

**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  
Rick Lieblang  
Gerry Maier

3. APPROVE MINUTES OF OCTOBER 11, 2007 MEETING.

**G. MAIER MOTIONED TO APPROVE THE MINUTES FROM THE OCTOBER 11, 2007 MEETING. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. NEW BUSINESS

CASE 742 – APPEAL OF BERNARD GRUENKE (OWNER) FOR REBUILDING OF DECKS ON THE LAKE SIDE OF HOME AT 711 GARRISON CT., DELC 0802.998.007, RELATING TO MINIMUM SHORELINE SETBACK REQUIREMENTS AND RECONSTRUCTION OF A NON-CONFORMING STRUCTURE.

The letter from T. Maney, Building Inspector, dated October 15, 2007 was read. It stated that a variance is needed because the decks are partly non-conforming. The minimum distance required from the shoreline is 30 feet. Reconstruction of the decks would require a variance.

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

A letter from Bernard Gunar and Leslie Ann Gruenke dated October 19, 2007 was read. The decks were nonconforming and in terrible disrepair when they purchased their home. All trees will remain as is and the decks will not be built any closer to the lake than they currently are.

It was clarified that all three decks were in need of a variance. Mr. Gruenke distributed an aerial photo of his home and the decks. The decks were built around trees with the middle deck having an oak tree coming directly through the middle. Mr. Gruenke stated that the foundation would remain the same, but the railing design may change slightly.

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R. Lieblang stated that anything more than 60 foot from the shoreline would be in conformance. G. Maier stated that the landscaping was dependent upon the decks.

**R. LIEBLANG MOTIONED TO APPROVE THE NONCONFORMING DECKS WITH THE HARDSHIP BEING THAT SOMEONE WOULD GET HURT IF THEY WERE NOT REPAIRED; NO FURTHER NONCONFORMANCE WOULD TAKE PLACE. G. MAIER SECONDED THE MOTION. CHUCK HAJINIAN, 663 GARRISON COURT WAS PRESENT AND STATED THAT HE WAS IN FAVOR OF THE PROJECT. ALL WERE IN FAVOR. MOTION CARRIED.**

5. CORRESPONDENCE

None.

6. ADJOURN

**R. LIEBLANG 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 7:40 P.M.**

Minutes prepared by:

Accurate Business Communications, Inc.