Center, Boardroom 201
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

ROLL CALL: Present – Mary Lou Bergman, Patricia Ryan, Jim Borgeson, Charlie Glazman, Nick Baker (remote). Others present – Terri Luebbe, Tessah Behlings, Zach DeVoe, Ashley Vande Voort, Ryan Haworth, Jon Fiskness, Marissa Hanson, Matt Johnson, Kaitlynn Filkins, Heidi Schiefelbein, Shelley Nelson (remote), Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Baker, second Borgeson, to approve minutes from the April 6, 2021, meeting. Motion carried.

PUBLIC HEARING:

Amendments to the Douglas County Zoning Ordinance 8.0:

Petition No. 21-04: R & B Northwest Rentals, LLC, Hawthorne, WI – Pt NW NW, section 35, T45N-R12W, ex parcel in NW corner desc 428 RP 769, ex parcel to highway (.06A) desc 614/212, ex lots 1-4 CSM #1032 vol 7 pages 203-204, subj to 35.37' driveway easement for access to lot 4 and this parcel, subj to Baldwin Ave; (SO-026-01237-00), Town of Solon Springs: No correspondence received from town; refer to next meeting.

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

Petition No. 21-05: R & B Northwest Rentals, LLC, Hawthorne, WI – Pt NE NW, section 35, T45N-R12W; pt NE NW lying westerly of a line 200' W & parallel with line of US Highway 53; no vehicular ingress/egress to Highway 53 allowed, (SO-026-01235-02), Town of Solon Springs: No correspondence received from town; refer to next meeting.

ACTION: Motion by Glazman, second Borgeson, to refer to next meeting. Motion carried.

Petition No. 21-06: Troy & Heidi Schiefelbein, South Range, WI – S-350' W-1/2 NW SW, section 33, T48N-R12W, (4690 S Rockmont Rd, AM-002-00822-00), Town of Amnicon: No correspondence received from town; refer to next meeting.

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

Conditional-Use Permits:

TDi365, LLC, Woodbury, MN – Expansion of Campground from 15 to 35 Sites – Part NE NE, section 25, T43N-R12W, ex csm #806 vol 6 pages 27-8 and part SE NE described 190/523, section 25, T43N-R12W, ex parcel to highway (9.30A) desc 597/870; (WA-032-01290-00), Town of Wascott.

Applicant not present; town had no objections.

ACTION: Motion by Ryan, second Glazman, to approve application pending sanitary provisions and DATCP guidelines being met. Motion carried.

Scott & Jennifer Willoughby, Foxboro, WI – Private Campground with 2 Campers – Lot 8 Crystal Lake plat part government lot 8, section 24, T43N-R13W; (WA-032-02533-00); Town of Wascott.

Applicant not present; town had no objections.

ACTION: Motion by Ryan, second Borgeson, to approve application with condition that all septic waste disposal is done at an approved facility and property limited to two campers. Motion carried.

Joseph Anderson, Inver Grove Heights, MN – Small Wind Turbine Tower – Part government lot 1, section 28, T43N-R14W, ex easement, ex 330 RP 373; (3503 E Hanson Rd, DA-010-00382-00), Town of Dairyland.

Applicant not present; town had no objections. Property located on St. Croix Scenic Riverway and permission is needed.

ACTION: Motion by Borgeson, second Ryan, to refer application until comment received from St. Croix Scenic Riverway. Motion carried.

David Willoughby, Foxboro, WI – Commercial Storage Units – S-208' OF N-518' E-1/2 SE SE, section 9, T47N-R14W; (5535 S State Highway 35, TS-030-00203-00), Town of Superior.

Applicant not present; town did not yet respond.

ACTION: Motion by Ryan, second Borgeson, to approve application pending meeting all state building commercial guidelines. Motion carried.

Monarch Paving, Amery, WI (operator) / Town of Gordon, Gordon, WI (owner) – Temporary Asphalt Plant for 2021 & 2022 Construction Seasons – E-1/2 NE SE, section 31, T44N-R11W, ex lot 9 of Douglas County plat of Gordon Estates; (9953 E County Road Y, GO-012-01274-00), Town of Gordon.

Applicant representative present; town had no objections.

