

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

- 1. CALL MEETING TO ORDER

Chairman H. Bills called the meeting to order at 7:32 p.m.

- 2. ROLL CALL

Present

Absent

Henry Bills  
Gerry Maier  
Keith Strege  
Al Johnson  
Gerald McDougall

Thomas Hoffmann  
Kathy Aldridge

- 3. APPROVE MINUTES OF SEPTEMBER 23, 2004

**G. MAIER MOTIONED TO APPROVE THE MINUTES OF THE SEPTEMBER 23, 2004 MEETING. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- 4. NEW BUSINESS

CASE 699 – REQUEST OF KEVIN HART 2<sup>ND</sup> STORY ADDITION OF DETACHED GARAGE AT 1331 MILWAUKEE ST.

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 September 17, 2004 was read. The building permit was denied because the proposed addition would violate the minimum street setback. The September 23, 2004 letter on behalf of Kevin & Cathy Hart from Dale Kolbeck, President of Anders, Inc. was read. A survey of the plat and drawings were included in the packet. No letters for or against the proposal were included.

Jim Engle from Anders, Inc. was present at the meeting. The proposed roof is a 4-5 pitch and will give more storage space and will make the roof more closely match that on the home. Effectively, they are taking the old roof off and putting a new roof on with a higher gable.

**G.MAIER MOVED TO APPROVE THE VARIANCE AS REQUESTED. G. McDOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

CASE 700 – REQUEST OF BRIAN AND PEGGY VAN HORN FOR A VARIANCE FOR A PROPOSED REBUILDING OF A NEW HOME ON THE EXISTING FOOTPRINT AT 3313 LAKE DRIVE

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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 September 23, 2004 denying a building permit was read. A minimum of 8 feet is required for the interior side yard. The letter from Peggy and Brian VanHorn was read. There was an attachment to their letter from Guthrie & Frey, Inc.

There were no other letters included either for or against the proposal in the file. Color photographs were distributed to the commissioners.

Peggy and Brian Van Horn were present. The primary issue was to keep a little bit of a side yard open. Putting the home in the middle of the lot would not make either side yard useable.

G. Maier stated that the case had been stated well. If the house was located in the center it would detract from the rest of the neighborhood. The hardship was explained in the letter.

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

CASE 701 – REQUEST OF LARRY SNYDER FOR A PROPOSED GARAGE ADDITION AT 1021 LAKE DRIVE

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 September 17, 2004 denying the building permit due to the minimum front street setback requirement of 25 feet not being met. The letter from Larry and Carol Snyder dated September 23, 2004 was read.

Larry and Carol Snyder were present at the meeting. He stated that the existing garage and house are quite old and they were built in pieces. The one car garage was built first, the second car portion was built separately and there is a structural need to replace the garage.

**A. JOHNSON MOTIONED TO GRANT THE VARIANCE. K. STREGE ASKED ABOUT THE EASEMENT FOR SERVICING THE LIFT STATION. L. SNYDER STATED THAT THE EASEMENT WOULD NOT BE AFFECTED BY THE PROJECT. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

CASE 702 – REQUEST OF DEAN AND NICOLE WINTERSBERGER FOR A PROPOSED HOME ADDITION AT 2370 WOODLAND PARK 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 September 14, 2004 denying the building permit because of the minimum interior side yard setbacks was read. The letter from Dean and Nicole Wintersberger outlining their hardships and requesting a variance dated September 23, 2004 was read.

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There were no letters either for or against the proposal in the file.

Dean and Nicole Wintersberger were present at the meeting.

Fred Benkert, the next door neighbor to the north, was present and was given the opportunity to view the plans. He expressed concern about a potential water drainage problem that could affect the lower level of his residence. He used to have severe water seepage until he retrenched the area and he did not want a water issue again. He stated that water management on the addition was critical. He stated that he did want the property owners to improve their property.

Tim Gibbons, 2364 Woodland Park Drive (south side of the property) was present and stated that the proposed addition would be 8' off of the property line. There would be 16' between the proposed addition and the neighboring house. With creative landscaping between the houses he thought that the problem could be averted.

G. Maier stated that this problem needed to be resolved, but it was not part of this body. H. Bills stated that something needed to be said to the building inspector. What the board is looking at is an existing non-conforming structure and the new addition is completely conforming.

Ed Straumanis & DeAnn Johnson, neighbors, were present and were in favor of the project.

**G. MAIER MOTIONED TO GRANT THE VARIANCE AND TO ALERT THE BUILDING INSPECTOR THAT THERE IS A RUNOFF PROBLEM. G. McDOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

5. CORRESPONDENCE

None.

6. ADJOURN

**G. MAIER 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 8:27 P.M.**

Minutes Prepared By:

Accurate Business Communications, LLC