SCOTT & KRISTIE ESSEN
Pt NW1/4-SW1/4
Section 11, T48N-R11W
Town of Maple

After-the-Fact Area Variance #16-07
Hearing Date: ~~May 25, 2016~~
June 22, 2016

The applicant or appellant proposes: – after-the-fact area variance to allow an accessory building to remain within the town road setback (63 feet from the centerline of the town road or 30 feet from the right-of-way line, whichever is greater)

The applicant or appellant requests: an area variance from:

> **8.0 Zoning Ordinance, Section IV, 4.2, 1 (c)** – *the setback requirement from a town road shall be 63 feet from the centerline or 30 feet from the right-of-way line, whichever is greater*

Permit History:

May 1, 1971	Land-Use Permit	#24	Mobile Home
June 13, 1995	Land-Use Permit	#10621	Year-Round Dwelling
March 26, 2003	Land-Use Permit	#17190	Accessory Building
June 15, 2015	Land-Use Permit	#24184	Accessory Building

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: _____

NO. 2016-07

DOUGLAS COUNTY BOARD OF ADJUSTMENT
1313 BELKNAP STREET, ROOM 206, SUPERIOR, WI 54880
PHONE 715-395-1380 / FAX 715-395-7643

APPLICATION FOR VARIANCE

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: 4/24/2016 Hearing Date: 05-25-2016

Property Owner Scott & Kristie Essen Day Phone No: (218) 591-7065

Mailing Address 3074 S. Landela Rd City Maple State WI Zip 54854

Property Address: 3074 S. Landela Rd Town of Maple

Legal Description: NW 1/4 SW 1/4, Section 11, T 48N N, R 11 W

Lot _____ Block _____ Subdivision _____ CSM Vol. _____ Page(s) _____

Tax Parcel No. MA-020-00390-00 Zone District A-1

Comm SW COR NW SW, TH N-626', TH E-417', TH S-626', th W to POB

Present improvements on property (include all existing structures): used existing slab by pouring over Top and Building Barn

Proposed Improvements: Built a Barn on slab

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

Lot line setback requested _____ feet from _____.

Road setback requested 31 feet from the centerline of Road (road/highway)

Other request: _____

ATF = 475 x 2

Fee $ 950 pd. **Receipt #** 11356 **Vendor #** 1427735 **Date Paid** 04-29-2016

Outcome: Approved _____ **Approved w/Conditions** _____ **Denied** _____ **Date:** _____

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?

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

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

Scott Essen

Owner or Representative Signature

4-25-16

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.

PLEASE NOTE:

