

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, August 11, 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, Pat Ryan, Nick Baker, Charlie Glazman, Jim Borgeson. Others present – Terri Luebbe, Tessah Behlings, Zach DeVoe, Ashley Vande Voort, Jon Fiskness, Marissa Hanson, Matt Johnson, Robin Schaffer, Celeste Hemphill-Welter, Carolyn Pierce, Mark Liebaert, Tom Dalbec, Barry Hack, Richard Postal, Candy Anderson, Linda Denston, Brian Denston, Jan Jenson, Chase Nordby, Bob Warner, Dan Corbin, Jim Embree, Jason Sauer, Adam Staupe, Dave Trygsten, Julie Trygsten, Jon Meteraud, Brian Tedford, Shelley Nelson, Scott Luostari, Kaci Lundgren (Committee Clerk).

APPROVAL OF MINUTES: Motion by Ryan, second Baker, to approve minutes from the July 14, 2021, meeting. Motion carried.

PUBLIC HEARING:

Amendments to the Douglas County Zoning Ordinance 8.0:

Petition No. 21-09: Mathy Construction, Onalaska, WI – Pt NE NW, Section 32, T48N-R12W as described #860569; (7780 E US Highway 2; AM-002-00772-00), Town of Amnicon: No objections from town.

ACTION: Motion by Ryan, second Glazman to approve. Motion carried.

Petition No. 21-10: Tyler Kauther, Poplar, WI – Pt E-1/2 SE-1/4, Section 9, T47N-R12W, described 348 RP 436 and Part W-1/2 SE-1/4, Section 9, T47N-R12W, described 353 RP 882; (AM-002-00312-00, 00310-00), Town of Amnicon: No correspondence from town.

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

Petition No. 21-11: Mark and Lynn Simonson, South Range, WI – E-1/2 SW SW, Section 35, T47N- R13W, described 428 RP 461; (6469 E County Road B, OA-022-00946-00), Town of Oakland: No correspondence from town; further information needed.

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

Conditional-Use Permits:

Steven LePage, Lake Nebagamon, WI – from the March 10, 2021 hearing – Home Occupation (Dumpster Storage / Dumpster Rental) – NW NW, Section 31, T47N-R11W, Ex 0.43 Acre Highway right-of-way described #885999; (6892 S County Road D, HA-014-00486-00), Town of Hawthorne. No correspondence from town.

ACTION: Motion by Baker, second Borgeson, to approve application, pending town approval, with the following conditions: Dumpster storage to meet setbacks for structures from County

Road D, which is 75 feet from centerline or 42 feet from right of way line, whichever is greater; accumulated material to be screened from road and property lines by vegetation; all required DOT regulations to be followed for transport of dumpsters; no storage of dumpsters or accumulated material in mapped wetland or floodplain; no more than 10 dumpsters onsite at a time; permit to be reviewed in 6 months with onsite visit. Motion carried.

A & C Real Estate Holdings, LLC (Chase and Amanda Nordby), Superior, WI – Campground Expansion (60 sites) – NE NW & Part SE NW, Section 12, T46N-R14W, Ex Lot 2 CSM #229 Vol 2 Pg 5 & Ex Plat of Twin Pines Addition; (4505 E Tri Lakes Rd, SU-028-00590-00), Town of Summit: No objections from town. Town of Summit in process of reviewing ways to slow motorists on Tri Lakes Road to ease concerns.

Barry Hack and Richard Postal spoke regarding concerns including the speed of motorists on Tri Lakes Road, excessive noise, safety concerns for children playing near streets, and the potential of extra traffic due to the increase of campers.

ACTION: Motion by Baker, second Borgeson to approve application with the following conditions: Campground expansion limited to 60 additional sites, for a total of 103 sites; all sanitary plans to be approved by Douglas County Zoning prior to permit issuance. Motion carried.

Adam Staupe, Foxboro, WI – Temporary Campground (for special event) – E-1/2 NW NW NE & W-1/2 NE NW NE, Section 18, T45N-R14W; (2632 E Kunz Rd, SU-028-00176-01), Town of Summit: No objections from town; expecting around 150 campers, with the majority using tents.

ACTION: Motion by Baker, second Borgeson, to approve application with the following conditions: Limited to 150 campsites; all Douglas County Health Department regulations and permitting must be followed; limited to dates listed on application (September 9, 2021-September 12, 2021); total persons onsite during event may not exceed 1000 people. Motion carried.

CONDITIONAL-USE PERMIT REVISIONS:

Mike and Starrie Kane, South Range, WI – revise Conditional-Use Permit #24403 to include W-1/2 E-1/2 NW NE, Section 30, T47N-R12W, Ex: W-25'; (7478 E Brannen Rd, HA-014-00790-02) for overflow car storage/parking, Town of Hawthorne: No correspondence from town. Overflow storage/parking is for motorized vehicles the upholstery work is performed on.

ACTION: Motion by Baker, second Glazman, to approve application, pending town approval, with the following conditions: No more than 15 licensed vehicles onsite (vehicles must be onsite in conjunction with upholstery business); individual vehicles onsite in conjunction with upholstery business may only be onsite for 120 days per vehicle (vehicles must rotate); vehicles must remain intact with axels (movable) while on secondary parcel (HA-014-00790-02); limit to 3 licensed boats on parcel; limit to 2 licensed RVs on parcel; no vehicles, RVs, or boats may be stored in mapped wetland; all vehicles must meet structural setbacks from the road, which is 63 feet from the centerline, or 30 feet from the right of way line, whichever is greater; permit to be reviewed in 6 months with onsite visit. Motion carried.

