

**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  
Rick Lieblang  
Gerry Maier  
Marty Sawall

3. APPROVE MINUTES OF JUNE 14, 2007 MEETING.

**G. MAIER MOTIONED TO APPROVE THE MINUTES FROM THE JUNE 14, 2007 MEETING. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. NEW BUSINESS

CASE 738 – APPEAL OF TOM AND CATHY LIDWIN FOR A PROPOSED REBUILDING OF HOME ON AN EXISTING LOT AT 1511 THIRD ST, DELC 0797.069, IN VIOLATION OF MINIMUM OPEN SPACE REQUIREMENTS, MINIMUM FRONT STREET SETBACK REQUIREMENTS, MINIMUM INTERIOR SIDE YARD SETBACK REQUIREMENTS, MINIMUM REAR YARD SETBACK REQUIREMENTS FOR GARAGE, AND MINIMUM INTERIOR SIDE YARD SETBACK REQUIREMENTS FOR GARAGE.

A letter from the Building Inspector dated June 5, 2007 was read denying the building permit. Variances would be needed for minimum open space, minimum front street setback, minimum interior side yard setback (home), minimum rear yard setback, and minimum interior side yard (garage) requirements.

The letter from Tom and Cathy Lidwin was read. It stated that because the lot is quite small there were not many options available. The new two-story home is basically the same footprint as the existing home. The street setback requirements are needed because of the well location. The side setback would be the same as it is now. The side variance on the other side is needed for the two car garage.

Letters from Jessie and Dora Souze and Ely Faretta (neighbors on each side) were read and both were in favor of the proposed home.

**CITY OF DELAFIELD BOARD OF ZONING MINUTES**

A from John Huber, 1514 Second Street was read. He felt that if a new taller and larger garage were built, it would detract from his property value. He did not object to rebuilding the garage on the same footprint and elevation but did object to any increase in the dimensions of the garage. In addition he objected to any discharge from the garage gutters onto his property, and the storage of items behind the garage structure. He did not have a problem with the proposed home as long as it was the same footprint and did not include the entrance vestibules and deck.

It was noted that the fees had been paid and proper notices were sent out.

Tom and Cathy Lidwin were present at the meeting and distributed photos of their present home and that of the proposed home.

R. Lieblang stated the new proposal would be less nonconforming than the present home. G. Maier stated that the new garage is 20' wide which is less than the total of the present garage with the shed.

Harold Roberts, 1502 Third South – Thought that the proposal would be an asset to the neighborhood. Everything is nonconforming in this neighborhood. The neighborhood is improving and is becoming an asset to the community. H. Roberts lives directly to the south and thought a new residence would be an improvement to the property.

M. Sawall discussed the side yard setbacks. G. Maier stated that the placement of the proposed home was optimum with all things considered.

**R. LIEBLANG MOTIONED TO APPROVE THE NEW BUILDING BECAUSE IT WOULD BE LESS NONCONFORMING THAN IT IS NOW. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

5. CORRESPONDENCE

None.

6. ADJOURN

**G. MAIER MOTIONED TO ADJOURN FROM THE MEETING. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:51 P.M.**