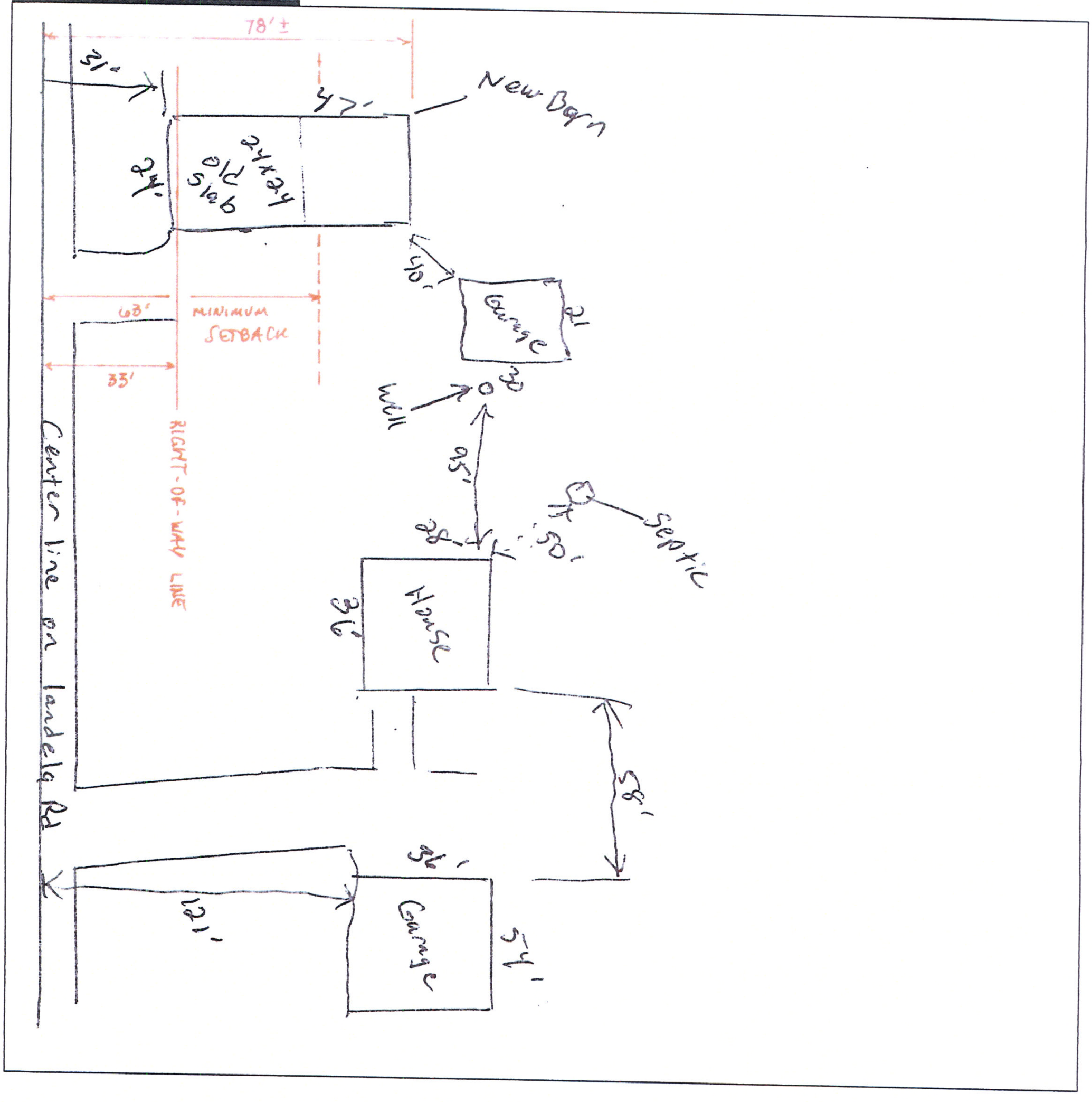
- **Approval of this variance does not grant permission to commence development until all permits are issued and conditions or requirements are satisfied.**

