

CITY OF DELAFIELD BOARD OF ZONING MINUTES

1. CALL MEETING TO ORDER

H. Bills called the meeting to order at 7:33 p.m.

2. ROLL CALL

Present

Absent

Henry Bills
Thomas Hoffmann
Al Johnson (entered 7:35 p.m.)
Gerry Maier
Keith Strege

3. APPROVE MINUTES OF JULY 14TH, 2005 MEETING.

T. HOFFMANN MOTIONED TO APPROVE THE MINUTES FROM THE JULY 14TH MEETING AS PRESENTED. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. MOTION CARRIED.

4. NEW BUSINESS

CASE 713 – REQUEST OF SCOTT NEWCOMER (JIM JENDUSA, AGENT) FOR A PROPOSED REBUILDING OF A NEW HOME AT 1829 NAGAWICKA RD

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

The fees had been paid and proper neighbors notified. A letter from the building inspector dated July 8, 2005 was read. It was clarified that the property has transferred ownership to Newcomers. Variances for the minimum open space requirement, floor area ratio and minimum interior side yard requirements would be needed for the proposed new home. A letter from Jendusa Engineering Associates, Inc. was read. It stated that the restrictions caused a hardship for the property owner because of the property being in an RL-1 zoning area. It was clarified that the easement by the property was in reference to a sewer line.

A letter from John & Lori Petersen, 1913 Nagawicka Road, opposing the proposed plans was read.

S. Newcomer and J. Jendusa were present at the meeting. J. Jendusa stated that the hardship was that the lot was placed in the RL-1 zoning and when originally constructed, the zoning and restrictions didn't exist. The hardship comes from it being a nonconforming lot that shouldn't be in the zoning according to the ordinance. H. Bills stated that the lot was built nonconforming

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and the design needed to be worked around the 66 feet that they had. He stated that the proposed house width is very large. S. Newcomer stated that one tree would be taken down, and that this tree had been hit by lightning more than one time and needed to be removed regardless because it is mostly dead. T. Hoffmann stated that the house is too big for the lot. The side setbacks are beyond what would be granted for any type of variance. G. Maier agreed with the comments made and would be open to a variance, but not to this extent. A. Johnson was in agreement. It was asked how the design came about knowing about the restrictions. S. Newcomer felt that after talking to his neighbors, he felt that the design was good. G. Maier stated that the Board must consider hardships, and no hardships had been established. H. Bills reiterated that they must design around what they have. K. Strege agreed and stated that the proposed home was too big for the lot and too many variances would be required.

Jeff Snopek, 1823 Nagawicka – Commented that he would like the board to consider the houses that surround this lot. He asked that leniency be given so that the home would fit in the area. He discussed the sewer easement.

Greg Meyers, 1905 Nagawicka – They are fine with the 10' setback as long as there is a height restriction in this area, that it is stepped along the side so as not to block the view from their home.

The commissioners thought that a setback of 8' on the south side and 12' on the north side, totaling 20' would be acceptable. A variance granting more FAR could be done in the range of 6500'.

G. MAIER MOVED TO DENY THE REQUEST AS PRESENTED, BUT THAT GUIDELINES TO ENTERTAIN A NEW DESIGN OF SIDE YARD SET BACKS OF 8' ON THE SOUTH AND 12' ON THE NORTH AND A FAR IN THE RANGE OF 6500' AS A TARGET BE GIVEN. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

A. JOHNSON 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 8:04 P.M.

Minutes Prepared By:

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Accurate Business Communications, LLC