

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
August 29, 2007

I. ROLL CALL

Chairman Norm Hintz called the Regular Meeting of the Board of Zoning & Building Appeals to order at 6:35 p.m. in the Hearing Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Hintz and Members Knackert, Adams, & Nickerson. Members Olejniezak, Megna, & English were excused. Also present were Planning Manager Joel Dietl.

II. APPROVAL OF MINUTES

A. Minutes of Regular Meeting of December 13, 2006.

Member Nickerson moved and Member Knackert seconded approval of the minutes of the regular meeting held December 13, 2006. Upon voice vote, all voted 'aye'. Motion carried.

III. HEARINGS (6:30 p.m. or soon thereafter)

A. CASE NO. 2007-02
10741 South 27th Street
H, A & H Holdings, LLC and Steelwinde Industries, Inc.
7550 South 10th Street
Oak Creek, Wisconsin 53154

Adjourned per applicant.

B. CASE NO. 2007-03
8062 South 78th Street
David A. Henry and Deborah L. Ciszewski
8062 South 78th Street
Franklin, WI 53132

The hearing was opened at 6:38 PM. David Henry was sworn and gave testimony. No one else coming forward, the hearing was closed at 6:44 PM.

C. CASE NO. 2007-04
4111 West Thorncrest Drive
Erik C. & Lori Jorgensen
4111 West Thorncrest Drive
Franklin, Wisconsin 53132

The hearing was opened at 6:45 PM. Erik C. & Lori Jorgensen was sworn and gave testimony. No one else coming forward, the hearing was closed at 6:51 PM.

IV. CLOSED SESSION The Board may enter in CLOSED SESSION pursuant to Section 19.85(1)(a), WI Statutes for deliberations.

Member Nickerson moved and Member Adams seconded to move the Board into closed session at 6:52 PM, pursuant to Section 19.85(1)(a), WI Statutes for deliberations and then to reconvene into open session at the same place thereafter. Upon roll call vote, motion carried. Upon roll call in closed session, all members present at the beginning were present.

V. Reconvene into Open Session

Member Adams moved and Member Knackert seconded to reconvene the Board into Open Session at 7:15 PM. Upon voice vote, all voted 'aye'. Motion carried. Upon roll call in open session, all members present at the beginning were present.

VI. Action of Appeals

A. CASE NO. 2007-02/Appeal

Adjourned per Applicant.

B. CASE NO. 2007-03/Area Exception

Member Nickerson moved and Member Knackert seconded to grant an area exception for case number 2007-03 located at 8062 South 78th Street, to allow a reduction of 4 feet from the required 30 foot front yard setback to a distance of 26 feet, pursuant to Section 15-3.0207 of the Unified Development Ordinance.

Upon roll call vote, those voting to approve the Area Exception were Chairman Hintz, Members Nickerson, Knackert, and Adams. Therefore, by a vote of '4 to 0,' the Area Exception was granted.

The Board had the following findings regarding Case No. 2007-03 finding the approved Area Exception did meet the City standards:

1. No apparent impact.
2. No apparent impact, the setback is within the 20% allowance as it stands at 13%, and no one appeared in opposition.
3. No apparent impact.
4. No apparent impact.
5. Appears to be so.

C. CASE NO. 2007-04/Area Exception

Member Knackert moved and Member Adams seconded to grant an area exception for case number 2007-04 located at 4111 West Thorncrest Drive, to allow a reduction of 6 feet from the required 30 foot rear yard setback to a distance of 24 feet, pursuant to Section 15-3.0207 of the Unified Development Ordinance.

Upon roll call vote, those voting to approve the Area Exception were Chairman Hintz, Members Nickerson, Knackert, and Adams. Therefore, by a vote of '4 to 0,' the Area Exception was granted.

The Board had the following findings regarding Case No. 2007-04 finding the approved Area Exception did meet the City standards:

1. No apparent impact on anyone else.
2. No apparent impact on neighbors, the setback is within the 20% allowance, and no one appeared in opposition.
3. No apparent impact, already fully developed.
4. No apparent impact.
5. Yes, it appears to be so.

VII. ANNOUNCEMENT

No Action taken.

VIII. ADJOURNMENT

Member Nickerson moved and Member Adams seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals at 7:20 PM. Upon voice vote, all voted 'aye'. Motion carried.