



DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

1313 Belknap Street, Room 206
Superior, WI 54880

Zach DeVoe
Interim Land Information Director

Keith Wiley
Assistant Zoning Administrator

November 8, 2018

DOUGLAS COUNTY BOARD OF ADJUSTMENT

Wednesday, November 28, 2018 @ 10:00 a.m.

Government Center, 1316 North 14th Street, Rm 201, Superior, Wisconsin 54880

Please call the Chair or the Planning & Zoning Office (715-395-1380) if you cannot attend.

MEMBERS: Douglas Hanson, Chair Larry Luostari Larry Kappes
 Roger Wilson, Vice Chair Gary Saari

Agenda

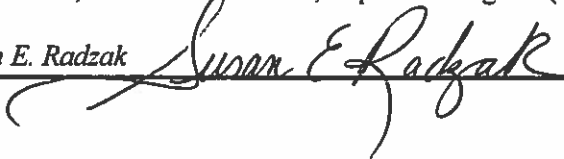
(Board to maintain a two-hour meeting limit or take action to continue meeting beyond that time.)

- 1) Roll Call.
- 2) Announcement.
- 3) Public Hearing (hearing notice and application attached):
 - a. #18-08: Edward Hanton, et al – area variance.
- 4) Approval of minutes from the September 26, 2018 hearing (attached).
- 5) Future Agenda Items.
- 6) Adjourn.

cc: Town
ecopy: County Board Supervisors Ann Doucette, Interim Administrator
 Carolyn Pierce, Corp Counsel Sue Sandvick, County Clerk
 snelson@superiortelegram.com thecommunitychannel@yahoo.com
 Other interested parties

Attachments to agenda are available in the Planning & Zoning Office and on the Douglas County website (www.douglascountywi.org) for review or copying. A map of the subject property is available in accordance with WI Statutes 59.69 (5) (a). Action may be taken on any item listed on the agenda. The County of Douglas complies with the Americans with Disabilities Act of 1990. If you are in need of an accommodation to participate in the public meeting process, please contact the Douglas County Clerk's Office at (715) 395-1341 by 4:00 p.m. on the day prior to the scheduled meeting. Douglas County will attempt to accommodate any request depending on the amount of notice we receive. TDD (715) 395-7521.

Posted – Courthouse, Government Center, Superior Telegram (e-mailed), DC Website

Name *Susan E. Radzak*  Date 11-08-18

PUBLIC NOTICE
DOUGLAS COUNTY
BOARD OF ADJUSTMENT

Notice is hereby given that a Public Hearing will be held by the Douglas County Board of Adjustment at **10:00 a.m., Wednesday, November 28, 2018** in the Government Center, Second Floor, Room 201, 1316 North 14th Street, Superior, Wisconsin, to hear the following application:

#18-08 Edward Hanton, et al., Mendota Heights, MN – area variance to allow an access driveway within 300 ft of an existing access driveway on an adjoining parcel, located in Pt Gov't Lot 5, Section 13, T46N-R14W, (County Road A; SU-028-00616-01), Town of Summit.

Doug Hanson, Chairman
Keith Wiley, Assistant Zoning Administrator

If you have any comments on this item, let the Planning & Zoning Office know in writing prior to the meeting, or appear at the Public Hearing. Planning & Zoning Office, 1313 Belknap St., Rm. 206, Superior, WI 54880 (715-395-1380). Action may be taken on any item listed on the public hearing.

In accordance with WI Statutes 59.69 (5)(a), attachments to public hearing notice and maps of subject properties are available for review in the Planning & Zoning Office, or at www.douglascountywi.org.

The County of Douglas complies with the Americans with Disabilities Act of 1990. If you are in need of accommodation to participate in the public meeting process, please contact the Douglas County Clerk's Office at (715) 395-1341 by 4:00 p.m. on the day prior to the scheduled meeting. Douglas County will attempt to accommodate any request depending on the amount of notice we receive. TDD (715) 395-7521.

ST November 9 & 16, 2018

Edward Hanton, et al
Pt Gov't Lot 5
Section 13, T46N-R14W
Town of Summit

Area Variance #18-08
Hearing Date: November 28, 2018

The applicant or appellant proposes: area variance to allow an access driveway within 300 ft of an existing access driveway on an adjoining parcel. Proposed driveway would lie 172 ft from an existing driveway.

The applicant or appellant requests: an area variance from: 8.0 Zoning Ordinance, Section IV, 4.2, 3 (minimum distance of highway frontage between access driveways on a county road (*Class B highway*) is 300 feet).

Permit History:

Vacant Land

A. Unnecessary hardship is is not present and the hardship is is not due to physical limitation of the property rather than the circumstances of the appellant because:

B. The variance will will not be contrary to the public interest as expressed by the objectives of the ordinance because: _____

C. The variance requested is denied granted granted-in-part subject to the following conditions: _____

Voting Member: _____

APPLICATION FOR VARIANCE

NO. 2018-8

PLEASE NOTE: You should contact your Town Board chairman and attend your local Town Meeting to present your proposed plans to the Planning Commission and/or Town Board prior to the County Board of Adjustment's public hearing. Failure to do so could result in delay or denial of your request. The Board will request input from the Town.

