

**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

Absent

3. APPROVE MINUTES OF APRIL 10, 2008 MEETING

**T. HOFFMANN MOTIONED TO APPROVE THE APRIL 10, 2008, BOARD OF ZONING MEETING MINUTES AS PRESENTED. G. MAIER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FOUR WERE IN FAVOR. R. LIEBLANG ABSTAINED. MOTION CARRIED.**

**G. MAIER MOTIONED TO APPROVE THE NOVEMBER 11, 2008, BOARD OF ZONING MEETING MINUTES AS PRESENTED. T. HOFFMANN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. NEW BUSINESS

CASE 745 – APPEAL OF KATHRYN ALDRIDGE (OWNER) AND WIN REDDING (AGENT) FOR A PROPOSED REBUILDING OF A DETACHED GARAGE AND ATTACHING TO MAIN HOME THROUGH A MUD ROOM AT 1823 WEST SHORE DR, DELC 0786.073.001, PERTAINING TO MINIMUM INTERIOR SIDEYARD REQUIREMENTS. SECTION 17.57 STATES THAT ANY EXPANSION OF A NON-CONFORMING STRUCTURE REQUIRES A VARIANCE.

H. Bills reviewed the case, noting the request for a proposed rebuilding of a detached garage and attaching it to the main home through a mud room/porch at 1823 West Shore Drive regarding minimum interior side yard setback and pertaining to any expansion of a non-conforming structure had been denied. He noted fees had been paid and neighbors notified as part of the process for this case. He noted in RL-2 zoning, the minimum interior sideward was inadequate, and a variance would be needed to facilitate the construction of the proposed structure as noted in a letter to the applicant from City Staff.

He also stated a letter had been received from the applicant, dated April 2, 2008, regarding the proposal. In this letter, the applicant explained the proposed garage would be located ten feet further west of its current location in order to allow a two car garage to be constructed. As the garage location had

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deteriorated since its construction in the 1920's, it required new construction, and as a result of the newly proposed garage locale, a request for a screened porch to facilitate entry and shading for the house was also being requested.

Mrs. Aldridge was not present, but her builder, Don Osgood of Oz Good Builders was present to answer any questions the Board may have of him.

H. Bills expressed concern for the northerly lot line as it related to the proposed garage. He questioned why, since new construction for the garage was required, the garage could not be placed further to the south to minimize the impact to the northerly lot line for the property.

Bruce Spende, 1829 West Shore Drive, expressed concern for the close location to the northerly lot line as well and questioned why it could not be angled to fit the space and still allow the garage and driveway to be adequately located. He stated the proposed location of the garage was not the only possible location, nor did its proposed location constitute a hardship in this case.

R. Lieblang noted the applicant was allowed to rebuild the garage on the same footprint or simply fix up the existing garage to some degree; however, it did not seem that anyone was interested in doing so at this time. He questioned D. Osgood regarding the possibility of moving the garage to locate it on an angle and move it back from the northerly lot line. D. Osgood explained there was a large tree that would be impacted if the eight foot lot line was followed. He stated a six foot shift from the lot line could be made successfully.

Discussion ensued regarding whether the proposed garage location could be shifted in this case and how far it could be located from the northerly lot line without impacting the trees in that area.

**R. LIEBLANG MOTIONED TO APPROVE THE REQUEST FOR A PROPOSED REBUILDING OF A DETACHED GARAGE AND ATTACHING IT TO MAIN HOME THROUGH A MUD ROOM AT 1823 WEST SHORE DR, DELC 0786.073.001, PERTAINING TO MINIMUM INTERIOR SIDEYARD REQUIREMENTS, SUBJECT TO LOCATING THE NORTHEAST CORNER OF THE GARAGE CLOSEST TO THE LOT LINE AT 2 FEET FROM THE NORTHERLY LOT LINE AND ANGLING THE GARAGE SO THAT THE NORTHWEST CORNER OF THE GARAGE CLOSEST TO THE LOT LINE WOULD BE LOCATED APPROXIMATELY SIX FEET FROM THE NORTHERLY LOT LINE IN AN EFFORT TO SAVE THE TREE ON THE PREMISES NEAR THE PROPOSED GARAGE. A. JOHNSON SECONDED THE MOTION. T. HOFFMANN QUESTIONED WHETHER THE GARAGE IN THIS PROPOSED LOCATION WOULD BE AESTHETICALLY PLEASING WHEN COMBINED WITH THE HOUSE STRUCTURE. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

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5. CORRESPONDENCE

None.

6. ADJOURN

**G. MAIER MOTIONED TO ADJOURN THE APRIL 24, 2008, BOARD OF ZONING MEETING AT 7:52 P.M. T. HOFFMANN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.**

Minutes Prepared By:

Accurate Business Communications, Inc.

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