

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

1. CALL MEETING TO ORDER

In the absence of Chair Bill Maslowski, Marty Sawall called the meeting to order at 7:30 P.M., noting the meeting had been properly noticed and fees paid.

TOM HOFFMANN MOVED TO NOMINATE MARTY SAWALL AS CHAIRPERSON FOR THIS MEETING. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. MOTION CARRIED.

2. ROLL CALL

Present

Thomas Hoffmann
Al Johnson
Marty Sawall

Absent

Bill Maslowski
Gerry Holton

Also present

Scott Hussinger, City Building Inspector

3. APPROVE MINUTES OF JULY 11, 2013 MEETING

T. HOFFMANN MOVED TO APPROVE THE BOARD OF ZONING APPEALS MEETING MINUTES OF JULY 11, 2013 AS PRESENTED. M. SAWALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. OLD BUSINESS

None.

5. NEW BUSINESS

CASE 781 APPEAL OF BERNARD AND DIANE GRUENKE, (OWNERS), TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE AT 1401 MILWAUKEE ST, DELC 0788.019. THE PROPOSED RESIDENCE MUST COMPLY WITH ALL RL-2 ZONING REQUIREMENTS. THE PROPOSED 14.1 FEET CORNER SIDE YARD DOES NOT MEET THE 25 FEET MINIMUM AS REQUIRED IN SECTION 17.39(9)(K).

S. Hussinger briefly reviewed the case, noting the proposed residence did not meet the RL-2 zoning requirements because the proposed 14.1 feet corner side yard did not meet the 25 foot minimum as required in the City's zoning code.

T. Hoffmann stated letters of support were included in the packet for this meeting. He had also been contacted by Jim Buegge, 1342 Milwaukee Street, regarding his full support of the proposed plans as well.

The applicants, Bernard and Diane Gruenke, were present. Bill Zach, Builder for the Gruenke's, 34580 Meadowview Ct. in Oconomowoc, was also present. D. Gruenke stated an error in the variance application had been found and corrected information related to the fair market value of the property was distributed at this time. B. Zach

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stated the current building was considered nonconforming as a result of the zoning code change that took place after the house was in existence. The proposed house would improve the setbacks on all sides of the lot and the proposed sideyard setback was more than double the current one. He noted Graham Street only served a lift station and a sewer at the end of the roadway and was not frequently traversed. Typically a sideyard setback was in existence to assist with sight lines and vision corners near busy street corners. This would not be an issue in this case. B. Zach stated there were mold, lead, and asbestos issues with the current house that required the homeowner to reside elsewhere at this time. Due to health issues, the Gruenke's required accommodations in the proposed house to make it habitable. The neighbors on all sides were in support of the proposed plans.

S. Hussinger stated the data submitted appeared to be correct in this case. A. Johnson stated he had no issues with the proposal. T. Hoffmann agreed. M. Sawall stated he appreciated the great care taken in the current property and in the proposal. All present knew the zoning had changed and he appreciated the setback improvements in the proposed house. A. Johnson noted all neighbors were in support of the proposed house as well.

T. HOFFMANN MOVED TO APPROVE THE APPEAL OF BERNARD AND DIANE GRUENKE, (OWNERS), TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE AT 1401 MILWAUKEE ST, DELC 0788.019 AS PRESENTED. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. ADJOURN

A. JOHNSON MOVED TO ADJOURN THE AUGUST 8, 2013 BOARD OF ZONING MEETING AT 7:46 P.M. T. HOFFMANN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes prepared by:

Accurate Business Communications, Inc.