

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Present

Henry Bills

Gerry Maier

Keith Strege

Gerald MacDougall

3. APPROVE MINUTES OF FEBRUARY 9, 2006 MEETING.

K. STREGE MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 9, 2006 MEETING AS PRESENTED. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 724 – APPEAL OF MR. & MRS. MARK NELSON (OWNERS) FOR A PROPOSED NEW HOME AT 3317 LAKE DR (749.019) PERTAINING TO INTERIOR SIDE YARD SETBACK REQUIREMENTS IN ADDITION TO OCCUPYING EXISTING HOME.

It was noted that the fee was paid, the proper neighbors were notified, and the notice was properly posted in the paper. A letter from the building inspector dated January 12, 2006 from the building inspector denying the building permit due to the minimum interior side yard requirement being 8 feet. The proposed new home is only 4.1 feet. In addition, Section 17.12(2) states that there can be only one principal structure on any one lot. The Board of Zoning Appeals would need to approve living in the existing home during construction of the new one.

A letter from Marlene and Mark Nelson dated January 14, 2006 was read. They need to live in their present home during the construction of the new home due to the expense of other living arrangements, keeping their children in their current school district, being very involved in the building process, safety of the project, and the process to complete the new home. The second variance is needed because their lot is long and skinny. Neighboring lots have structures placed 2-3 feet from the south property line. They would also be increasing their present back setback from 1.7-2.7 feet to 4 feet.

A letter from Dan & Cynthia Sisulak on Bark River Road regarding existing garages in the area was read.

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

Mark and Marlene Nelson were present at the meeting. The commissioners felt that the existing garages referenced in the Sisulak letter did not have anything to do with this proposed construction project.

G. Maier stated that the new home would have a lesser impact on the setbacks than the present one, that it was better than what is there now, and that it would be reasonable to live in the existing home while the project was being built.

Brian Van Horn, a neighbor, was present and stated that he was not opposed to the new construction.

G. MAIER MOTIONED TO APPROVE THE TWO VARIANCES AS REQUESTED. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

The builder was present at the meeting and stated that the project was expected to take between 4-6 months.

CASE 725 – APPEAL OF MR. & MRS. DAN COSTIGAN (OWNERS) FOR A PROPOSED GARAGE ADDITION AT 1552 MILWAUKEE ST (797.048) PERTAINING TO FRONT STREET SETBACK REQUIREMENTS.

It was noted that the fee was paid, the proper neighbors were notified, and the notice was properly posted in the paper. A letter from the building inspector dated February 2, 2006 was read denying the building permit due to the minimum street setback requirement being 35 feet. The existing home is only 31.8 feet from the front lot line. In addition, the minimum corner side yard requirement is 25 feet and the existing home is only 6.8 feet off of the corner side lot line.

A letter dated January 30, 2006 from Dan & Sharon Costigan was read. Presently, the property does not have a garage or basement.

G. Maier stated that adding a garage to the building would be an asset to the neighborhood and would not increase the nonconformity. The hardship is not having a garage. D. Costigan stated that a shed is presently being used for storage and in approximately two to three years he would probably take it down.

G. MAIER MOTIONED TO GRANT THE VARIANCE AS REQUESTED. G. MAC DOUGALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

CITY OF DELAFIELD BOARD OF ZONING APPEALS MINUTES

6. ADJOURN

G. MAC DOUGALL MOTIONED TO ADJOURN FROM THE MEETING. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:01 P.M.

Minutes Prepared By:

Accurate Business Communications LLC