

DOUGLAS COUNTY BOARD OF ADJUSTMENT
Wednesday, October 27, 2021, 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 – Larry Luostari, Gary Saari, Larry Kappes, Bob Martin, Sam Jones. Others present – Terri Luebbe, Tessah Behlings, Marissa Hanson, John Kamrath, Danette Kamrath, Mark Denis (remote), Monica Smith (remote), Don Cummings (remote), 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:

#21-07: Mark & Monica Smith Family Trust, Solon Springs, WI – Area Variance to allow for an expansion of an existing balcony, from 3’x26’3” to 8’x26’3”, to be constructed within the 75 foot minimum setback requirement of the ordinary high water mark of Upper St. Croix Lake; Lot 3, Blk 2, Rearr of Jackson Division, Section 19, T45N-R11W; (SO-026-01505-00, 10929 S Jackson Dr), Town of Solon Springs.

Applicant present remotely. No objections from Town of Solon Springs. Contractors refuse to place ladders on deck due to small size; maintenance of home (siding/window replacement) unable to be completed. Letter from DNR read aloud.

ACTION: Motion by Luostari, second Saari, to approve application, limiting deck size to no larger than 6’ x 26’3”. Increased size will allow future maintenance without causing unnecessary burden to remove deck; it is not contrary to public interest. Roll call vote taken and passed with 4 – Yes, 1 – No, 0 – Absent. Voting no – Kappes.

#20-13: John Kamrath, Solon Springs, WI – from the December 16, 2020 hearing - Area Variance to construct an a) addition (living space and attached garage) within the minimum setback requirements of a town road, which is 63 feet from the centerline or 30 feet from the right of way line, whichever is greater, within the minimum front lot line setback requirement of 30 feet, within the 75 foot minimum setback requirement of the ordinary high water mark of Upper St. Croix Lake, and which exceeds the 50% allowable expansion of the enclosed building area of a nonconforming structure; and b) a roof expansion over existing deck within the 75 foot minimum setback requirement of the ordinary high water mark of Upper St. Croix Lake; N- 100’ of S-1133’ of Gov’t Lot 5, Section 19, T45N-R11W, Ex Pt Platted for Lakeview Hgts; (SO-026- 00464-00, 11135 S Engstad Rd), Town of Solon Springs.

Applicant present. No objections from Town of Solon Springs, but town suggested locating garage door on north or south side of building to aide off-street parking and snow placement.

ACTION: Motion by Jones, second Luostari, to approve part a) of application, limiting garage size to 20' x 26', increasing distance from road by seven feet, to alleviate snow and parking concerns; many neighboring garages are closer to road so it is not contrary to public interest. Roll call vote taken and passed with 5 – Yes, 0 – No, 0 – Absent.

Motion by Jones, second Saari, to approve part b) of application, with overhang size not to exceed existing house overhang size, and require shoreland mitigation. Roll call vote taken and passed with 5 – Yes, 0 – No, 0 – Absent.

Public hearing adjourned at 11:19 a.m.

APPROVAL OF MINUTES: Motion by Kappes, second Saari, to approve September 22, 2021, minutes. Motion carried.

FUTURE AGENDA ITEMS: One application for November; one for December.

ADJOURNMENT: Motion by Jones, second Kappes, to adjourn. Motion carried. Meeting adjourned at 11:23 a.m.

Submitted by,

Kaci Jo Lundgren, Committee Clerk