

CITY OF DELAFIELD BOARD OF ZONING APPEALS MEETING MINUTES

Call Board of Zoning Appeals Meeting to Order
Sawall called the meeting to order at 6:00P.M.

Pledge of Allegiance
The Pledge of Allegiance was recited.

Roll Call for the Thursday, August 25, 2016 Board of Zoning Appeals Meeting:

Present

Absent

Marty Sawall, Chair
Thomas Hoffman (arrived 6:01PM)
Gerry Holton
Al Johnson
Jeff Krajacic
Jeff Krickhahn
Scott Hussinger, Building Inspector

1. Approve minutes of the July 28, 2016 Board of Zoning Appeals meetings.

Hoffman noted Al Johnson was absent at the July 28, 2016 meeting. Johnson was listed as present and absent in the Roll Call portion of the minutes.

HOLTON MOVED TO APPROVE JULY 28, 2016 AS AMENDED IN THE PAGE 1, ROLL CALL - AL JOHNSON SHOULD BE LISTED ABSENT. KRICKHAHN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. Unfinished Business

- a. **Discussion and action on Case 793: Appeal of David Keck (agent), and Sean Jensen (owner) to construct an 18'x 26' detached garage located at 738 Mill St. This property is zoned R4. The proposed 3' side and rear yards do not meet the 10' minimums of the R4 district per Sections 17.39 (14) (g) & (i).**

Sawall explained this case was continued from the July 28, 2016 Board of Zoning Appeals meeting for additional review and consideration. Keck explained the originally submitted plans reviewed at the July 25, 2016 BZA meeting had been modified based on comments heard at that meeting. A modified plan was being presented at this time. Keck noted the tree and property line issues were not considered hardships by the Board at the last meeting. Because of this the proposed plans now included a remodeling of the existing garage with an addition of two feet to be added to the north. In addition, a 10 ft by 10 ft storage area had been added to the westerly side of the garage that would be approximately 11.5 ft from the property line.

Discussion ensued regarding whether the modified plans could be considered at this meeting. No Board members had been made aware of the modified plans prior to the meeting. It was suggested that the plans be reviewed at this time

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because the plans could potentially require review by this Board anyway. In the future, Board members desired review of any modified plans prior to the meeting. Keck noted neighboring property owners had provided letters of support for the modified plans. The existing garage would no longer be separated as previously proposed. Instead, the garage would be remodeled and an additional space added on that was in compliance with the exception of one 18 inch strip.

Jensen distributed modified plans for the property to the Board at this time, noting the elevation views. The garages would remain connected atop a shared property line. As one stood before the garage the garage on the right hand side would be remodeled with a portion on the far right side of the building. The left hand side of the garage would remain in its current location. Approximately 18 inches had been added all the way across the garage structure to allow one door to close the two car garage. In addition, a 10 ft by 10 ft storage addition was added that was 11.5 ft from the back property line. Hussinger noted the 10 ft by 10 ft storage addition complied with zoning requirements. The issue remaining pertained to the 18 inch encroachment to the rear yard setback. Jensen also noted the roof elevation would be a bit taller to allow the garage increase in size. The lower roof portion shown would be separated with vertical boards to give the look of being aligned.

Kath Lestina, 815 Lake Street, explained the existing structure required improvement. The house had been improved and the garage needed similar attention. She questioned the responsibility if the existing garage that was not being remodeled would fall down. Hussinger clarified that was not a municipal issue and would require address by the private property owner. Jensen explained he was taking responsibility for all costs for the garage plans being proposed.

Jon Radke, 730 Mill Street, supported the comments made by Lestina regarding the improvement to the property. He was fully supportive and appreciated that Jensen would take on the cost of fixing the other garage to have a fully functional garage structure for both property owners.

HOLTON MOVED TO APPROVE THE MODIFIED PLANS PRESENTED AT THIS MEETING TO ALLOW AN 18 INCH ENCROACHMENT INTO THE REAR YARD SETBACK IN CASE 793: APPEAL OF DAVID KECK (AGENT), AND SEAN JENSEN (OWNER) TO CONSTRUCT AN 18'X 26' DETACHED GARAGE LOCATED AT 738 MILL ST. KRAJACIC SECONDED THE MOTION. IT WAS CLARIFIED THAT THE MOTION OF APPROVAL PERTAINED TO THE MODIFIED PLANS SUBMITTED AT THIS MEETING, NOT THE ORIGINALLY PROPOSED PLANS REVIEWED AT THE JULY 25, 2016 BOARD OF ZONING APPEAL MEETING. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. New Business - None

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4. Adjournment

HOLTON MOVED TO ADJOURN THE AUGUST 25, 2016 BOARD OF ZONING APPEALS MEETING AT 6:27P.M. HOFFMANN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes prepared by:

Accurate Business Communications, Inc.