

**CITY OF DELAFIELD BOARD OF ZONING MINUTES**

1. CALL MEETING TO ORDER

Chairman H. Bills called the meeting to order at 7:55 p.m.

2. ROLL CALL

Present

Henry Bills  
Al Johnson  
Gerry Maier  
Keith Strege  
Gerald MacDougall

Absent

Kathy Aldridge  
Thomas Hoffmann

3. APPROVE MINUTES OF OCTOBER 14, 2004

**G. MAIER MOTIONED TO APPROVE THE MINUTES OF THE OCTOBER 14, 2004 MEETING. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. NEW BUSINESS

CASE 703 – REQUEST OF RANDY & LOIS BURLISON FOR A PROPOSED NEW SINGLE-FAMILY HOME AT 1322 NAGAWICKA STREET

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 November 11, 2004 denying the building permit was read. The building permits was denied because the proposal would not meet the front street and side yard set-backs. The letter dated November 10, 2004 from the Mr. & Mrs. Burlison to the City of Delafield Appeals Board was read. Mr. & Mrs. Burlison were present at the meeting. Mr. Burlison corrected his letter that he sent to the City and stated that the existing house is actually eight feet from the front lot line, not seven feet from the street. The survey for the new home would be 17' from the front lot line, plus another 10' to the street.

Bruce Neumiller, 1360 Nagawicka Street, a neighbor, stated that he has looked at the survey and the plans for the house. He voiced his support for what they want to do. It would be a more conforming property than exists today. This street is a dead-end street and the physical asphalt is on the north side of the easement. The lot line is 10' from the asphalt. The house today is 21' from the physical asphalt and will be 27' from the physical asphalt as proposed.

Larry Snyder, 1021 Lake Drive, is on the other side of the Burlisons. He voiced support for the proposal and gave a brief history. The house has been in

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disrepair for approximately 15 years. He applauded what they were trying to do.

Norman Bandt, 1319 Nagawicka Street –He voiced the same opinion that the other two gentlemen expressed.

Jackie Chapman, 924 Nagawicka Street – She stated that she had a major concern about this as she had come before the Board of Zoning when she wanted to put a second story on her house and was denied. She asked why her property was different than this property. G. Maier stated that all cases were judged on a case by case basis and that her case was not being reviewed tonight.

H. Bills stated that just by looking at the physical map it showed that the proposal would make it more conforming, plus other nonconformities would be decreasing.

**A. JOHNSON MOVED TO GRANT THE VARIANCES AS REQUESTED. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

CASE #704 – REQUEST OF MR. & MRS. ROBERT WEBSTER FOR A PROPOSED ATTACHED GARAGE, HOME ADDITION, AND PROPOSED DETACHED GARAGE ADDITION AT 3200 STONEBRIDGE ISLE.

The fees 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 October 28, 2004 was read. The building permit was denied due to the interior side lot line setback and front street lot line setback. A letter from the architect, Paul R. Schultz, dated November 15, 2004 was read. There is a hardship because of the shape of the existing lot.

Mr. & Mrs. Webster and Paul Schultz were present at the meeting. G. Maier stated that he built this house and it was built within the existing acceptable envelope and the house was not nonconforming. This was a PUD and required setbacks were 40' from the street. He had plans, drawings, and Welch Hanson's certified survey. He did not believe that the extension for the front entrance canopy would not normally be a problem, and did not come into play because of the PUD that existed at the time the home was built. He was not aware that the City changed the setbacks. He did not think the variance for the front entrance was necessary, but thought that the easiest way would be to grant the variance.

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

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The second request was to extend the garage. G. Maier explained the situation with the garage. Between the corner of the garage and his house is 75' of woods and then 50' of grass and would render that whole setback requirement innocuous. G. Maier stated that he is the next door neighbor and having this garage enclosed with the addition would be advantageous. The full intent of the law is not being abused by going with that variance.

**G. MAIER MOVED TO GRANT THE VARIANCE FOR THE GARAGE. G. MAC DOUGALL 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. MAC DOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:24 P.M.**

Minutes Prepared By:

Accurate Business Communications, LLC