

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

- 1. CALL MEETING TO ORDER

Chairman H. Bills called the meeting to order at 7:35 p.m.

- 2. ROLL CALL

Present

Absent

Henry Bills
Thomas Hoffmann
Al Johnson
Keith Strege

Kathy Aldridge
Gerry Maier
Gerald MacDougall

- 3. APPROVE MINUTES OF DECEMBER 9, 2004

A. JOHNSON MOTIONED TO APPROVE THE MINUTES OF THE DECEMBER 9, 2004 MEETING. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- 4. NEW BUSINESS

CASE 705 – REQUEST OF ED BARKER FOR A PROPOSED UTILITY SHED AT 2325 NAGAWICKA ROAD.

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

The letter from the building inspector dated December 20, 2004 was read. The building permit was denied because the proposed detached shed would violate the minimum street setback (50 feet). The proposed shed is only 36 feet from the street lot line. In addition, the minimum interior side yard offset required is 15 feet and the proposed shed is only 13.1 feet off of the south side lot line. It was noted that the previous shed was in the same location.

A letter from Ed and Vicki Barker dated December 17, 2004 was read. It mentioned the hardship of a large mature maple tree that would have to be cut down if the shed were to be moved further from the road. Also included in the packet was a document with four neighbors’ signatures indicating that they did not oppose the construction of the new utility shed in the proposed location.

A survey of the plat, photographs, and drawings were included in the packet.

Ed Barker was present at the meeting.

Neighbors to the north, Judith & Gerald Tearney, were present at the meeting and were in support of the location for the shed.

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The shed would not be seen from the road because of the large pines, and the large maple would make it difficult to move it closer to the house. The new shed would be in the same location as the old shed was. There is a poured slab there at this location now. The shed will line up with the neighbor's shed.

T. HOFFMANN MOTIONED TO ACCEPT THE APPEAL AS SO STATED. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CASE 706 – REQUEST OF REX LUNDGREN FOR AN ALREADY EXISTING NEW ROOF AND REBUILT NEW SIDEWALLS ON PART OF AN EXISTING DETACHED GARAGE AT 1103 MILWAUKEE STREET.

The fee had been paid, the proper neighbors had been notified, and the notice was properly posted in the paper. Letters from the building inspector dated November 22, 2004 and December 20, 2004 were read. The letters stated that the after-the-fact building permit was denied for the new roof and sidewalls on the existing garage because the minimum interior side yard required is 15 feet and the detached garage is only 1.4 feet from the north side lot line. In addition to the variance to re-build part of the garage, the attachment of the new 7' x 10' shed to the garage would also require a variance because the new shed is only 8 feet from the east side lot line. A second variance for 7 feet on the east lot line is needed.

The letter from Rex and Christine Lundgren dated December 16, 2004 was read. He stated that the repairs and changes were done out of their misunderstanding of current building codes. He further detailed his past experiences.

Also included in the commissioner's packet was a document with six neighbors' signatures indicating their approval for a small utility shed off of the back of the garage. Drawings and a survey of the parcel were included in the commissioners' packets.

Milan Sasich, 918 Nagawicka, a neighbor, was present at the meeting and stated that he moved in four months ago. This project made a nice improvement and he has no objections.

Stu Tentoni, 1024 Nagawicka, a neighbor, was present at the meeting and stated that he had no objections.

Rex and Christine Lundgren were present at the meeting.

A. JOHNSON MOTIONED TO GRANT THE VARIANCES AS STATED. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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5. CORRESPONDENCE

None.

6. ADJOURN

A. JOHNSON MOTIONED TO ADJOURN FROM THE MEETING. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:00 P.M.

Minutes Prepared By:

Accurate Business Communications, LLC