Property Address: 3074 S. Landela Rd Town of Maple

Tax Parcel I.D.: MA-020-00390-00 Date 4-25-2016

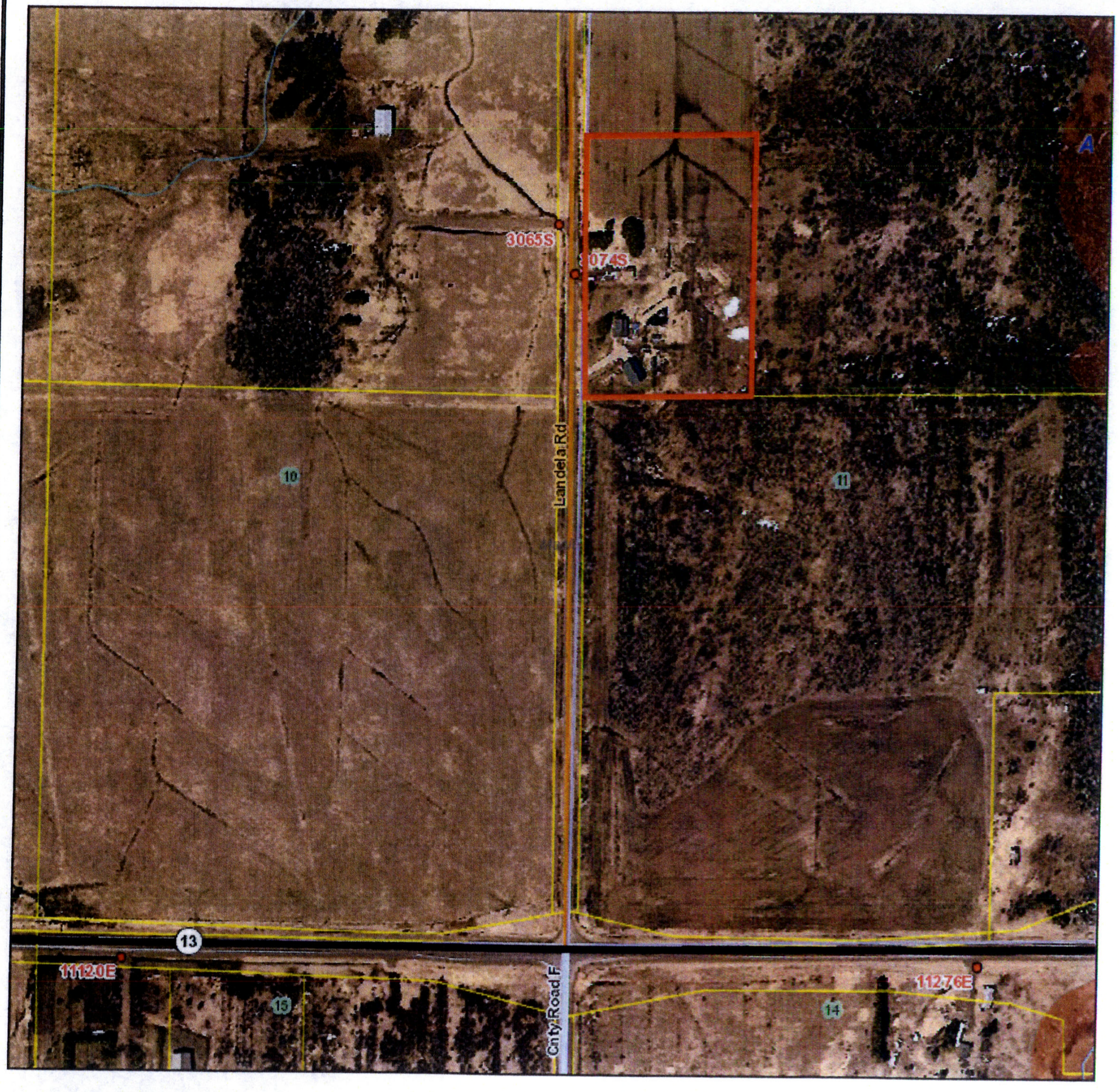
North

Variance Application Sketch



South

04/19/2016 08:44



Essen Strip Map

Legend

- Flood Hazard Areas
- Superior Zoning
- Addresses
- US and State Highways
- County/Town/Forest Roads
  - County Roads
  - Town Roads
  - Forest Roads
- City/Village/Private Roads
  - City and Village Roads
  - Private Drives
- Railroads
- Pipelines
- Rivers and Streams
- Sections
- Parcels (Approximate)
- Cities (Scale below 25K)
- Villages (Scale below 25K)
- Towns
- Lake Superior
- Counties
  - MN
  - WI
- Aerial (Douglas Co) 2013 Color

N

0 200 400 600ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:

Date Printed:
05/5/16 4:3 PM

Sources:

Map Printed: 4/29/2016

MAP PRODUCED BY SHELLY WISNIEWSKI
DOUGLAS COUNTY ZONING

LINES AND DIMENSIONS ARE APPROXIMATE

VAR 2016-07 - Essen, Scott
Acc Bldg Rd S/B, A-1 ZD, 05-25-2016 Hrg

1 inch = 100 feet

100 50 0 100 Feet

N W E S

Stephen Rannenberg
Administrator

Keith Wiley
Assistant Administrator

Ben Klitzke
County Surveyor

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

1313 Belknap Street, Room 206
Superior, WI 54880

Date: April 29, 2016

VAR 2016-07

To: David Grapentine
4649 S Wuori Rd
Maple, WI 54854

From: Steve Rannenberg, Planning and Zoning Administrator

Applicant: Essen, Scott & Kristie

Petition: Accessory Building in Setback of Landela Rd

Parcel ID / S-T-R / Zone Dist: MA-020-00390-00 / 11-48N-11W / A-1

1. We have received the attached application related to a proposed land use change in your town.

2. This proposed land use change is in the form of one or more of the following:

Petition to Rezone	___	Variance / appeal	X
Conditional Use Permit	___	Subdivision plat review	___

Please place this item on the next Town Board agenda for action by the board.

3. We would appreciate a response prior to our public hearing scheduled for **May 25, 2016.**

4. Objection: ✓ No Objection: ___

5. Comments Town objects to liability of building in town right-of-way. Would be acceptable if building were moved out of town right of way.