Date of application: 10/30/2018

Hearing Date: 11-28-2018

Property Owner's Name: Edward Hanton, et al

Mailing Address: 3945 Rolling Hills Rd City, State, Zip Arden Hills, MN 55112

Telephone: 715-398-3746 E-mail Address: scott@anchorbuildingcorp.com
Scott & Anchor Builders

PROPERTY DESCRIPTION: Information must be complete and accurate. If applicable state lot number, block number, subdivision name, government lot number, quarter sections, etc. (Note: This may be copied from your tax notice or deed.)

Tax Parcel #: SU-028-00616-01 Section 13 Town 46 N Range 14 W

Town of: Summitt Parcel Acreage or Size: 13.84 AC

Property Address: (to be assigned)

Legal Description: Pt Govt Lot 5, Ex pt platted

Water Body: NA Wetlands: Yes No

Zone District: RR-1 Floodplain: Yes No

Present improvements on property (describe all existing structures): No improvements

Proposed Improvements: Driveway to accommodate future seasonal dwelling + garage

Lakeshore setback requested _____ feet from the OHWM of _____ (waterbody)

Lot line setback requested _____ feet from _____

Road setback requested _____ feet from the centerline of _____ (road/highway)

Other request: Driveway separation distance less than 300 ft from adjacent driveway off County Road A.

Decision:					
Date:	<u>11-28-2018</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied	<input type="checkbox"/> Split (see Decision Sheet)
Notes:					

To qualify for a variance, you must meet all three requirements of a three-step test:

Explain in detail how the proposal meets all three approval criteria. (See attached instructions for definition and explanation of what this should describe.)

STEP 1. What unnecessary hardship will result from the strict application of the Counties ordinance requirement?

The Henton property would be in-useable if access is not established on Highway A.

STEP 2. The hardship described in step 1 above is due to what unique physical limitations of the property?

The distance of land that is adjacent or connected to Highway A is small, approx 80 feet or so.

STEP 3. If a variance were granted would it cause harm to the public's interest? YES NO Explain below:

Approving this variance would not harm the public as the future cabin and garage would be well within Hentons 13 acres.

 SCOTT A. SORENSON
Owner or Representative Signature

10/30/2018
Date Signed

By signing this application, I give my/our permission to allow a site inspection to be made of the site by the Zoning Office, and/or Board of Adjustment members and allow photographs to be taken if necessary. To the best of my knowledge the information provided is true and accurate.

IMPORTANT:

Approval of this variance does not grant permission to commence development until all permits are issued and conditions or requirements are satisfied.

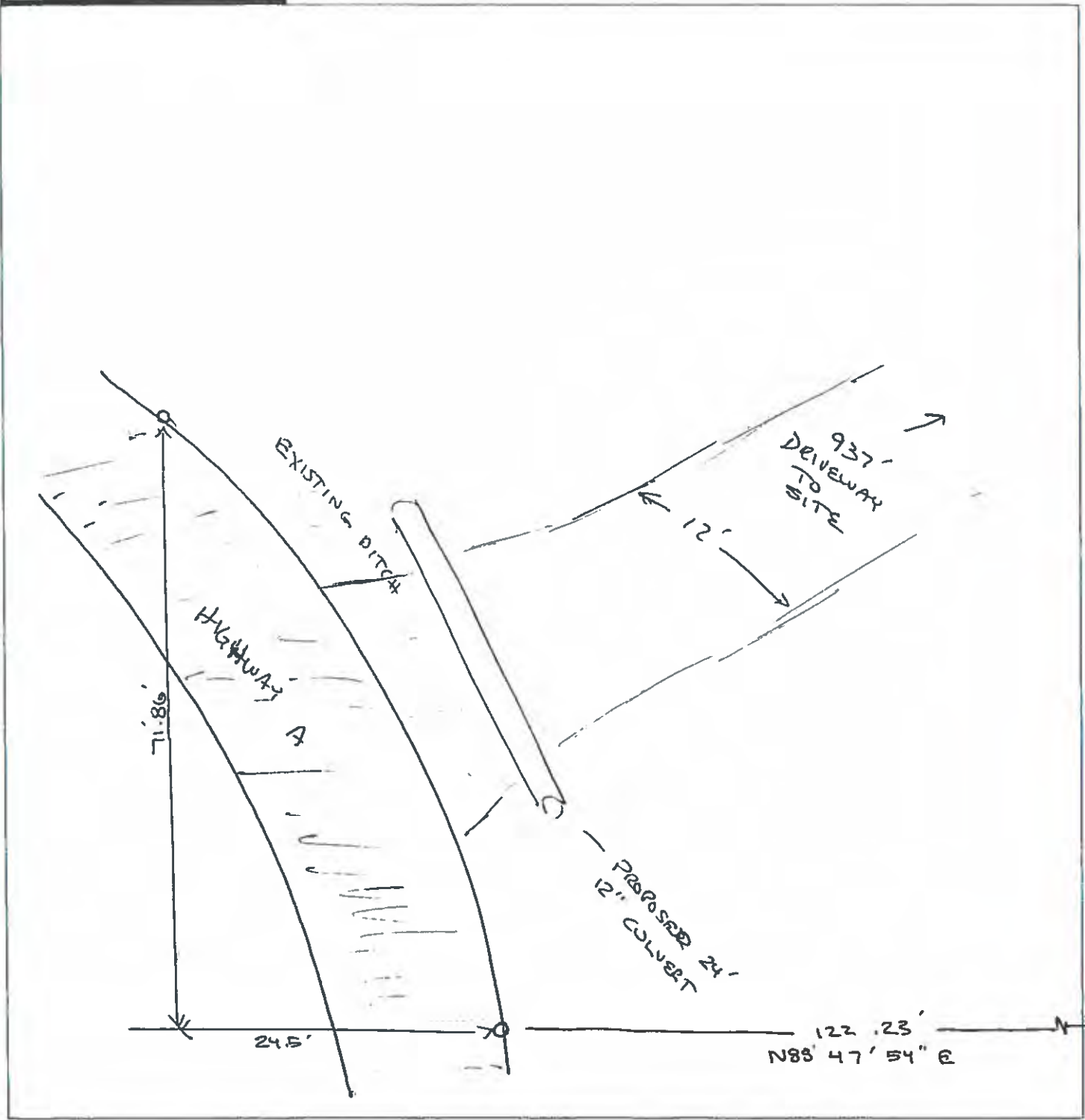
Type	Amount	Vendor #	Date Paid	Receipt #
Variance	\$ 475.00	1736722	10-31-2018	13632
After-the-Fact Variance	\$ 950.00			

