

DOUGLAS COUNTY BOARD OF ADJUSTMENT
Wednesday, May 25, 2022, 10:00 a.m., Government Center Board Room 201
1316 North 14th Street, Superior, Wisconsin

Meeting called to order by Chair Bob Martin.

ROLL CALL: Present – Bob Martin, Sam Jones, Gary Saari, Larry Kappes. Absent - Larry Luostari. Others present – Terri Luebbe, Tessah Behlings, Marissa Hanson, Zach DeVoe, Jeffery Vandenberghe, Kaci Jo Lundgren (Committee Clerk).

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.

APPROVAL OF MINUTES: Motion by Kappes, second Saari, to approve April 27, 2022, minutes. Motion carried.

PUBLIC HEARING:

#22-01: Jeffery and Jean Vandenberghe, Superior, WI – Area Variance to construct a 24' x 48' garage within the minimum setback requirements of a town road, which is 63' from the centerline or 30' from the right of way line, whichever is greater and the minimum front lot line setback which is 50'; S-105.2' Gov't Lot 4, Section 24, T45N-R12W; (SO-026-01048-00, 11160 S Brancel Rd), Town of Solon Springs: Applicant present; no objections from town. Proposed garage to be 46' from road centerline, for additional storage and future year-round property use.

ACTION: Motion by Jones, second Kappes, to approve application as unnecessary hardship is present and the hardship is due to the physical limitation of the property rather than the circumstances of the appellant because of the floodplain location and size of lot. The variance will not be contrary to the public interest as expressed by the objectives of the ordinance because the request does not interfere with other property and the garage is no closer to water than residence. The variance request is subject to the confirmation of proposed garage location by Zoning Department to be at least 46' from road centerline. Roll call vote taken and passed with 3 – Yes, 1 – No, 1 – Absent. Voting no – Saari. Absent – Luostari.

#22-02: Leslie & Lois Chandler, Gordon, WI – Area Variance to allow for a, a) bedroom addition, and, b) roof overhang for carport to a principal structure that are both within the minimum setback requirement of the ordinary high water mark of the St. Croix River, which is 75', within the town road setback, which is 63' from the centerline or 30 feet from the right of way line, whichever is greater, and within the front lot line setback of the RR-1 zone district, which is 30'; Lot 2 CSM #444, Vol 3 Pgs 91-2, Pt NE SE, Section 30, T44N-R11W; (GO-012-01235-01, 13851 S St Croix Road), Town of Gordon: Incorrectly advertised; to be referred.

ACTION: Motion by Jones, second Saari, to refer to future meeting for proper advertisement. Motion carried.

Public hearing adjourned at 10:20 a.m.

ACTION ITEM:

DNR Letter Requesting Our Feedback on Wanting Input from DNR on Applications: Wisconsin Statute states DNR may issue an opinion on shoreland variance requests; DNR requesting whether Board wants to continue receiving opinion on such requests.

ACTION: Motion by Jones, second Kappes, to request continuance of DNR opinion on shoreland variance requests. Motion carried.

FUTURE AGENDA ITEMS: Two confirmed applications for June; one pending.

ADJOURNMENT: Motion by Kappes, second Jones, to adjourn. Motion carried. Meeting adjourned at 10:28 a.m.

Submitted by,

Kaci Jo Lundgren
Committee Clerk