

**DOUGLAS COUNTY BOARD OF ADJUSTMENT**  
**Wednesday, April 26, 2023, 10:00 a.m., Government Center Board Room 201**  
**1316 North 14<sup>th</sup> Street, Superior, Wisconsin**

Meeting called to order by Chair Bob Martin.

**1. ROLL CALL**

Present – Bob Martin, Sam Jones, Larry Luostari, Gary Saari, Larry Kappes. Others present – Terri Luebbe, Robin Schaffer, Grace Leppink, Ray Sandstrom, Anne Sandstrom, Scott Sorenson, Joshua Sawlaw, Heather Higgins, Emily Cahill (Committee Clerk).

**2. ANNOUNCEMENT/CONFIRMATION OF PROCEDURAL REQUIREMENTS**

Role and conduct of the Board and confirmation read. The Zoning Office confirms that state law and Douglas County Ordinance procedural requirements for this hearing have been met. This includes proper advertisement and notification to the towns and adjoining property owners.

**3. APPROVAL OF MINUTES**

Motion by Jones, second Kappes, to approve February 22, 2023, minutes. Motion carried.

**4. PUBLIC HEARING**

**#23-02: Anne & Raymond Sandstrom, Danbury, WI – Area Variance to allow a 36’ x 56’ garage to be constructed within the setback of a Town Road, which is 63 feet from the centerline, or 30 feet from the ROW line, whichever is greater – PT SW NW, LYG N OF HWY 35, Section 34, T43N-R15W DESC 408 RP 566 (DA-010-00849-01, 16571 S State Hwy 35), Town of Dairyland:** Applicant present; proposal to replace existing garage with larger garage; no available space on the property to move garage back due to wetlands and state road setbacks; no objections from town.

**ACTION:** Motion by Kappes, second Luostari, to approve application because unnecessary hardship is present and is due to the physical limitations of the property including wetlands and state road setbacks. Roll call vote taken and passed with 5 – Yes, 0 – No, 0 – Absent. Variance request approved.

**#23-03: Catherine Kuzminsky, Tavares, FL – Area Variance to allow a 19’ x 22’ garage to be constructed within the setback of a Town Road, which is 63 feet from the centerline, or 30 feet from the ROW line, whichever is greater; and the front lot line setback of the RR-1 zone district, which is 30 feet – PT NE SE, Section 17, T45N-R11W, K/A PT LOT 1 AS SEEN IN 173/623 BNG SE’LY 75’ (SO-026-00352-00, 10462 S Lake of the Woods Rd), Town of Solon Springs:** Contractor of applicant present;

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proposal to build one car garage; no available space on property to build elsewhere due to the size of property and a drop in elevation from the road to lake; no objections from town.

**ACTION:** Motion by Kappes, second Jones, to approve application with amendment of garage dimensions to 16x24, because unnecessary hardship is present and is due to the physical limitations of the property including lot size and elevation. Roll call vote taken and passed with 5 – Yes, 0 – No, 0 – Absent. Variance request approved with garage dimension amendment.

**#23-04: Thomas & Heather Higgins, Solon Springs, WI – Area Variance to allow a ground level patio to remain within the setback of the ordinary highwater mark of Upper St Croix Lake, which is 75 feet; and within the side lot line setback for a principal structure in the RR-1 zone district, which is 10 feet – LOT 9, EX N-5' & ALL OF LOTS 10 & 11, BLK 9, ST CROIX BEACH, Section 18, T45N-R11W; ALSO SLM #800599 (SO-026-01580-00, 10722 S Tracy Rd), Town of Solon Springs:** Applicant present; proposal to allow ground-level patio to remain on property within ordinary highwater mark setback; DNR and town recommended denial.

**ACTION:** Motion by Jones, second Saari, to deny application because unnecessary hardship is not present and is not due to the physical limitations of the property. Roll call vote taken and passed with 4 – Yes, 1 – No, 0 – Absent. Voting no – Luostari. Variance request denied.

**#23-05: Joshua & Mandi Sawlaw, Gordon, WI – Area Variance to construct an addition to a year round dwelling that would be within the setback of the ordinary high water mark of Whitefish Lake, which is 75 feet - N-100' OF S-300' OF GOV'T LOT 1, LYG E OF TOWN RD, Section 9, T43N-R12W (WA-032-00952-00, 14848 S Whitefish Lake Rd), Town of Wascott:** Applicant present; proposal to build an addition to a year round dwelling; current deck to be removed prior to construction of addition; DNR recommended denial due to ability to move addition elsewhere or reduce size; town had no objections based on physical limitations of the property, including its narrow size and sloping cliff; applicant considered other building options but opted for current proposal due to minimal disturbance of neighbors and removal of trees on property.

**ACTION:** Motion by Jones, second Sarri, to deny application because unnecessary hardship is not present and is not due to the physical limitations of the property. Roll call vote taken and passed with 4 – Yes, 0 – No, 1 – Abstain. Abstained – Luostari. Variance request denied.

## 5. FUTURE AGENDA ITEMS

No applications submitted at this time; fair compensation for members.

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## 6. ADJOURNMENT

Motion by Jones, second Luostari, to adjourn. Motion carried. Meeting adjourned at 11:46 a.m.

Submitted by,

Emily Cahill  
Committee Clerk

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