

DOUGLAS COUNTY BOARD OF ADJUSTMENT
Wednesday, May 27, 2020, 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, Bob Martin (alternate). Absent – Larry Kappes. Others present – Sue Radzak, Zach DeVoe, Tessah Behlings, Randy Jones, Steven Kastern, Kimberly Kastern, Chuck Walt, Jori Walt, Jeffrey Kaiser, John Maynard, Beverly Maynard, 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.

PUBLIC HEARING:

20-02) Steven & Kimberly Kastern, Lake Nebagamon, WI – area variance to construct a) handicap ramp, b) addition (main entrance/breezeway), c) outdoor patio and d) sidewalk to patio all within the setback requirement of Business 53 (County Road) which is 75 feet from the centerline or 42 feet from the right-of-way line, whichever is greater, located in Pt S1/2- NW1/4-SW1/4, Section 13, T45N-R12W, (10688S Business 53; SO-026-00862-00), Town of Solon Springs.

Applicants present. Addition (main entrance/breezeway) is the only part of application to consider (handicap ramp, outdoor patio and sidewalk to patio do not require variance.)

ACTION: Motion by Martin, second Saari, 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 the addition complies with the Americans with Disabilities Act; it is not contrary to public interest. Roll call vote taken with 5 – Yes, 0 – No. Motion carried. The variance request is approved.

20-03) John & Beverly Maynard, South Range, WI – use variance to allow a second dwelling on one parcel, located in Lots 172-173, Nakoma Gardens, Section 26, T48N-R13W, (4171S County Road E; PA-024-02166-00), Town of Parkland.

Applicants present. Applicants occupy mobile home on property due to physical limitations; son lives in other dwelling.

ACTION: Motion by Luostari, second Hanson, to approve application with the condition to review in ten years, because unnecessary hardship is present and the hardship is due to physical limitation of the property rather than the circumstances of the appellant because physical limitations exist and prior applications have set precedence; it is not contrary to public interest. Roll call vote taken with 3 – Yes, 2 – No. Voting no – Martin, Wilson. Motion carried. The variance request is approved.

20-04) Charles (Chuck) & Jori Walt, Solon Springs, WI – area variance to construct a) addition (north side of dwelling) within the lake setback requirement; b) addition (west side of dwelling) within the lake setback requirement and c) garage within 75 feet from the centerline of a county road or 42 feet within the right-of-way line, whichever is greater,

located in Lot 1, CSM #1081, Vol 8, Pgs 51-53, Pt Gov't Lot 2, Section 18, T45N-R11W, (9892E County Road A; SO-026-00396-00), Town of Solon Springs.

Applicants present. Garage can be located elsewhere on property to comply with requirements; addition of building is no closer to lake and screen porch can be adjacent to addition.

ACTION: Motion by Wilson, second Luostari, to deny portion “a” (addition (north side of dwelling) within the lake setback requirement) of the application because unnecessary hardship is not present. Roll call vote taken with 5 – Yes, 0 – No. Motion carried. Portion “a” of the variance request is denied.

ACTION: Motion by Wilson, second Luostari, to approve portion “b” (addition (west side of dwelling) within the lake setback requirement) of the application, with addition size up to 54’ x 16’, no closer to the lake, because unnecessary hardship is present and the hardship is due to physical limitation of the property rather than the circumstances of the appellant because of the size and shape of the lot; it is not contrary to public interest. Roll call vote taken with 5 – Yes, 0 – No. Motion carried. Portion “b” of the variance request is approved.

ACTION: Motion by Luostari, second Hanson, to deny portion “c” (garage within 75 feet from the centerline of a county road of 42 feet within the right-of-way line, whichever is greater) of the application because unnecessary hardship is not present and the hardship is not due to physical limitation of the property rather than the circumstances of the appellant because there are viable alternatives for placement of garage. Roll call vote taken with 5 – Yes, 0 – No. Motion carried. Portion “c” of the variance request is denied.

20-05) Jeffrey & Patricia Kaiser, Beaver Dam, WI – area variance to construct a garage within the rear lot line setback requirement, located in Pt NW1/4-NW1/4, Section 35, T44N-R10W, (13606E Shadow Dr; GO-012-00702-00), Town of Gordon.

Applicant present; to abandon current driveway and create new driveway off Johnson Road. Placement of new driveway changes rear lot line; setback requires variance for garage.

ACTION: Motion by Saari, second Luostari, 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 of the lot size limitations; it is not contrary to public interest. Roll call vote taken with 5 – Yes, 0 – No. Motion carried. The variance request is approved.

Public hearing adjourned at 11:23 a.m.

APPROVAL OF MINUTES: Motion by Wilson, second Luostari, to approve February 26, 2020, minutes. Motion carried.

ADJOURNMENT: Motion by Wilson, second Hanson, to adjourn. Motion carried. Meeting adjourned at 11:27 a.m.

Submitted by,

Kaci Jo Lundgren
Committee Clerk