

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

1. CALL MEETING TO ORDER

Chairman H. Bills called the meeting to order at 7:30 p.m.

2. ROLL CALL

Present

Absent

Henry Bills
Gerry Maier
Thomas Hoffmann
Keith Strege
Al Johnson

Gerald McDougall (1st Alternate)

3. APPROVE MINUTES OF AUGUST 26, 2004

K. STREGE MOTIONED TO APPROVE THE MINUTES OF THE AUGUST 26, 2004 MEETING. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 697 – REQUEST OF DAVID & DIANE POWELL FOR A VARIANCE FOR A PROPOSED DETACHED GARAGE AT 1912 MORAIN END DR.

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 August 24, 2004 was read which denied the building permit for the proposed detached garage. A letter from David and Diane Powell dated August 24, 2004 was also read. It cited hardships because of the unique shape of their lot, the location of well-established oak trees, and the septic system. Included in the commissioner’s packet was a letter dated August 24, 2004 from a neighbor, Ena Mollie Lantz, who shares a boundary with the property and who was in favor of the variance. This letter was also read. A survey and drawings were included in the commissioner’s packets.

Mr. Powell was in attendance at the meeting. He explained the configuration of his land and the surrounding area.

G. Maier stated that the terrain and irregular lot lines, the oak trees, and the septic present enough hardships.

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

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CASE 698 – REQUEST OF DAVID LISOWSKI FOR A VARIANCE FOR A PROPOSED NEW HOUSE CONSTRUCTION AT 805 GARRISON COURT

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

The letter dated August 31, 2004 from the building inspector denying a building permit due to the proposed shore setback of the home (50') was read. It was stated that in RL-1 zoning, a minimum shore line setback of 60' is required (Section 17.39(7)(g)). A letter from David Lisowski outlining the reasons he felt that a variance should be granted was read.

D. Lisowski and J. Behrends were present at the meeting. H. Bills questioned the relocation of the drainage easement. The drainage easement will be moved over approximately 10 feet at the owner's expense. The deck is approximately 12 feet wide at the narrowest point from the lakeside towards the house. The house to the south is approximately 50' and the previous house was approximately 50' from the lakeshore. The new house will be further away from the lake by 12.5 feet than the old one.

A. JOHNSON MOTIONED TO ACCEPT THE CONDITIONS AND GRANT THE VARIANCE INCLUDING THE DRAINAGE EASEMENT. T. HOFFMANN SECONDED. G. MAIER STATED THAT YOU COULD NOT BUILD THE DECK LESS THAN 12 FEET AND HAVE IT BE USABLE. T. HOFFMANN STATED THAT THEY WOULD NOT BE COMING OUT ANY FURTHER. THE HOUSE WILL BE SET BACK FURTHER THAN BEFORE. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

K. STREGE MOTIONED TO ADJOURN FROM THE MEETING. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:53 P.M.

Minutes Prepared By:

Accurate Business Communications, LLC