ACTION: Motion by Ryan, second Glazman, to approve application. If intent is to continue to use property for asphalt plant, an application for rezone should be filed for August meeting. Motion carried.

Troy & Heidi Schiefelbein, South Range, WI – Hobby Farm - S-350' W-1/2 NW SW, section 33, T48N-R12W; (4690 S Rockmont Rd, AM-002-00822-00), Town of Amnicon.

Applicant present; dependent on approval of rezone which was referred.

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

Conditional-Use Renewals:

Conditional-Use Permit #24640:

Dairyland Township, Dairyland, WI (operator) / Douglas County Forestry, Solon Springs, WI (owner) – Non-Metallic Mine permit # 24640 renewal – entire section, section 20, T43N-R14W; (15764 S State Highway 35; DA-010-00296-00), Town of Dairyland.

Applicant not present; town had no objections.

ACTION: Motion by Ryan, second Borgeson, to approve application with the following conditions: Permit approved for three-year period, expiring June 8, 2024; must comply with Ordinance 8.0, section VI, sub. 6.2; no financial assurance required on mines operated by a municipality; must comply with Ordinance 8.0 to include NR-135 annual reporting requirements; access easement recorded May 23, 2016 as document #881196 granting access to mine area across private property. Fifty-foot easement is portrayed as “Exhibit A” on recorded document; and must comply with annual DNR stormwater permit and reporting requirements. Motion carried.

Reclamation Plan Permit #RP-24640:

Dairyland Township, Dairyland, WI (operator) / Douglas County Forestry, Solon Springs, WI (owner) – Reclamation Plan permit # RP-24640 renewal – entire section, section 20, T43N-R14W; (15764 S State Highway 35; DA-010-00296-00), Town of Dairyland.

Applicant not present; town had no objections.

ACTION: Motion by Baker, second Borgeson, to refer to next meeting to allow revisions. Motion carried.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Number of permits is up; ordinance and postcard updates will be presented next meeting.

Rural Housing Authority: Updated numbers distributed to members.

Land Conservation: Clean Boats, Clean Waters staff began at Loon’s Foot Landing to inspect boats; training held virtually. Agricultural plastic wrap disposal event held by Extension Office. Mailing sent to farmers regarding agriculture enterprise areas for tax credit claim.

Surveyor: Continuing on corners in county; finishing contract from last year’s capital project funding for remonumentation work. Updates for survey map access done on website.

Land Records: GIS website on track to surpass 100,000 visits; modernization plan 75% complete; server upgrades and NG911 updates in process.

Real Property Lister: Half way complete with open books for county; transfer numbers are

above average. Attended district one Real Property Lister meeting.

Register of Deeds – Retained Fees Account: Distributed.

ACTION ITEMS/REFERRALS:

2021 Capital Project Requests:

Land Services – Pictometry: \$19,600 less for 2022 flight than originally quoted with additional 23 square miles. Overall cost: \$213,246.48. Pictometry imagery used daily within Zoning Department with additional use by many other departments and citizens of county.

ACTION (REFERRAL): Motion by Ryan, second Glazman, to approve capital project request for pictometry flight in the amount of \$213,246.48 and forward to Administrator and Joint Administration Committee / Executive Committee capital projects meeting. Motion carried unanimously.

Remonumentation: Funds originally included in surveyor budget, now requested through capital project funding. Will help acquire contracts to assist with surveying corners for remonumentation effort of entire county.

ACTION (REFERRAL): Motion by Ryan, second Baker, to approve capital project request for remonumentation in the amount of \$30,000 and forward to Administrator and Joint Administration Committee / Executive Committee capital projects meeting. Motion carried unanimously.

Land Conservation – Douglas County Groundwater Program: Areas will be targeted where data is lacking from tests done in previous years.

ACTION (REFERRAL): Motion by Borgeson, second Glazman, to approve capital project request for groundwater program in the amount of \$10,000 and forward to Administrator and Joint Administration Committee / Executive Committee capital projects meeting. Motion carried unanimously.

FUTURE AGENDA ITEMS: Douglas County Zoning Ordinance 8.0; POWTS postcards; parcel fire numbers.

ADJOURNMENT: Motion by Ryan, second Borgeson, to adjourn. Motion carried. Meeting adjourned at 9:38 a.m.

Submitted by,

Kaci Lundgren
Committee Clerk