

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
April 19, 2017

Approved
May 17, 2017

A. Call to Order and Roll Call

Chairman Anthony Megna called the April 19, 2017 regular meeting of the Board of Zoning and Building Appeals to order at 6:30 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Megna and Members Juan Rodriguez, Donald Adams and Robert Montgomery. Excused were Members Bob Knackert, Robert Campbell, Jr. and Phil Nickerson. Also present was Principal Planner Nick Fuchs.

B. Approval of Minutes

1. Approval of regular meeting of December 21, 2016.

Member Adams moved and Member Montgomery seconded approval of the minutes of the Regular Meeting held December 21, 2016 as presented. All voted 'aye', motion carried.

C. Public Hearing Business Matters

1. **CASE NO. 2017-01** **Michael A. Scepanski**
8963 S. 79th Street

The hearing was opened at 6:34 p.m. Michael A. Scepanski was sworn in and presented the variance application. No citizens came forward with comments. The hearing closed at 6:36 p.m.

Member Adams moved and Member Montgomery seconded a motion to approve a variance from Section 15-3.0801B.3. and Table 15-3.0203 of the Unified Development Ordinance to allow construction of a detached accessory building with a 20-foot rear yard setback, opposed to the R-3 Suburban/Estate Single-Family Residence District required minimum rear yard setback of 30-feet for property located at 8963 South 79th Street; Tax Key No. 849-0075-000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, those voting to approve the variance request were Members Megna, Rodriguez, Adams and Montgomery. Therefore, with a vote of '4 to 0', the variance request was approved.

2. **CASE NO. 2017-02** **Milwaukee County House of Corrections**
8885 & 9225 S. 68th Street

The hearing was opened at 6:38 p.m. Jose Hernandez of the Milwaukee County House of Corrections was sworn in and presented the Variance application for an Expansion of a Legal Nonconforming Use. Eric Gajewski and Mark Ratzmann of the House of Corrections and Matt King of the Hunger Task Force were also sworn in and gave comment on behalf of the applicant. The hearing closed at 6:56 p.m.

Member Montgomery moved and Member Adams seconded to move the Board into closed session at 6:53 p.m., pursuant to Wis. Stat. §19.85(1)(a) for deliberations and then to reconvene into open session at the same place thereafter. Upon roll call, motion carried.

Member Adams moved and Member Montgomery seconded to reconvene the Board into Open Session at 7:10 p.m. Upon voice vote, all voted 'aye'. Motion carried. All members present at the beginning were present.

Member Adams moved and Member Montgomery seconded a motion to table the subject matter to the next Board of Zoning and Building Appeals meeting. Upon voice vote, those voting to table the variance request were Members Megna, Rodriquez, Adams and Montgomery. Therefore, with a vote of '4 to 0', the variance request was tabled.

D. Announcement

The next scheduled meeting of the Board of Zoning and Building Appeals is May 17, 2017 at 6:30 p.m. No action needed, none taken.

E. Adjournment

Member Adams moved and Member Montgomery seconded to adjourn the Regular meeting of the Board of Zoning and Building Appeals of April 19, 2017 at 7:13 p.m. All voted 'aye', motion carried.