6. Signature: Gary Swan Date: 5/12/16

(715) 395-1380 Planning / Zoning – Permits
(715) 395-7643 FAX
(715) 395-1340 Surveyor

(715) 395-1570 Land Information / GIS
Web Page: www.DouglasCountyWI.org

SPRAGUE, TRENT
SE1/4-SE1/4-SE1/4
Section 18, T44N-R14W
Town of Dairyland

Area Variance #16-08
Hearing Date: June 22, 2016

The applicant or appellant proposes: – area variance to 1) allow an addition (8' x 20') to a nonconforming structure that will lie within the town road setback (63 feet from the centerline of the town road or 30 feet from the right-of-way line, whichever is greater) and 2) allow an addition (14' x 16') to a nonconforming structure that will lie within the visual clearance triangle of the intersection of Moose Road and State Highway 35

The applicant or appellant requests: an area variance from:

> **8.0 Zoning Ordinance, Section IV, 4.2, 1 (c)** – *the setback requirement from a town road shall be 63 feet from the centerline or 30 feet from the right-of-way line, whichever is greater*
> **8.0 Zoning Ordinance, Section IV, 4.2, 2** – *Visual Clearance Triangle (attached)*

Permit History:

June 23, 2003	#425767	Replacement Holding Tank (Bar)
March 9, 2004	#17996	Addition to a Commercial Building
October 27, 2004	#18710	Year-Round Dwelling & Garage
October 27, 2004	#460063	Replacement Holding Tank (Dwelling)
January 29, 2008	#21023	Campground & Accessory Building
January 31, 2008	#508156	Holding Tanks (Campground)
October 3, 2013	#23557	Accessory Bldg – Commercial Use

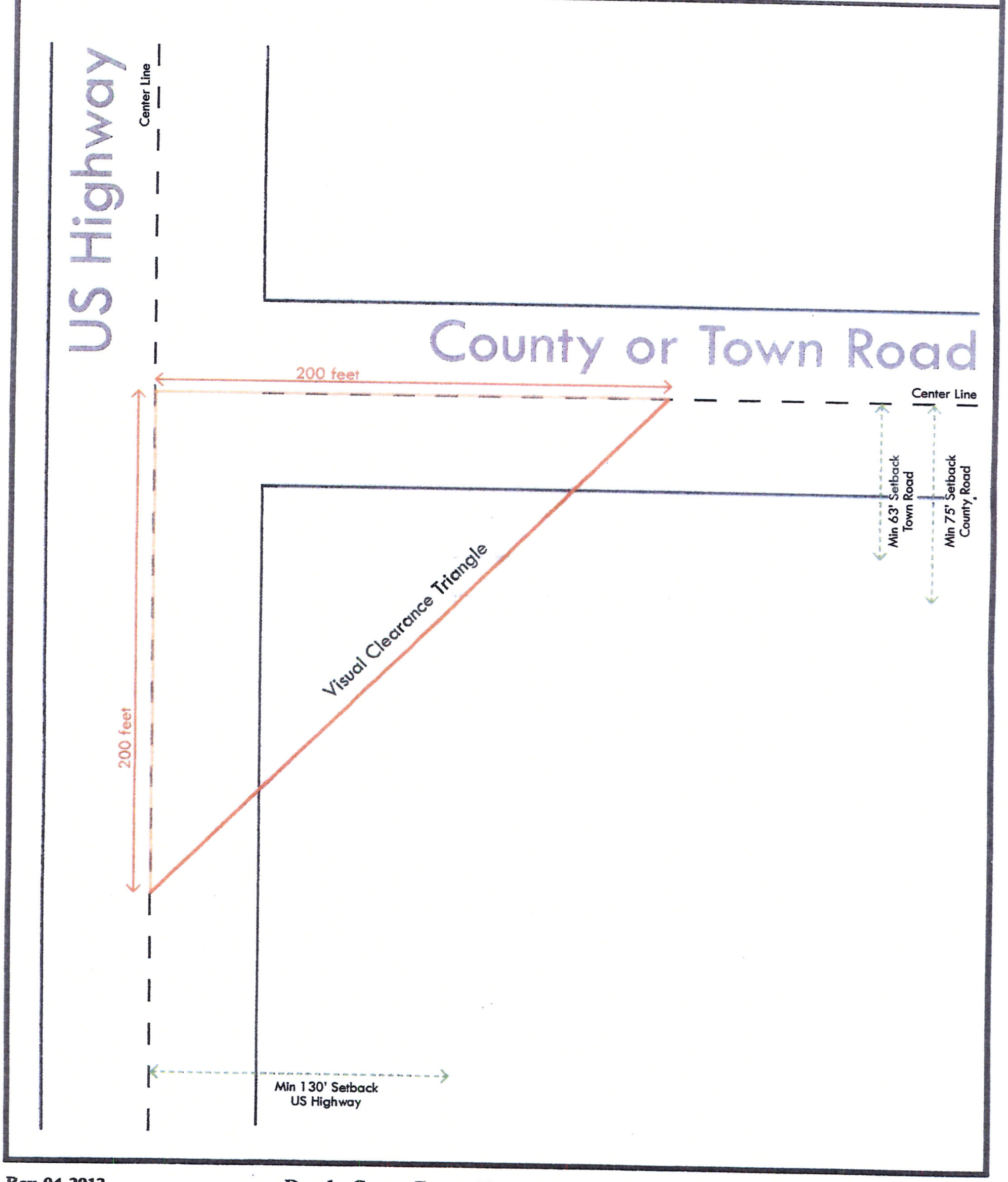
A. Unnecessary hardship ☐is ☐is not present and the hardship ☐is ☐is not due to physical limitation of the property rather than the circumstances of the appellant because:
_____
_____
_____

