

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
November 18, 2015

Approved
May 18, 2016

A. Call to Order and Roll Call

Chairman Anthony Megna called the November 18, 2015 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 Bob Knackert., Phil Nickerson, Juan Rodriguez, and Robert Montgomery. Excused was Member Robert Campbell Jr. Also present was Senior Planner Nick Fuchs.

B. Approval of Minutes

1. Approval of regular meeting of October 21, 2015.

Member Nickerson moved and Member Montgomery seconded approval of the minutes of the Regular Meeting held October 21, 2015 as presented. All voted 'aye', motion carried.

C. Public Hearing Business Matters

1. **CASE NO. 2015-16** **Richard A. and Ann M. Reuteler**
10475 West St. Martins Road

On a motion by Member Montgomery, closed session was entered at 6:44 p.m. pursuant to Wis. Stat. §19.85(1)(a) for deliberations on the Subject matters Case No. 2015-16 and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Member Knackert. On voice vote, all voted 'aye'. Motion carried.

Open session was reentered at 6:59 p.m.

Member Nickerson moved, and Member Knackert seconded, to approve an Area Exception request to allow for a developable single-family lot which would not meet the R-3 Suburban/Estate Single-Family Residence District minimum lot width of 100 feet at the setback per the R-3 Suburban/Estate Single-Family Residence District, Table 15-3.0203 of the Unified Development Ordinance for property located at 10475 West St. Martins Road pursuant to the Standards as presented by the applicant. On voice vote, those voting to approve the request for Area Exception were Members Knackert, Nickerson, Rodriguez and Montgomery. Therefore, with a vote of '4 to 0', the request was approved.

2. **CASE NO. 2015-17** **Jude N. Tindall**
8048 South 47th Street

The hearing was opened at 7:01 p.m. Jude N. Tindall, 8048 South 47th Street, was sworn in and presented the application. Nancy Swiderski, 4581 West Valley Drive, was sworn in and gave testimony. No one else came forward in favor or opposition to the appeal. The hearing closed at 7:04 p.m.

Item C.2. continued:

Member Nickerson moved and Member Montgomery seconded a motion to approve a variance request from Table 15-3.0207 of the Unified Development Ordinance to allow for construction of a building addition to the existing home with an approximately fourteen foot rear yard setback, opposed to the minimum rear yard setback of thirty feet of the R-6 Single-Family Residence District for property located at 8048 South 47th Street, subject to maintaining and not interfering with the drainage swale along the north property line and pursuant to the Findings and Factors as presented by the applicant.

Upon voice vote, Member Knackert recused himself. Those voting to approve the variance request were Members Megna, Nickerson, Rodriquez and Montgomery. Therefore, with a vote of '4 to 0', the variance request was approved.

D. Announcement

The next scheduled meeting of the Board of Zoning and Building Appeals is December 16, 2015 at 6:30 p.m. No action needed, none taken.

E. Adjournment

Member Nickerson moved and Member Montgomery seconded to adjourn the Regular meeting of the Board of Zoning and Building Appeals of November 18, 2015 at 7:11 p.m. All voted 'aye', motion carried.