

CITY OF DELAFIELD BOARD OF ZONING APPEALS MEETING MINUTES

DRAFT

Call Board of Zoning Appeals Meeting to Order

G. HOLTON MOTIONED TO APPOINT M. SAWALL AS ACTING CHAIR. J. KRAJACIC SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

M. Sawall called the meeting to order at 6:18 P.M.

Pledge of Allegiance
The Pledge of Allegiance was recited.

Roll Call for the Thursday, April 14, 2016 Board of Zoning Appeals Meeting:

Present

Gerry Holton
Marty Sawall
Jeff Krajacic

Absent

Thomas Hoffman
Al Johnson

1. Approve minutes of September 11, 2014 Board of Zoning Appeals meeting.

No action was taken.

2. Unfinished Business

None.

3. New Business

- a. Discussion and action on Case 792: Appeal of Ronald and Kathleen Nelson, owners, to construct a 23' wide by 20' deep addition located at 2215 Key Point Ln, 0782.988. The parcel is zoned RL-1. The proposed shore setback of 52 feet does not meet the 60' minimum required in the RL-1 district, per Section 17.39(7)(g).

Ronald Nelson, Applicant, 2215 Key Point Lane, was present and addressed the Board. He stated that this issue was due to a triangular piece off of the corner that is 8' from the arc as it passes through as indicated on the drawing. The "age in place" concept is being used proposed renovations to accommodate walkers, wheelchairs, etc. R. Nelson discussed the placement of the house relative to the lot lines, lake and setbacks. No objections were received. R. Nelson stated that the hardship is that space is needed to accommodate the needs of his wife.

The following neighbors were present and spoke:

George Raab, 2107 Evergreen Lane (located to the northwest of the Nelsons). He completely supported the plans and stated that it would be an improvement.

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Gene Kraklow, 2220 Keypoint Lane lives directly across the street from the Nelsons. He thought the proposal would benefit all of the surrounding property owners.

Mark Schaefer, Lot 3 CSM 164, Evergreen Lane, completely supported the plans for the Nelson residence. His property adjoins the west side of the Nelson's property. He did not have any issues with the proposed plans or any objections. He saw this as an improvement for the neighborhood.

In response to questions from the board, R. Nelson clarified that lannon stone slabs would be used to descend down to the ground with the walkway being wide enough to accommodate walkers and wheelchairs. He discussed the smallness of the living room and the difficulty that the size presents.

G. Holton reviewed conditions of "hardship".

G. Holton asked if consideration had been made to redesign the addition to take 12' off of the 20' to bring it back into code (referred to as "depth"). R. Nelson stated that it was considered but it caused a problem with the building of a wall and a roof structure issue. Discussion took place regarding renovating on the east; R. Nelson stated that the floor plan would need to be flipped and the cost would be prohibitive.

G. Holton stated that he found this case unique in that the lake juts sharply.

There were no further questions from the Board members.

G. HOLTON MOVED TO APPROVE THE APPEAL OF RONALD AND KATHLEEN NELSON, OWNERS, TO CONSTRUCT A 23' WIDE BY 20' DEEP ADDITION LOCATED AT 2215 KEY POINT LN, DELC 0782.988, AS PRESENTED. M. SAWALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. ADJOURN

SEEING NO OTHER BUSINESS, THE APRIL 14, 2016 BOARD OF ZONING APPEALS MEETING WAS ADJOURNED AT 6:47 P.M.

Minutes prepared by:

Accurate Business Communications, Inc.