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: _____

VISUAL CLEARANCE TRIANGLE

Intersection at Class A Highway



NO. 2016-08

DOUGLAS COUNTY BOARD OF ADJUSTMENT
1313 BELKNAP STREET, ROOM 206, SUPERIOR, WI 54880
PHONE 715-395-1380 / FAX 715-395-7643

APPLICATION FOR VARIANCE

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: MAY 9, 2016 Hearing Date: JUNE 22, 2016

Property Owner TRENT E. SPRAGUE Day Phone No: ( )

Mailing Address 13195 S STH 35 City DANBURY State WI Zip 54830

Property Address: SAME Town of DAIRYLAND

Legal Description: SE1/4-SE 1/4 SE 1/4, Section 18, T 44 N, R 14 W

Lot ____ Block ____ Subdivision ____ CSM Vol. ____ Page(s) ____

Tax Parcel No. DA-010-00970-01 Zone District C-1

Present improvements on property (include all existing structures): TAVERN / RESTAURANT
ACCY BUILDING

Proposed Improvements: ADDITIONS (1) 8' X 20' KITCHEN ADDITION
(2) 14' X 16' ADDITION

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

Lot line setback requested ____ feet from ____.

Road setback requested (1) 54 feet from the centerline of MOOSE ROAD (road/highway)

Other request (2) SECOND ADDITION WITHIN VISUAL CLEARANCE TRIANGLE

Fee $ 475 **Receipt #** 11478 **Vendor #** 1434951 **Date Paid** 06-02-2016

Outcome: Approved ____ **Approved w/Conditions** ____ **Denied** ____ **Date:** ____

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?

I would not be able to build any place else.

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

Holding Tanks to the west of Building

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

Owner or Representative Signature

5/9/16
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.

PLEASE NOTE:

