

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
Al Johnson
Rick Lieblang
Gerry Maier

3. APPROVE MINUTES OF SEPTEMBER 27, 2007 MEETING

G. MAIER MOTIONED TO APPROVE THE MINUTES FROM THE SEPTEMBER 27, 2007 BOARD OF ZONING MEETING. R. LIEBLANG SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. NEW BUSINESS

CASE 739 – CONTINUATION OF APPEAL OF JEFF ROGALA (OWNER) FOR PROPOSED ADDITIONS TO THE HOME AT 130-132 HILLY OAK DR. DELC 0795.025, PERTAINING TO MINIMUM FRONT STREET SETBACK REQUIREMENTS AND MINIMUM INTERIOR SIDE YARD REQUIREMENTS.

H. Bills reviewed the case, noting the proposed additions did not meet minimum front street setback requirements and minimum interior side yard requirements and thus a building permit for the property had been denied. The case had been reviewed and left open at a hearing dated July 26, 2007. Next, H. Bills read a letter from Jeff Rogala dated September 7, 2007 explaining his efforts to bring the setbacks into compliance. J. Rogala noted he was still constrained by the building placement as well as septic system, retaining walls, and drainage easement for the property; however, he had attempted to mitigate as much of the setback requirements as he could at this time.

In response to a question from H. Bills, J. Rogala explained he was only able to gain five feet due to the proposed placement of an entry door in relationship to the setback areas.

G. Maier noted discrepancies in the map provided. J. Rogala explained the location of the entry on the western unit (132 Hilly Oak Drive) and also noted the old driveway conformed to setback requirements.

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R. Lieblang noted drainage on that lot could be problematic. He also appreciated J. Rogala's efforts to move the setbacks as far as possible to bring them into conformance.

H. Bills noted there was no objection from the neighborhood in this case.

R. LIEBLANG MOTIONED TO APPROVE THE APPEAL OF JEFF ROGALA (OWNER) FOR PROPOSED ADDITIONS TO THE HOME AT 130-132 HILLY OAK DR. DELC 0795.025, PERTAINING TO MINIMUM FRONT STREET SETBACK REQUIREMENTS OF 25 FEET AND MINIMUM INTERIOR SIDE YARD REQUIREMENTS OF 12.6 FEET AS REQUESTED. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. CORRESPONDENCE

None.

6. ADJOURN

T. HOFFMANN MOTIONED TO ADJOURN THE OCTOBER 11, 2007, BOARD OF ZONING MEETING AT 7:45 P.M. A. JOHNSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes Prepared By:

Accurate Business Communications, Inc.