Property Address: none yet Town of SUMMIT

Tax Parcel I.D.: SU-028-00666-01 Date 10/30/2018

North

Variance Application Sketch





MAP PRODUCED BY SHELLY WISNIEWSKI
DOUGLAS COUNTY ZONING

LINES AND DIMENSIONS ARE APPROXIMATE

VAR 2018-8 - Hanton / Agent = Scott Sorenson
Driveway Separation Distance

Map Printed: 10/31/2018 N

1 in = 100 ft





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DOUGLAS COUNTY ZONING

LINES AND DIMENSIONS ARE APPROXIMATE

Hanton Variance
Driveway Separation Distance

Map Printed: 10/30/2018 N

1 in = 100 ft





MAP PRODUCED BY SHELLY WISNIEWSKI
DOUGLAS COUNTY ZONING

LINES AND DIMENSIONS ARE APPROXIMATE

VAR 2018-8 - Hanton / Agent = Scott Sorenson
Driveway Separation Distance

Map Printed: 10/31/2018 N
1 in = 2,000 ft



DOUGLAS COUNTY BOARD OF ADJUSTMENT
Wednesday, September 26, 2018, 10:00 a.m., Government Center Board Room
1316 North 14th Street, Superior, Wisconsin

Meeting called to order by Chair Douglas Hanson.

ROLL CALL: Present – Douglas Hanson, Larry Luostari, Gary Saari, Roger Wilson, Larry Kappes. Others present – Keith Wiley, Sue Radzak, Milton Olson, Kaci Jo Lundgren (Committee Clerk).

ANNOUNCEMENT: Role and conduct of the Board read.

PUBLIC HEARING:

18-07) Milton Olson, Poplar, WI – area variance to allow an access driveway within 300 ft of an existing access driveway on an adjoining parcel, located in Pt NW1/4-NW1/4, Lot 1 of CSM#1178, Vol 8, Pgs 253-5, Section 17, T47N-R11W, (County Road P; AM-002-00020-03), Town of Amnicon.

ACTION: Motion by Luostari, second Kappes, to hear application. Motion carried.

Applicant present. Previous access was obtained through adjoining parcel's driveway when son owned.

ACTION: Motion by Kappes, second Hanson, to approve application because unnecessary hardship is present and the hardship is due to physical limitation of the property rather than the circumstances of the appellant because driveway would be in floodplain if built to meet setback standards. The variance will not be contrary to the public interest as expressed by the objectives of the ordinance because there are no objections from Town of Amnicon, neighbors or Highway Department. Roll call vote taken with 4 – Yes, 1 – No. Voting no – Wilson. Motion carried. The variance request is approved.

Public hearing adjourned at 10:16 a.m.

APPROVAL OF MINUTES: Motion by Luostari, second Kappes, to approve July 25, 2018, minutes. Motion carried.

FUTURE AGENDA ITEMS: No applications for October.

ADJOURNMENT: Motion by Luostari, second Hanson, to adjourn. Motion carried. Meeting adjourned at 10:18 a.m.

Submitted by,

Kaci Jo Lundgren
Committee Clerk