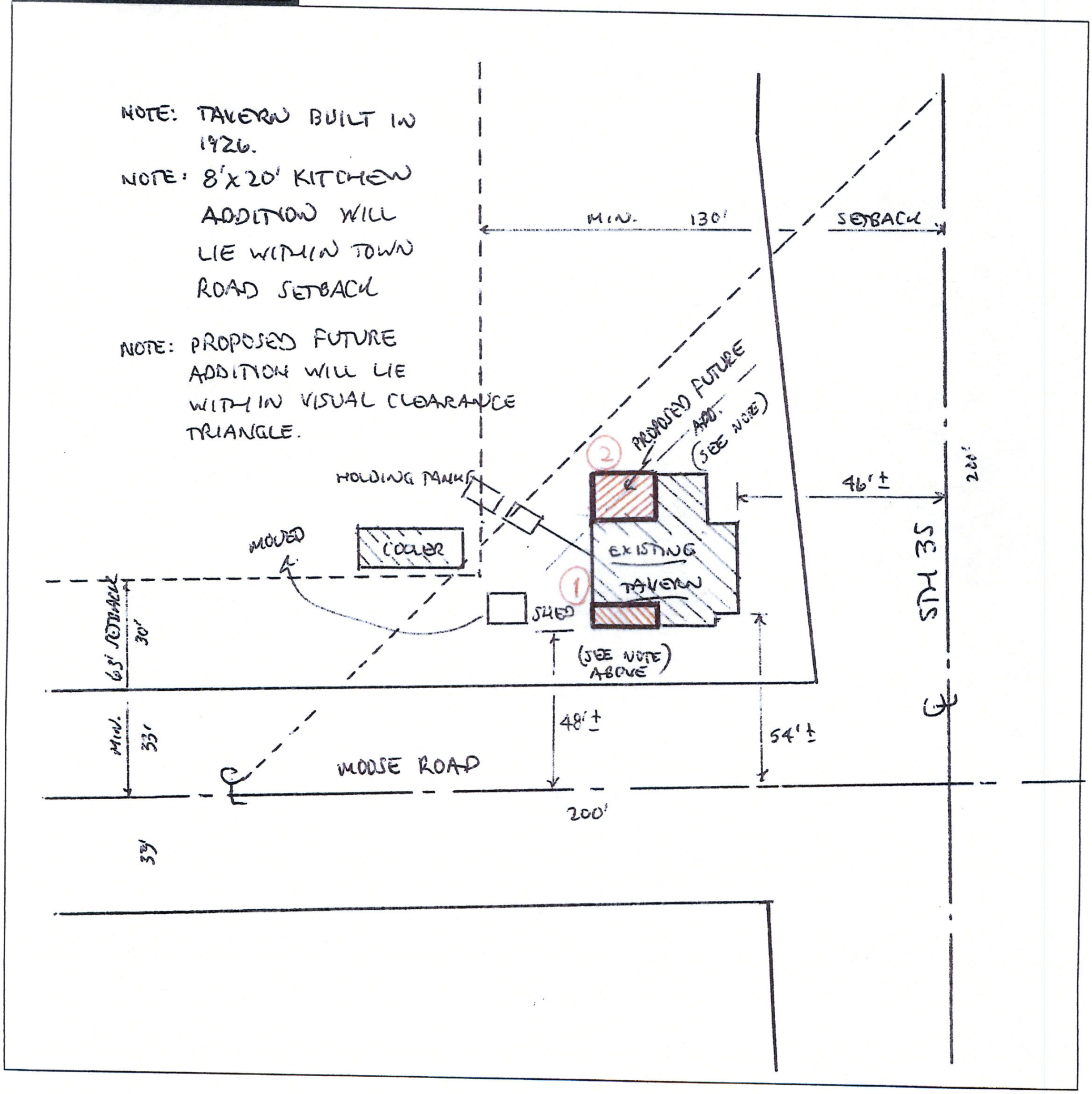
- **Approval of this variance does not grant permission to commence development until all permits are issued and conditions or requirements are satisfied.**

Property Address: 13195 S State Hwy 35 Town of Dairyland

Tax Parcel I.D.: DA-010-00970-01 Date 05-09-2016

North

Variance Application Sketch



South

Map Printed: 5/10/2016

MAP PRODUCED BY SHELLY WISNIEWSKI
DOUGLAS COUNTY ZONING

VAR 2016-08 - Sprague, Trent
Add to LNC Comm Bldg, C-1 ZD, 06-22-2016 Hrg

1 inch = 50 feet

50 25 0 50 Feet

N W E

LINES AND DIMENSIONS ARE APPROXIMATE

LAGAE, JAMES
Pt Gov't Lot 4
Section 24, T45N-R12W
Town of Solon Springs

Area Variance #16-09
Hearing Date: June 22, 2016

The applicant or appellant proposes: – area variance to allow the construction of a garage that will lie within the town road setback (63 feet from the centerline of the town road or 30 feet from the right-of-way line, whichever is greater)

The applicant or appellant requests: an area variance from:

> **8.0 Zoning Ordinance, Section IV, 4.2, 1 (c)** – *the setback requirement from a town road shall be 63 feet from the centerline or 30 feet from the right-of-way line, whichever is greater*

Permit History:

June 27, 1978 #3397 Garage

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: _____