

DOUGLAS COUNTY BOARD OF ADJUSTMENT
Wednesday, October 23, 2019, 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, Roger Wilson, Bob Martin (alternate). Absent – Larry Kappes, Gary Saari. Others present – Keith Wiley, Sue Radzak, Patricia Higgins, Thomas Higgins, Conrad Brown, Cindy Greely, Kaci Jo Lundgren (Committee Clerk).

ANNOUNCEMENT: Role and conduct of the Board read.

PUBLIC HEARING:

19-05) Conrad & Penny Brown, South Range, WI – area variance from the September 25, 2019 hearing to (1) allow two access driveways on one parcel and (2) within the 75’ separation distance from each driveway, located in Pt NW1/4-NW1/4, Section 33, T48N-R12W, (Brown Road; AM-002-00804-00), Town of Amnicon.

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

One applicant present; town will not vacate adjacent road.

ACTION: Motion by Wilson, 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; it is not contrary to public interest. Roll call vote taken with 4 – Yes, 0 – No, 2 – Absent. Motion carried. The variance request is approved.

19-06) Conrad & Penny Brown, South Range, WI – area variance from the September 25, 2019 hearing to allow a pole building (1) within 63 feet from the centerline of the town road or 30 feet from the right-of-way line, whichever is greater and (2) within the front lot line setback of 30 feet, located in Pt NW1/4-NW1/4, Section 33, T48N-R12W, (Brown Road; AM-002-00804-00), Town of Amnicon.

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

Applicant present; DNR will issue permits to fill in wetland.

ACTION: Motion by Luostari, second Wilson, to approve application because unnecessary hardship is present due to the wetland situation and it will not be contrary to public interest. Roll call vote taken with 4 – Yes, 0 – No, 2 – Absent. Motion carried. The variance request is approved.

19-07) BCG Family, LLC, c/o Brad & Cindy Greely, Solon Springs, WI – area variance to allow a third dwelling within an existing resort, located in Pt NE1/4-SE1/4, Lot 1, CSM 1367, Vol 10, Pgs 174-5, Section 28, T44N-R12W, (8352E Flowage Ln; GO-012-01553-02), Town of Gordon.

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

One applicant present. Entire resort was originally in four lots; two lots were sold to applicants and then combined to form a larger parcel. Main lodge and two cabins constitute three dwellings on parcel; intent to continue use of property as resort. New septic systems recently installed.

ACTION: Motion by Luostari, second Hanson, to approve application because unnecessary hardship is present due to the physical limitations of the property and it will not be contrary to public interest. Due to the way the property was divided and sold, property use is difficult; buyer was not aware of building and permitting specifications at time of sale. Roll call vote taken with 2 – Yes, 1 – No, 2 – Absent, 1 - Abstain. Voting no – Wilson. Abstaining – Martin. Motion carried. The variance request is approved.

19-08) Thomas & Heather Higgins, South Range, WI – area variance to construct a garage (1) within 63 feet from the centerline of the town road (Tracy Road) or 30 feet from the right-of-way line, whichever is greater, (2) within 63 feet from the centerline of the platted town road (Kenogami Avenue) or 30 feet from the right-of-way line, whichever is greater and (3) within the rear lot line setback of 40 feet, located in Lots 7-9, Blk 8, St. Croix Beach, Section 18, T45N-R11W, (Tracy Road; SO-026-01568-00), Town of Solon Springs..

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

Applicants present; adjacent property owner has comparable size garage in like location.

ACTION: Motion by Martin, second Wilson, 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 no other reasonable alternative exists; adjacent garage compares and it is not contrary to public interest. Roll call vote taken with 4 – Yes, 0 – No, 2 – Absent. Motion carried. The variance request is approved.

19-09) Thomas & Heather Higgins, South Range, WI – area variance to allow an access driveway within the 75’ separation distance from an existing driveway on an adjoining parcel, located in Lots 7-9, Blk 8, St. Croix Beach, Section 18, T45N-R11W, (Tracy Road; SO-026-01568-00), Town of Solon Springs.

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

Applicants present; driveway required to access garage.

ACTION: Motion by Wilson, 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 access to garage is unavailable without approval; it is not contrary to public interest. Roll call vote taken with 4 – Yes, 0 – No, 2 – Absent. Motion carried. The variance request is approved.

Public hearing adjourned at 11:11 a.m.

APPROVAL OF MINUTES: Motion by Luostari, second Wilson, to approve September 25, 2019, minutes. Motion carried.

ADJOURNMENT: Motion by Luostari, second Wilson, to adjourn. Motion carried. Meeting adjourned at 11:15 a.m.

Submitted by,

Kaci Jo Lundgren
Committee Clerk