

**PLANNING & ZONING COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
Douglas County Board of Supervisors
Wednesday, October 11, 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 – Mary Lou Bergman, Joseph Moen, Scott Luostari, Jim Borgeson. Absent – Bill Fennessey. Others present – Robin Schaffer, Terri Luebbe, Zach DeVoe, Mark Liebaert, Ashley Strabel, Marissa Hanson, Megan Kirk, Jon Fiskness, Shelley Nelson, Rick Adams, Natosha Tiessen, Emmett O’Connell, Emily Cahill (Committee Clerk).

2. APPROVAL OF MINUTES

Motion by Borgeson, second Moen, to approve minutes from the September 13, 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. 23-14: John Keith, Gordon, WI – NE SE Section 36, T44N-R12W, Ex 368 RP 278, Ex Pcl to Hwy (8.81A) Desc 596 RP 282, Ex Lot 1 of CSM 1225 Vol 9 Pgs 85-6 and CSM #1366 Vol 10 Pg 172; (GO-012-01661-00, No Address), Town of Gordon:** From September 13, 2023 hearing; request to rezone approximately 5.5 acres of parcel from RR-1: Residential Recreational zone district to the C-1: Commercial zone district for proposed commercial enterprise; town denied due to lack of adequate plans for proposed use.

ACTION (RESOLUTION): Motion by Luostari, second Borgeson, to deny request due to lack of adequate plans for proposed use and refer to County Board. Motion carried unanimously.

b. Conditional-Use Permits

- 1) **Jacob & Natosha Tiessen:** Held from September 13, 2023 hearing; application for conditional-use permit for public/semi-public use for agritourism farm (sunflower field, play area, wooded scavenger hunt for public/semi-public use); no objections from town.

ACTION: Motion by Borgeson, second Moen, to approve with conditions as presented. Motion by Borgeson, second Moen, to amend and add condition to

be reviewed in November 2024. Motion carried. Motion to approve as amended, carried.

- 2) **Emmett & Debbie O'Connell:** Application for conditional-use permit for new commercial wireless communications facility; tower height to be 195 ft. with a 4 ft. lightning rod for a total of 199 ft; no wetlands on parcel according to applicant; no objections from town.

ACTION: Motion by Moen, second Luostari, to approve with conditions as presented. Motion carried.

c. Conditional-Use Permit Renewals

- 1) **Glacier Hill Sand LLC (operator/owner):** Non-metallic mine permit #6962 five-year renewal request; potential encroachment issue on East side of old landfill; mining should not occur close to landfill; Zoning Department to visit site to assess; town requested conditions, if approved.

ACTION: Motion by Luostari, second Borgeson, to approve with conditions as presented and to add the following conditions: cease mining along Eastern side of mine until site visit by Zoning/Conservation happens; permit will be brought back to Zoning Committee with resolutions and recommendations after site visit. Motion carried.

- 2) **Town of Superior (operator/owner):** Non-metallic mine permit #6963 five-year renewal request; town requested conditions, if approved.

ACTION: Motion by Luostari, second Moen, to approve with conditions as presented. Motion carried.

d. Recap of Zone Change Recommendations for County Board

- 1) One recommended to County Board for denial.

Public hearing adjourned at 9:11 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. Rural Housing

- 1) **Resolution to adopt the Citizen Participation Plan:** Included in agenda.

ACTION (RESOLUTION): Motion by Luostari, second Borgeson, to approve resolution to adopt the Citizen Participation Plan and refer to County Board. Motion carried unanimously.

2) Resolution Authorizing Submission of the Application: Included in agenda.

ACTION (RESOLUTION): Motion by Borgeson, second Luostari, to approve resolution authorizing submission of the application and refer to County Board. Motion carried unanimously.

8. FUTURE AGENDA ITEMS

Review of Non-Metallic Mine permit #5902; Glacier Hill Sand LLC conditional-use permit renewal.

9. ADJOURNMENT

Motion by Luostari, second Borgeson, to adjourn. Motion carried. Meeting adjourned at 9:19 a.m.

Submitted by,

Emily Cahill, Committee Clerk