

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
April 21, 2021

Approved
May 19, 2021

A. Call to Order and Roll Call

Chairman Leon called the April 21, 2021 regular meeting of the Board of Zoning and Building Appeals to order at 6:30 p.m. in the Council Chambers of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Patrick Leon; Members Steve Rekowski, Ken Humont, Patrick Hammer and Ryan Ross. Member Robert Knackert arrived at 6:31 p.m. Also present was Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Approval of regular meeting of November 18, 2020.

Member Rekowski moved and Member Knackert seconded approval of the minutes of the regular meeting held November 18, 2020, as presented. All voted 'aye', motion carried (5-0-0).

C. Public Hearing Business Matters

1. **HEARING NO. 2021-01 Area Exception Application**
Mark B. Schadler and Laura J. Schadler

8024 S. 66th Street

Principal Planner Martínez-Montilva presented the area exception application. Applicant Mark Schadler was sworn in and presented his area exception request.

Member Knackert moved and Member Humont seconded a motion to approve an Area Exception from Table 15-2.0202 of the Unified Development Ordinance to allow for a maximum lot coverage of 29% (3,161 square feet), exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 0.25 (2,658 square feet), for property located at 8024 South 66th Street (Lot 12, Block 1 of Park View South Subdivision), to allow for the addition of a single-family residence attached 2 car garage (616 square foot floor area), which will be attached to the existing attached garage (side yard, south of the existing residence) (which will increase lot coverage by approximately 4%), property zoned R-6 Suburban Single-Family Residence District; Tax Key No. 805-0077-000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, 5 voted 'aye'. Motion carried (5-0-0).

2. **HEARING NO. 2021-02 Sign Variance Application**
Whitnall Pointe Limited Partnership

10591 W. Cortez Circle

The Official Notice of Public Hearing was read into the record by Principle Planner Régulo Martínez-Montilva and the Public Hearing was opened at 6:54 p.m. Chairman Leon closed the public hearing at 6:55 p.m. Applicant Michael Dlugi was sworn in and presented his sign variance request.

Member Rekowski moved and Member Knackert seconded A motion to approve a Sign Variance to allow for substitution of two (2) existing non-conforming monument signs in both intersections of Lovers Lane Road and West Cortez Circle in the Whitnall Pointe Apartments development. These signs are non-conforming with respect to: First, minimum distance between monument signs of 500 feet, while the existing separation is approximately 454 feet, Municipal Code §210-4.C(5)(d)[1]. Second, one sign is located within the vision triangle of Lovers Lane Road and Cortez Circle (south), Municipal Code §210-4.C(5)(d)[5]. Third, minimum base width, the existing sign supports width are less than a half of the sign face width, Municipal Code §210-4.C(5)(a). The applicant is proposing new signs with wider supports to meet the minimum base requirement but the location of both signs is still non-conforming to Municipal Code standards, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, 5 voted 'aye'. Motion carried (5-0-0).

D. **Announcement**

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for May 19, 2021. No action needed, none taken.

E. **Adjournment**

Member Ross moved and Member Humont seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals of April 21, 2021, at 7:05 p.m. All voted 'aye', motion carried (5-0-0).