

CITY OF DELAFIELD BOARD OF ZONING MINUTES

1. CALL MEETING TO ORDER

H. 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

3. APPROVE MINUTES OF JULY 12, 2007 MEETING

A. JOHNSON MOTIONED TO APPROVE THE MINUTES FROM THE JULY 12, 2007 MEETING. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 739 – APPEAL OF JEFF ROGALA FOR PROPOSED ADDITIONS TO 130-132 HILLY OAK DR., DELC 0792.025, PERTAINING TO MINIMUM FRONT STREET SETBACK REQUIREMENTS AND MINIMUM INTERIOR SIDE YARD REQUIREMENTS.

It was noted that the fees had been paid and the proper neighbors had been notified.

A letter from the Building Inspector dated July 5, 2007 was read denying the building permit. Variances would be needed for the front street setback (on the western unit, 132 Hilly Oak) and western interior side yard.

A letter dated July 5, 2007 from Jeff Rogala was read. The letter stated that due to building placement, the placement of the septic system, locations of the retaining walls, and drainage easement that a variance was needed in order to make the improvements to the building.

Jeff Rogala was present at the meeting.

Paul Lagerman, 121-122 Hilly Oak Dr. was present and stated that whatever was done that it be done within the legal limits by his lot. He was not opposed to the addition since it did not affect his property.

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Jeff Rogala stated that he has spoken to the neighbors across the street and to the west and neither had any issues with the proposal.

It was stated that the property is approximately $\frac{3}{4}$ of an acre in size. R. Lieblang stated that the lot is peculiar because of the drainage easement and where the septic is located.

J. Rogala stated that the hardship was that there were only two bedrooms and the garage was too small (a one car garage). The septic and drainage easement are also hardships.

R. Lieblang stated that a financial hardship (paragraph three) could not be considered a hardship.

G. Maier stated that the hardship (of the home being too small) was self-created. He felt that the amount of variance was great (over 50% in the front). A. Johnson stated that the open space would be greatly reduced.

After discussion, J. Rogala stated that he would like to redesign the plans and come back to the Board of Zoning Appeals at a later date. The case will be held open.

R. LIEBLANG MOTIONED TO LEAVE THE CASE OPEN AND THAT THE PETITIONER RETURN AT THE NEXT CONVENIENT TIME. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

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

Minutes Prepared By:

Accurate Business Communications, Inc.