

CITY OF DELAFIELD BOARD OF ZONING MINUTES

1. CALL MEETING TO ORDER

H. Bills called the meeting to order at 7:30 P.M.

2. ROLL CALL

Present

Henry Bills
Al Johnson
Gerry MacDougall
Gerry Maier
Marty Sawall

Absent

3. APPROVE MINUTES OF JUNE 12, 2008 MEETING

G. MAC DOUGALL MOTIONED TO APPROVE THE JUNE 12, 2008, BOARD OF ZONING MEETING MINUTES AS PRESENTED. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 748 – APPEAL OF MR. DAVID FARNAM (OWNER) & MR. ANDY SCHOTT (AGENT) FOR PROPOSED DETACHED 32' X 32' GARAGE AT 211 S. CUSHING PARK RD, DELC 0794.983, PERTAINING TO MINIMUM CORNER SIDE LOT LINE REQUIREMENTS AND OPEN SPACE REQUIREMENTS

H. Bills reviewed the case, noting the request for proposed detached 32' x 32' garage at 211 S. Cushing Park Road, pertaining to minimum corner side lot line requirements had been denied. He noted fees had been paid and neighbors notified as part of the process for this case.

He read into the record a letter from Andy Schott regarding the hardship causing by extreme elevations and a heavily wooded lot on the site.

David Farnam was present and stated he had 40 feet between garage and Enterprise Road. He stated the business park was adjacent to his property with no residential neighbors. His neighbor the north could not see the garage and the business park residents did not have any concerns.

In response to a question by G. MacDougall, D. Farnam explained that Gerry Lyons owned outlot 2 and he (D. Farnam) maintained it. He stated he had received verbal receipt of this lot, but had not yet legally combined it with his own.

G. MacDougall stated it would be nice if D. Farnam combined it as the Board could not consider it as being Farnam property in this case.

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D. Farnam stated he could not significantly move his garage any further to the north, perhaps only a foot or two, as he would not be able to get a car in it. The outlot was unbuildable, and he noted they had moved the single door to the inside location as it would allow him to maneuver around his wife's car. The garage was a single car garage that was not usable currently due to its size. He distributed photos to the Commission regarding the property.

There was no one present wishing to speak on this matter.

G. MAIER MOTIONED TO APPROVE THE VARIANCE AS REQUESTED DUE TO THE SETBACK ISSUES AND GRADE DIFFERENTIAL IN THIS CASE. G. MAC DOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CASE 749 - APPEAL OF MR. RICHARD SONNENTAG (OWNER) FOR PROPOSED RE-BUILDING OF 14' X 22' UTILITY GARAGE AT 203 WOODS DR, DELC 0797.954, PERTAINING TO MINIMUM INTERIOR SIDE YARD OFFSET REQUIREMENTS

H. Bills reviewed the case, noting the request for proposed rebuilding of a 14' x 22' utility garage at 203 Woods Drive pertaining to minimum interior side yard offset requirements had been denied due to the need for a variance. He noted fees had been paid and neighbors notified in this case.

H. Bills read into the record a letter from the applicant stating his request for variance as it related to hilly sloped terrain and mature trees on the lot that would have to be cut down in order for the shed to be placed elsewhere. The letter stated moving the shed would impact the landscape, sight lines, and views from neighbors if moved to a conforming location.

R. Sonnentag was present.

G. Maier questioned the location of the existing shed. R. Sonnentag noted it was two to three feet off the lot line. He noted that the shed's floor was wood.

R. Sonnentag shared photos of the location and where the proposed location of the garage would be placed. G. Maier commented the garage backed up to the neighboring garage. R. Sonnentag stated he had spoken with the neighbors adjacent to the garage and they were without concern.

G. Maier stated the non-conformity was not being increased.

In response to a question, R. Sonnentag stated he would remove the existing shed once the new garage was constructed.

G. Maier thought it was being replaced in the best possible location.

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**A. JOHNSON MOTIONED TO APPROVE THE VARIANCE AS REQUESTED.
M. SAWALL SECONDED THE MOTION. THERE WAS NO FURTHER
DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

5. CORRESPONDENCE

None.

6. ADJOURN

**G. MAIER MOTIONED TO ADJOURN THE JUNE 26, 2008, BOARD OF
ZONING MEETING AT 7:53 P.M. A. JOHNSON SECONDED THE MOTION.
ALL WERE IN FAVOR. MOTION CARRIED.**

Minutes prepared by:

Accurate Business Communications, Inc.