

CITY OF DELAFIELD BOARD OF ZONING MINUTES

1. CALL MEETING TO ORDER

Chairperson Henry Bills called the meeting to order at 7:34 p.m.

2. ROLL CALL

Present

Absent

Henry Bills
Al Johnson
Gerry Maier
Keith Strege (entered 7:37 p.m.)
Gerald MacDougall

Thomas Hoffmann

3. APPROVE MINUTES OF APRIL 28TH, 2005

A. JOHNSON MOTIONED TO APPROVE THE MINUTES FROM THE APRIL 28, 2005 MEETING. G. MAC DOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 709 – REQUEST OF BERNARD BIBA FOR A PROPOSED REBUILDING OF A DETACHED GARAGE AT 933 MILWAUKEE ST.

It was noted that the fee has been paid, proper neighbors have been notified, and the notice was properly posted in the paper.

A letter from the building inspector dated April 12, 2005 denying the building permit was read. The building permit was denied because the proposed garage does not meet the minimum setbacks.

A letter dated April 20, 2005 from Bernard & Sharon Biba was read. The letter discussed the reasons they would like to have the variance, including saving two large trees and a yew, use of the present driveway, alignment to the present house, and because it would look nice.

Mr. & Mrs. Biba were present at the meeting. A note from Teresa M. Boehmer, 928 Oak Street, was included in the packet which stated that they had no concerns about the garage and thought it would be a positive addition to the neighborhood. Mr. Biba stated that he would like to change the plans that were presented and for security reasons would like to turn the garage. He stated that it would not be any closer than the dimensions stated. The old garage will be taken down. Mr. Biba stated that if the variance was not granted, he would not do anything – he would only build the new garage if he could do it according to his plans.

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The commissioners stated that they were controlled by law. G. Maier stated that they must have a reason to grant a variance.

G. MAIER MOTIONED TO GRANT THE VARIANCE ON THE OAK STREET SIDE BUT THAT THE NORTH LOT LINE MUST MEET THE 15' MINIMUM INTERIOR YARD SETBACK. G. MAC DOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CASE 707 – RE-OPEN/RECONSIDER REQUEST OF WILLIAM ZACHER FOR A PROPOSED ADDITION AND REMODELING OF HOME AT 2808-2810 BURRIES RD.

All commissioners had received a new plan reflecting a number of changes. The print on the existing house is not being changed, but remodeling will take place. The garage has been eliminated from the previous plan and the overall plan has been dramatically reduced.

Completion of the project was discussed. Mr. Zacher stated that he is ready to begin and he is hoping to have the project complete in four months, and would experience no problem completing it by the end of the year.

A. JOHNSON MOTIONED TO ACCEPT THE PROPOSED REQUEST BUT THAT IT MUST BE COMPLETE BY THE END OF THE YEAR. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CASE 710 – REQUEST OF DANIEL MCNEIL FOR A PROPOSED REBUILDING OF DETACHED GARAGE AT 1106 MAIN ST.

The fee had been paid, the proper neighbors had been notified, and the notice was properly posted in the paper.

A letter from the building inspector dated April 21, 2005 denying the permit was read. The building permit was denied because in RL-1 zoning the minimum interior side yard setback required is 20 feet and the existing garage is only 7.7 feet off of the western side lot line. Under Section 17.57 a variance is needed to reconstruct a non-conforming structure.

A letter dated April 21, 2005 from Daniel J. McNeil to the Board of Zoning Appeals was read. The letter stated that the existing garage is in dire need of reconstruction. They would like to increase the size of the garage for storage of lawn and yard equipment and for the garage to accommodate two vehicles.

A letter from Conn and Shari Huffaker, 1100 Main Street, has been received and they were in favor of the project. The letter was included in the packet.

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The garage would have the same western edge as now. H. Bills stated that by holding the 7.7', which is the same distance as the house is from the lot line, additional space would be given for a car to enter/exit the garage.

G. Maier stated that the non-conformity would not be increased.

A. JOHNSON MOTIONED TO APPROVE. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CASE 711 – REQUEST OF JOHN SLEIN FOR A PROPOSED REMODELING OF FRONT ENTRY AND RELOCATION OF DECK STAIRWAY AT 2362 LAKEVIEW CT.

The fee had been paid, the proper neighbors had been notified, and the notice was properly posted in the paper.

A letter from the building inspector dated May 12, 2005 denying the building permit was read. The building permit was denied because the proposed front entry and deck stairway relocation would be on an existing non-conforming structure.

A letter dated May 17, 2005 from John and Laura Slein was read. They stated that the property has been non-conforming for years and is built on the Lakeview Court "peninsula". They were asking for the relocation of the deck stairs for privacy and safety concerns.

Laura Slein, owner, Norb Mikula, builder, and neighbors in support of the project were present at the meeting.

A. JOHNSON MOTIONED TO APPROVE. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

K. STREGE MOTIONED TO ADJOURN FROM THE MEETING. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:11 P.M.

Minutes Prepared By:

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Accurate Business Communications, LLC