

**PLANNING & ZONING COMMITTEE  
PUBLIC HEARING AND REGULAR MEETING  
Douglas County Board of Supervisors  
Wednesday, August 10, 2022, 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, Joseph Moen, Scott Luostari, Bill Fennessey, Jim Borgeson. Others present – Tessah Behlings, Terri Luebbe, Zach DeVoe, Marissa Hanson, Mark Liebaert, Ann Doucette, Carolyn Pierce, Jon Fiskness, Ashley Vande Voort, Shelley Nelson, Brian Finstad, Glenda Finstad, Katy Metcalfe, Bryan Huesby, Jenny Huesby, Anya Huesby, Jesse Rudolph, Jason Waletzko, Art Woodman, Brenda Woodman, Jan Jenson, Petrus Pienaar (remote), Stephanie James (remote), Kaci Lundgren (Committee Clerk).

**APPROVAL OF MINUTES:** Motion by Fennessey, second Borgeson, to approve minutes from the July 13, 2022, meeting. Motion carried.

**PUBLIC HEARING:**

**Amendments to the Douglas County Zoning Ordinance 8.0:**

**Petition No. 22-06: Preferred Living LLC (Quinn Musch), Gordon, WI – from the July 13, 2022 hearing, - Lot 1, Blk 2, Gordon Heights, Section 1, T43N-R12W & Lot 2, Blk 2, Gordon Heights, Section 1, T43N-R12W; (GO-012-02349-00, 02350-00, 9323 E Bass Lake Rd), Town of Gordon:** Request to rezone from R-1 Residential to C-1 Commercial for proposed used of mini storage building; no objections from town. Referred from the June 16, 2022, County Board meeting to draft an ordinance to effectuate the petition and report the ordinance back to the County Board.

Brian Finstad, Bryan Huesby, Jenny Huesby, Anya Huesby, Katy Metcalfe, and Glenda Finstad spoke opposing approval of Petition No. 22-06, wanting it kept as a residential area, minimal limitations of use of property if changed to C-1 Commercial, and applicant's ability to construct storage building in current zone with permit.

**ACTION (ORDINANCE):** Motion by Moen, second Fennessey, to approve petition and refer to County Board. Roll call vote taken and passed with 4 – Yes, 1 – No, 0 – Absent. Voting no – Borgeson.

**Petition No. 22-09: Arthur & Brenda Woodman III, Superior, WI – from the July 13, 2022 hearing - W-1/2 W-1/2 NE NW, Section 27, T47N-R14W & W-1/2 W-1/2 SE NW, Section 27, T47N-R14W; (TS-030-00697-00, 00701-00, 3702 E County Road B), Town of Superior:** Request to rezone from F-1 Forestry to R-2 Residential for new single family dwelling; no objections from town.

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

**Petition No. 22-11: Town of Solon Springs, Solon Springs, WI – NE SW, Section 7, T45N-R11W & Triangular Pcl in NE Cor of NW SW; (SO-026-00232-00, 10226 S Heyer Rd), Town of Solon Springs:** Request to rezone from R-2 Residential to F-1 Forestry to bring entire parcel into compliance for its current use of non-metallic mining; no objections from town.

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

**Petition No. 22-12: Corey Wright & Jill Shaughnessy, South Range, WI – W-1/2 SW SE, Section 35, T47N-R13W, Ex 5-Ac Desc #657307; (OA-022-00956-01, 6605 E County Road B), Town of Oakland:** Request to rezone from R-2 Residential to F-1 Forestry to conform with required setbacks with change of use from accessory building to dwelling; town requested conditions but cannot be placed on a zone change.

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

**Conditional-Use Permits:**

**Jason and Rachel Deatherage:** Public and semi-public use of property request for flea market, rock shop and agricultural business; no objections from town.

**ACTION:** Motion by Moen, second Borgeson, to approve application with the following conditions: events limited to twelve per year, not to exceed 1,000 people per event; one satellite toilet to be provided for every fifty attendees; building to meet state commercial building requirements if to be used by the general public or employees as required by the Wisconsin Department of Safety and Professional Services; proper sanitary facilities to be installed if water is to be connected to the structure; and all development subject to Douglas County General Zoning Ordinance 8.0, Douglas County Shoreland Zoning Ordinance 8.4, and Douglas County Floodplain Zoning Ordinance 8.3. Motion carried.

**Brenda Bergen:** Request change of use of mobile home from dwelling to accessory building; no correspondence from town.

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

**Petrus Pienaar:** Request to construct new campground and modify existing hotel; no objections from town.

**ACTION:** Motion by Fennessey, second Borgeson, to approve application with the following conditions: campground limited to three campsites; campground to meet Douglas County Health Department requirements; and campground to be served by approved sanitary system or non-plumbing sanitary system. Motion carried.

**Recap of Zone Change Recommendations for County Board:** Four zone changes.

*Public hearing adjourned at 9:37 a.m.*

*Five minute break taken at 9:38 a.m. Meeting reconvened at 9:43 a.m.*

**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 Retained Fees Account report distributed.

**ACTION ITEM: From Rural Housing Authority – Agreement between the Northwest Regional Planning Commission and Douglas County regarding the Community Development Block Grant Program:** Annual approval for use of Community Development Block Grant funds.

**ACTION (REFERRAL/RESOLUTION):** Motion by Luostari, second Borgeson, to approve agreement and refer to Administration Committee and County Board. Motion carried unanimously.

**INFORMATIONAL ITEMS:**

**Zoning Conference:** To be held in spring 2023; to include information about shipping container permits.

**Campgrounds in Douglas County:** List of county-permitted campgrounds distributed.

**Vacation Rental by Owner (VRBOs) in Douglas County:** List of VRBOs licensed with Health Department distributed.

**Ordinance 8.0 Update:** Referred to next meeting.

**FUTURE AGENDA ITEMS:** Ordinance updates: Shoreland Zoning and Private On-site Wastewater Treatment Systems.

**ADJOURNMENT:** Motion by Borgeson, second Fennessey, to adjourn. Motion carried. Meeting adjourned at 10:04 a.m.

Submitted by,

Kaci Lundgren  
Committee Clerk