

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
Thomas Hoffmann
Al Johnson
Rick Lieblang
Gerry Maier

Absent

3. APPROVE MINUTES OF JULY 26, 2008 MEETING

A. JOHNSON MOTIONED TO APPROVE THE JULY 26, 2008 BOARD OF ZONING MEETING MINUTES AS PRESENTED. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 750 – APPEAL OF MR. FRED WEIGEL (OWNER) AND R & I CONSTRUCTION (AGENT) FOR PROPOSED REBUILDING OF DETACHED GARAGE ON SAME BUILDING PAD AS EXISTING GARAGE AT 1445 MILWAUKEE ST, DELC 0788.024, PERTAINING TO MINIMUM FRONT STREET SETBACK REQUIREMENTS AND MINIMUM INTERIOR SIDEYARD SETBACK REQUIREMENTS.

H. Bills reviewed the case, noting the request for proposed rebuilding of a detached garage on the same building pad as existing garage at 1445 Milwaukee Street, pertaining to minimum front street setback requirements and minimum interior side yard setback requirements. He noted fees had been paid and neighbors notified as part of the process for this case. He read into record a letter from the City Building Inspector denying the request for building permit due to the fact that the current garage was located on the lot line and was only 4.2 feet from the easterly side lot line.

Next, he read into record a letter from Roman Iwinski, representative for Fred and Sue Weigel, owners of the property, which stated the garage would be moved one foot off the front right of way and 8.2 feet from the easterly lot line. The letter noted the poor condition of the existing garage and noted the style similarities to the house currently under construction on the site.

R. Iwinski and Fred Wiegel, owners of the property, were present. R. Iwinski stated the grading situation on site would be problematic with

CITY OF DELAFIELD BOARD OF ZONING MINUTES

the current garage in its location as it would be two feet lower than the current home. The proposed garage would be more in line with the elevation of the new house. He also noted the poor condition of the existing garage.

G. Maier questioned the necessity of the new garage as the newly constructed house also had garage space. R. Iwinski explained the garage attached to the house would allow two cars and the proposed garage would be utilized for other lawn storage items, such as a lawn mower and other outdoor items.

H. Bills noted that the proposal to move the new garage to the proposed location off the lot line would remove it from the right of way area and would eliminate the request for one variance. R. Iwinski explained that to move the garage to a conforming location would not allow the driveway to be utilized properly for turning, entering, or exiting the property. H. Bills noted the owners would be allowed to enter Milwaukee Street without having to back out onto it. This was considered an advantage to the homeowner.

Dave Greenway, 1451 Main Street, was present and questioned the proposed location of the garage. R. Iwinski explained that to move away from the drainage ditch he would have to dig below the frost line for construction purposes, and he was also concerned about encroaching on the driveway.

A. JOHNSON MOTIONED TO APPROVE THE APPEAL OF MR. FRED WEIGEL (OWNER) AND R & I CONSTRUCTION (AGENT) FOR PROPOSED REBUILDING OF DETACHED GARAGE ON THE SAME BUILDING PAD AS EXISTING GARAGE AT 1445 MILWAUKEE STREET, DELC 0788.024, PERTAINING TO MINIMUM FRONT STREET SETBACK REQUIREMENTS AND MINIMUM INTERIOR SIDEYARD SETBACK REQUIREMENTS, AS STATED IN THE LETTER FROM R. IWINSKI, DATED JULY 21, 2008. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

R. LIEBLANG MOTIONED TO ADJOURN THE AUGUST 14, 2008 BOARD OF ZONING MEETING AT 8:42 P.M. T. HOFFMANN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes prepared by:

CITY OF DELAFIELD BOARD OF ZONING MINUTES

Accurate Business Communications, Inc.