Solon Springs Concrete, LLC, Solon Springs, WI (owner/operator) – revise Conditional-

Use Permit #7135 to include E-1/2 SW SE NW, Section 18, T45N-R11W; (10523 S Heyer Rd, SO-026- 00417-01), Town of Solon Springs: No objections from town.

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

CONDITIONAL-USE RENEWALS:

Solon Springs Concrete, LLC, Solon Springs, WI (owner/operator) – Non-Metallic Mine Permit #7135 renewal – SE NW, Section 18 T45N-R11W, Ex .5ac in SW Cnr & Ex E-1/2 SW; Pt SW NW, Section 18, T45N-R11W, Ex 2 ac in SE Cnr, Ex .99 acre as Described in #850139; NW NW, Ex S-700’ of W-330’, Section 18, T45N-R11W; NE NW, Section 18, T45N-R11W; NW NE, Section 18, T 45N-R11W; (10523 S Heyer Rd, SO-026-00417-00, 00415-00, 00414-01, 413-00, 00393-00), Town of Solon Springs: No objections from town.

ACTION: Motion by Ryan, second Borgeson, to approve with the following conditions: This permit approved for three-year period, expiring 9-11-2024; must comply with Ordinance 8.0, Section VI, Sub 6.2; financial assurance instrument required based on cost for Douglas County to reclaim this site in accordance with Ordinance 8.9 and NR 135; must comply with Ordinance 8.9 to include NR 135 annual reporting requirements; no excavation in wetlands without a DNR permit; must obtain DNR storm water permit if operations infringe on 500 feet setback from any stream; mining in mapped floodplain must comply with Ordinance 8.3; must notify Douglas H. Keith (adjoining property owner) by mail at 9676 E Croshaw Road, Solon Springs, WI 54873 prior to any blasting activity. Motion carried.

Solon Springs Concrete, LLC, Solon Springs, WI (owner/operator) – Reclamation Plan #RP-7135 renewal – SE NW, Section 18 T45N-R11W, Ex .5 acre in SW Cnr & Ex E-1/2 SW; Pt SW NW, Section 18, T45N-R11W, Ex 2 ac in SE Cnr, Ex .99 acre as Described in #850139; NW NW, Ex S-700’ of W- 330’, Section 18, T45N-R11W; NE NW, Section 18, T45N-R11W; NW NE, Section 18, T 45N- R11W; (10523 S Heyer Rd, SO-026-00417-00, 00415-00, 00414-01, 413-00, 00393-00), Town of Solon Springs: No objections from town.

ACTION: Motion by Glazman, second Baker, to approve reclamation plan as presented. Motion carried.

Paul Gordon, Solon Springs, WI (owner/operator) – Non-Metallic Mine Permit #12786 renewal – NE SW, Section 34, T45N-R12W; (11815 S Cemetery Rd, SO-026-01196-00), Town of Solon Springs: No objections from town.

ACTION: Motion by Glazman, second Borgeson, to approve application with the following conditions: This permit approved for five-year period, expiring 9-27-2026; must comply with Ordinance 8.0, Section VI, Sub 6.2; financial assurance instrument required based on cost for Douglas County to reclaim this site in accordance with Ordinance 8.9 and NR 135; must comply with Ordinance 8.9 to include NR 135 annual reporting requirements. Motion carried.

Paul Gordon, Solon Springs, WI (owner/operator) – Reclamation Plan #RP-12786 renewal – NE SW, Section 34, T45N-R12W; (11815 S Cemetery Rd, SO-026-01196-00), Town of Solon Springs: No objection from town.

ACTION: Motion by Baker, second Borgeson, to approve reclamation plan as presented. Motion carried.

Recap of Zone Change Recommendations for County Board: One application.

DEPARTMENT REPORTS:

Planning and Zoning/Board of Adjustment: Certified soil credentials are complete; revenue up 18%.

Rural Housing Authority: Meeting to be held next week.

Land Conservation: Held manure spreader and shoreline protection workshops. Attended surface water meeting and rain barrel workshop will be held tonight. Agriculture Enterprise area application complete.

Surveyor: Working on monument resets from Highway Department projects.

Land Records: Working on modernization plan and testing app development. Involved in redistricting process.

Real Property Lister: Department of Revenue made changes to tax bill; mailing out lottery credit letters.

Register of Deeds – Retained Fees Account: Included with agenda.

ACTION ITEMS/REFERRALS:

Land Conservation Budgetary Transfers:

Record grant in the amount of \$24,995.83 and donations in the amount of \$7,000 through December 31, 2023, for the Brule River Yellow Flag Iris Early Detection Rapid Response Project: Grant awarded; need to accept funds.

ACTION (REFERRAL): Motion by Baker, second Glazman to approve and refer to Administration Committee. Motion carried.

8.0 Zoning Ordinance Campground Moratorium: Draft moratorium distributed. Amendments to ordinance can be discussed by towns and citizens for input. Process will go at a reasonable speed and fall/winter is approaching, with minimal campground permit applications, if any; no need for moratorium.

ACTION: Motion by Glazman, second Ryan, to deny a moratorium. Motion carried.

INFORMATIONAL ITEMS:

8.0 Zoning Ordinance Revision:

Campgrounds: Jon Meteraud, Crystal Lake Campground, and Brian Tedford, UpNorth Resort, spoke on concerns of amendments to ordinance regarding campgrounds, including deck and shed size and setback requirements.

Baker left at 10:20 a.m.

Signs: Signs cannot be regulated based on content; ordinance wording amended.

Definitions: Amendments include inclusion of 'outlot' and clarification of other words.

Hobby Farm Requirements: Refer to next meeting.

FUTURE AGENDA ITEMS: Fire numbers.

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

Submitted by,

Kaci Lundgren
Committee Clerk