

CITY OF DELAFIELD BOARD OF ZONING MINUTES

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Present

Henry Bills
Al Johnson
Rick Lieblang
Gerry Maier
Marty Sawall

3. APPROVE MINUTES OF JULY 26, 2007 MEETING.

R. LIEBLANG MOTIONED TO APPROVE THE JULY 26, 2007, BOARD OF ZONING MEETING MINUTES. G. MAIER. SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 740 – APPEAL OF MR. AND MRS. MARTIN FRANK (OWNERS) AND DON OSGOOD (AGENT) FOR A PROPOSED DETACHED GARAGE AT 2023 MILWAUKEE ST., DELC 0801.001, PERTAINING TO MINIMUM INTERIOR SIDEYARD SETBACK REQUIREMENTS.

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

A letter from the Building Inspector, dated September 5, 2007, was read denying the building permit and requesting the existing garage structure be torn down. A variance would be needed for the eastern interior side yard setback related to reconstruction of a garage on the property.

A letter from Marty and Suzanne Frank, dated September 6, 2007 was read into the record. The letter explained the circumstances necessitating the variance, noting the existing non-conformance to the eastern lot line, tree placement and personal safety as reasons to satisfy the criteria of the variance request. Preservation of limited green space on the property would also be enhanced as a result of approval.

Don Osgood, agent for the Franks, was present at the meeting.

H. Bills questioned the impact to future ownership of the adjacent lot as it related to the garage placement.

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R. Lieblang noted the proposed placement of the garage enhanced the safety of the lot. G. Maier agreed.

D. Osgood stated there was a power pole on the property that further impacted the lot and the proposed placement allowed the pole to remain in its current location.

G. MAIER MOTIONED TO APPROVE THE VARIANCE REQUEST FOR A PROPOSED DETACHED GARAGE FOR MR. AND MRS. MARTIN FRANK, 2023 MILWAUKEE STREET, AS PRESENTED. R. LIEBLANG SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CASE 741 – APPEAL OF DENNIS SOBCZAK (OWNER) AND DON OSGOOD (AGENT) FOR A PROPOSED DETACHED GARAGE AT 3141 SYLVESTER DR., DELC 0749.066, PERTAINING TO MAXIMUM FLOOR AREA RATIO REQUIREMENTS.

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

A letter from the building inspector dated September 5, 2007, was read into the record denying the building permit for a proposed detached garage. A variance was required for the maximum floor area ratio (F.A.R.) of 431 square feet.

A letter dated September 6, 2007, from Dennis R. Sobczak was read into the record, noting adjacent property owners were in favor of granting the request and several properties in the neighborhood also had garages such as the one being requested for storage purposes.

Dennis Sobczak and Don Osgood were present.

H. Bills expressed concern for the need for additional floor area despite the house currently being close to the maximum (F.A.R.).

D. Osgood noted the proposed garage would be located within appropriate setbacks. He stated the storage space was needed for outdoor seasonal items, such as boats and jet skis. He also explained Mr. Sobczak wanted to keep the property uncluttered and tidy to match the rest of the neighborhood.

A. JOHNSON MOTIONED TO APPROVE THE REQUEST FOR A PROPOSED DETACHED GARAGE FOR DENNIS R. SOBCZAK, 3141 SYLVESTER DRIVE AS PRESENTED. R. LIEBLANG SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

D. Osgood stated a power pole would be difficult to relocate on this property as well.

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5. CORRESPONDENCE

None.

6. ADJOURN

M.SAWALL 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 7:46 P.M.

Minutes Prepared By:

Accurate Business Communications, Inc.