

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, August 9, 2023, 9:00 a.m., Government Center, Boardroom 201
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

1. ROLL CALL

Present – Joseph Moen, Mary Lou Bergman, Scott Luostari, Bill Fennessey, Jim Borgeson. Others present – Robin Schaffer, Terri Luebbe, Zach DeVoe, Mark Liebaert, Ashley Strabel, Matt Johnson, Megan Kirk, Marissa Hanson, Jon Fiskness, Shelley Nelson, Bonnie Douglas, Lori Curphy, Jack Curphy, Alex Rowe, Carolyn Drinkwine, Dave Drinkwine, Sara Briggs, Steven Glonchak, Linda Pettingill, Charles Pettingill, Kyle McMahon, Matt Perkins, Al Lorbiecki, Judy Hlina, Sherry Amys, Jorge Raasch (remote), Adam DeMeyer (remote), Emily Cahill (Committee Clerk).

2. APPROVAL OF MINUTES

Motion by Fennessey, second Borgeson, to approve minutes from the July 12, 2023, meeting. Motion carried.

3. SUSPEND REGULAR MEETING; ADJOURN TO PUBLIC HEARING

4. PUBLIC HEARING

a. Amendments to Douglas County Zoning Ordinance 8.0

- 1) Petition No. 23-11: Jerod & Nicole Stamper, Foxboro, WI – Pt SE SE, Section 36, T46N-R15W; (SU-028-01220-00; 2343 E Foxboro Chaffey Rd), Town of Summit:** Request to rezone 1.8 acres from A-1: Agricultural zone district to R-1; Residential zone district (parcel split to allow a dwelling on remaining 23.2 acres); no correspondence received from town.

ACTION: Motion by Borgeson, second Luostari, to refer to future meeting pending town input. Motion carried.

- 2) Petition No. 23-12: Alex Rowe, Minong, WI – N-500' of S-2,000' of Fr'l W-1/2 NW, Section 19, T43N-R11W, Lyg E of Old RR R/W Line. Subj to W-ly 50' Ease (See POS Date 6-1-02); (WA-032-00583-02; 15658 S Whitetail Ln), Town of Wascott:** Request to rezone from F-1: Forestry zone district to the RR-1: Residential Recreational zone district for proposed parcel split to allow a dwelling on east parcel; no objections from town.

ACTION (ORDINANCE): Motion by Fennessey, second Moen, to approve and refer to County Board. Motion carried unanimously.

- 3) **Petition No. 23-13: Kathryn Fleming, So St Paul, MN - Pt Gov't Lot 2, Section 25, T43N-R13W, as Desc'd in #750431 BNG Pcl D & E, (Pos by Fred Zietlow), Ex CSM 1470 Vol 11 Pgs 139-140; (WA-032-01872-00; 16139 S Chipmunk Hollow Rd), Town of Wascott:** Request to rezone RRC-1: Residential Recreational Commercial zone district to the RR-1: Residential Recreational zone district for proposed use of existing campground as requested by zoning; no objections from town.

ACTION (ORDINANCE): Motion by Luostari, second Fennessey, to approve and refer to County Board. Motion carried unanimously.

b. Conditional-Use Permits

- 1) **Kyle McMahon, et al.:** Referred from July 12, 2023 hearing; application for conditional-use permit for a campground of up to three campsites; no objections from town.

Lori Curphy, Bonnie Douglas, Jack Curphy, and Al Lorbiecki spoke against application.

Kyle McMahon spoke addressing public concerns.

ACTION: Motion by Borgeson, second Fennessey, to approve with the following conditions: must comply with Douglas County Health regulations; no more than 6 people per campsite; no RV's or campers; review permit in 1 year; must vacate designated road areas and combine parcels; must have approved sanitary facilities; quiet time from 10pm to 7am; no fireworks allowed; must submit a list of campground rules and regulations to Zoning Department within 15 days of hearing date. Luostari abstained. Motion carried.

- 2) **Brandon Greenfield:** Application for conditional-use permit for temporary concrete batch plant; town objected application due to Hudacek Road not withstanding heavy traffic and upgrading road is cost-prohibitive.

Brandon Greenfield spoke regarding road and dust control concerns; confirmed no blasting at site.

Steven Glonchak, Dave Drinkwine, Chuck Pettingill, and Linda Pettingill spoke against application.

ACTION: Motion by Moen, second Fennessey, to refer to future meeting pending input from the Highway Department regarding road repair cost estimate after 2 years of permit issuance. Motion carried.

- 3) **Town of Dairyland:** Application for conditional-use permit for dam rehabilitation; no objections from town.

ACTION: Motion by Luostari, second Fennessey, to approve. Motion carried.

- 4) **Kathryn Fleming:** Application for conditional-use permit for expansion of existing campground; no objections from town.

ACTION: Motion by Luostari, second Moen, to approve with the following conditions: must have approved sanitary facilities; campsites to meet zone district setbacks. Motion carried.

c. Recap of Zone Change Recommendations for County Board

- 1) Two recommended to County Board for approval.

Public hearing adjourned at 9:56 a.m.

5. RESUME AGENDA

6. DEPARTMENT REPORTS

The following departments reported on departmental activities: Planning and Zoning/Board of Adjustment, Rural Housing Authority, Land Conservation, Surveyor, Land Records, Real Property Lister, Register of Deeds.

7. ACTION ITEMS

- a. **Financial Assurance:** Ashley Strabel provided updates; proposed policy shared.

ACTION: Motion by Luostari, second Borgeson, to approve. Motion carried. (Item to be considered for inclusion as an ordinance amendment and brought back to committee as such.)

8. INFORMATIONAL ITEMS

- a. **Comprehensive Plan Updates:** No updates at this time; change to include comprehensive plan updates twice per year and not monthly.
- b. **Update of Condition Violation on Conditional-Use Permit #16663:** Disturbance within 75 feet of a wetland; Land Conservation and Zoning departments working to bring back into compliance; permit to be reviewed in a year.
- c. **Discussion of Monetary Compensation for Board of Adjustment Members:** Board members currently receive \$25 for site visits plus mileage and \$25 per Board of Adjustment meeting; board members would like to receive additional compensation. Recommendation from Zoning Committee members to increase application fee to \$750 (from \$600) and increase site visit per diems to \$35 for site visits plus mileage and \$35 per meeting for Board of Adjustment members; to be presented at budget meeting.

9. FUTURE AGENDA ITEMS

Budget; POWTS updates for procedures for non-compliant systems; storage

container/tiny homes.

10. ADJOURNMENT

Motion by Luostari, second Moen, to adjourn. Motion carried. Meeting adjourned at 10:40 a.m.

Submitted by,

Emily Cahill, Committee Clerk