

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
Gerald MacDougall

Absent

Thomas Hoffmann
Gerry Maier

3. APPROVE MINUTES OF AUGUST 24TH, 2006 MEETING.

G. MAC DOUGALL MOTIONED TO APPROVE THE MINUTES FROM THE AUGUST 24, 2006 MEETING. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 730 – APPEAL OF GARRETT AND CAROLINE NESHEIM (OWNERS) FOR A PROPOSED NEW HOME AT 2099 WEST SHORE DR, DELC 0786.091, IN VIOLATION OPEN SPACE REQUIREMENTS, SIDE YARD SETBACK REQUIREMENTS AND FLOOR AREA RATIO REQUIREMENTS.

The letter from the building inspector to Mr. & Mrs. Garrett Nesheim dated September 5, 2006 was read. The building permit was denied due to variances needed for open space, south side interior setback, and floor area ratio.

A letter from Garrett and Caroline Nesheim dated September 5, 2006 regarding the project was read. In regard to open space, they stated that if the open space was met, they would only be able to build a 549 sf home. Their proposed narrow lot home design would be the perfect size and configuration to accommodate a growing family and future space needs. Because of the smaller size of the lot, they would need a variance for floor area ratio.

It was stated that the fees have been paid, the neighbors were notified and the notice was properly posted in the paper.

A letter was included in the packet from Danne & Kay Reagles, 2110 Carriage Hills Drive, Delafield, Wisconsin. They were in opposition to the proposed residence.

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Owners Garret and Caroline Nesheim were present at the meeting. Also present was Gary Nesheim, Garret's father, who stated that the livable space on the first floor was 1200 sf.

Jim Zahorik, 1948 West Shore Drive, who lives south of this property, stated that he has looked at the prints and the elevations. He built a home for his father on a lot of this size which was 1300 sf of living area. He has lived on this road for 19 years. These lots were designed back in the 1930's when people did not live on the lake year around, but this has changed. Homes are becoming year around, families are growing, and in an effort to eliminate the need for families to move in and out, he thought that the proposal was well within reason. He supports this proposed residence and thought that it had been kept as narrow as possible.

The Nesheim's stated that the owners of the lot on the side were not opposed to the residence. Discussion took place as to whether it would be possible to acquire additional land to make the lot of legal size. Mr. Gary Nesheim stated that he spoke to the owner about separating a piece of the lot off and that the owner did not want to go through the effort.

H. Bills thought that the request was asking too much. R. Lieblang stated if the side yard was met, it would reduce the number of variances required by one. Garret and Caroline Nesheim stated that they could do this.

R. LIEBLANG MOTIONED THAT IF THE SIDE SETBACK WAS 8 FEET ON BOTH SIDES THAT APPROVAL WAS GRANTED FOR THE OPEN SPACE AND FLOOR AREA RATIO VARIANCES. A. JOHNSON SECONDED THE MOTION. G. MAC DOUGALL ASKED WHAT THE AMOUNT OF SQUARE FOOTAGE WAS NEEDED FOR THE OTHER VARIANCES. THE SQUARE FOOTAGE WAS NOT CALCULATED, BUT IT WAS STATED THAT IT WOULD BE SMALLER. ALL WERE IN FAVOR OF THE MOTION. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

A. JOHNSON MOTIONED TO ADJOURN FROM THE MEETING. R. LIEBLANG SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 7:56 P.M.

Minutes Prepared By:

Accurate Business Communications, LLC