

CITY OF FRANKLIN  
BOARD OF ZONING AND BUILDING APPEALS  
MINUTES  
September 16, 2009

Approved  
October 21, 2009

I. ROLL CALL

Acting Chairman Tony Megna called the Regular Meeting of the Board of Zoning and Building Appeals to order at 6:34 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Acting Chairman Megna and Members Knackert, Nickerson, and Alternate Member Adams. Excused were Members Hintz and Lasky. Also present was Planner II Fuchs.

II. APPROVAL OF MINUTES

A. Minutes of Regular Meeting held June 17, 2009

Member Knackert moved and Member Nickerson seconded approval of the minutes of the regular meeting held June 17, 2009. Upon voice vote, all voted 'aye'. Motion carried.

III. HEARINGS (6:30 p.m. OR SOON THEREAFTER)

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| A. CASE NO. 2009-07<br><i>3621 West Maplecrest Drive</i> | Patricia and Mike J. Buckna<br>3621 West Maplecrest Drive<br>Franklin, WI 53132 |
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After certification of Notice, the public hearing was opened at 6:37 p.m. Property Owner Mike J. Buckna was sworn in and gave testimony.

No one else came forward in favor or opposition to the appeal. The hearing closed at 6:40 pm.

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| B. CASE NO. 2009-08<br><i>7392 South 37th Place</i> | Terrence P. Kiefert<br>7392 South 37th Place<br>Franklin, WI 53132 |
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After certification of Notice, the public hearing was opened at 6:41 p.m. Terrence P. Kiefert, Property Owner, was sworn in and gave testimony. Dean Sokol, 2254 North 61st Street, Wauwatosa, was sworn in and presented the project.

No one else came forward in favor or opposition to the appeal. The hearing closed at 6:47 pm.

- IV. 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 6:47 p.m., 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 of the meeting were present.*

V. RECONVENE INTO OPEN SESSION

*Member Nickerson moved and Member Adams seconded to reconvene the Board into Open Session. Upon voice vote, all voted 'aye'. Motion carried. Upon roll call in open session, all members present at the beginning of the meeting were present. The meeting entered open session at 6:54 p.m.*

VI. ACTION OF APPEALS

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| A. CASE NO. 2009-07<br><i>3621 West Maplecrest Drive</i> | Patricia and Mike J. Buckna |
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Member Nickerson moved and Member Megna seconded to approve a variance request for property located at 3621 West Maplecrest Drive, for a variance from Table 15-3.0203 of the Unified Development Ordinance to allow for a 43 foot front yard setback, opposed to the required 45 foot setback required by the R-3 Suburban/Estate Single-Family Residence District for the construction of a 6' x 28.67' addition to the existing home, accepting Findings and Factors as presented by the applicant as found in the staff report.

Upon voice vote, those voting to approve the variance request were Acting Chairman Megna, Members Knackert, Nickerson, and Adams. Therefore, with a vote of '4 to 0', the variance request was granted.

B. CASE NO. 2009-08  
*7392 South 37th Place*

Terrence P. Kiefert

Member Knackert moved and Member Adams seconded to approve a variance request for property located at 7392 South 37th Place, for a variance from Table 15-3.0207 of the Unified Development Ordinance to allow for the construction of a 24' x 28' (672 square feet) detached garage with a 25.91 foot rear yard and 10 foot side yard setback, opposed to the 30 foot rear yard and 10 foot side yard setback required by the R-6 Suburban Single-Family Residence District, accepting Findings and Factors as presented by the applicant as found in the staff report.

Upon voice vote, those voting to approve the variance request were Acting Chairman Megna, Members Knackert, Nickerson, and Adams. Therefore, with a vote of '4 to 0', the variance request was granted.

VII. ANNOUNCEMENT: Next meeting October 21, 2009.  
No action needed. None taken.

VIII. ADJOURNMENT

Member Knackert moved and Member Nickerson seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals at 6:58 p.m. Upon voice vote, all voted 'aye'. Motion carried.