

CITY OF DELAFIELD BOARD OF ZONING MINUTES

1. CALL MEETING TO ORDER

Chairperson Henry Bills called the meeting to order at 7:34 p.m.

2. ROLL CALL

Present

Henry Bills
Thomas Hoffmann
Al Johnson
Rick Lieblang
Gerry Maier
Marty Sawall

Also Present

Mayor Phil Schuman

Mayor Schuman made a brief presentation to the board regarding the City Space Needs Referendum. Brochures were distributed to all those present. Once the referendum passes, a design committee comprised of staff, council members, and citizens will be formed.

3. APPROVE MINUTES OF DECEMBER 14, 2007 MEETING.

R. LIEBLANG MOTIONED TO APPROVE THE MINUTES FROM THE DECEMBER 14, 2007 MEETING. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 732 – APPEAL OF GEORGE WINHART (OWNER) AND DOUG GALLUS (AGENT) FOR A PROPOSED NEW HOME AT 2852 PENINSULA AVE, DELC 0751.008, IN VIOLATION OF MINIMUM FRONT STREET SETBACK AND MINIMUM SHORE LOT LINE SETBACK REQUIREMENTS.

It was noted that the fees were paid. Records indicate that the neighbors were notified, but H. Bills stated that he owns land across the street from this property and he was not notified. It was also noted that the notice was properly published in the newspaper.

The letter dated February 28, 2007 from the Building Inspector to George Winghart was read. It stated that the building permit for this proposed home was denied due to the fact that the setback from the street was only 45 feet (50 feet is required), and the proposed shore lot line was 50 feet (55 feet is needed). In addition, the raised deck varies from 40 feet to 50 feet from the shore lot line.

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A letter dated January 8, 2007 from Douglas Gallus, architect for George Winghart, owner, to the City of Delafield was read. The letter reviewed the variances needed and the hardships on the property. The letter stated that the property has an unusually long meandering shoreline combined with an extensive road right-of-way which creates an extreme hardship to build a typical custom residence.

Maps showing the layout of the house, a survey, and house plans were included in the commissioners packets.

Doug Gallus was present at the meeting along with Mr. & Mrs. George Winghart. He explained the variances that were being requested. It was clarified that the deck would be open deck.

Discussion took place on the lot and the hardships of the cul de sac, roadway, and shoreline. D. Gallus explained that the house was placed in the proposed location due to the grade and exposed lower level.

Don Tills, 2700 Peninsula Avenue – He is a member of the Lake Welfare Committee, but was not speaking for the Committee. One issue that the Lake Welfare Committee is concerned with is the protection of the shorelines. He urged and recommended that the 55' setback from the shoreline be adhered to. Shorelines have real value. He suggested moving the home towards the road side.

No other citizens wished to speak.

G. Maier stated that the deck is asking for the biggest variance. The deck is not roofed, but is just a deck. G. Maier stated if the 40' set back for the deck could be reduced, it would be more palatable. General discussion took place.

G. MAIER MOTIONED TO GRANT THE VARIANCES AS REQUESTED WITH EXCEPTION THAT THE LAKESIDE LOWER LEVEL DECK REMOVE 5' FROM THE NORTH END PROJECTION OF THE DECK ON THE EAST SIDE. A. JOHNSON SECONDED THE MOTION. DISCUSSION TOOK PLACE ON THE SETBACKS. ALL WERE IN FAVOR OF THE MOTION. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

M. SAWALL MOTIONED TO ADJOURN FROM THE MEETING. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:04 P.M.

Minutes Prepared By:
Accurate Business Communications, Inc.