

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
August 16, 2023

Approved
October 18, 2023

A. Call to Order and Roll Call

Chairman Léon called the August 16, 2023, 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 Léon and members Ken Humont (left at 6:47 pm), Ryan Ross, Steve Rekowski, Don Adams (alternate) (joined at 6:47 pm) and Patrick Hammer (alternate). Excused was member Bob Knackert. Also present was Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Approval of regular meeting minutes of June 21, 2023.

Member Humont moved and Member Ross seconded approval of the minutes of the regular meeting held on June 21, 2023, as presented. All voted 'aye', motion carried (5-0-0).

C. Public Hearing Matters

1. **CASE NO. 2023-04 VARIANCE
SARTLER, CHRISTIAN**

8979 S. 42nd Street

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez and the Public Hearing was opened at 6:41 and closed at 6:42 p.m., representative Kevin Ellertson presented this variance request.

Member Ross moved and Member Rekowski seconded a motion to approve a variance to allow for a detached garage exceeding by 6 inches the maximum height of 15 feet for accessory structures in the R-3 zoning district set forth by the Unified Development Ordinance Table 15-3.0203. For property located at 8979 S. 42nd Street, pursuant to the Findings and Factors as presented by the applicant and subject to the condition recommended by staff: The applicant must submit a plat of survey depicting existing finished floor elevation of the proposed garage, the existing floor elevation of the dwelling, and the yard grade at the northwest and southwest corners of the existing dwelling. Said plat must be submitted prior to the amendment of the building permit. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

D. **Business Matters.**

1. **CASE NO. 2023-05 AREA EXCEPTION
JOSKO, JAMES**

4351 W. Hunting Park Drive

Member Rekowski moved and Member Hammer seconded a motion to approve an Area Exception to allow for a lot coverage of 17.3% (4,428 square feet) for the installation of a swimming pool, exceeding the R-3 maximum lot coverage standard of 15% (3,822 square feet). For property located at 4351 W. Hunting Park Dr, Tax Key Number 834 0025 006, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

E. **Announcement**

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for September 20, 2023. No action needed, none taken.

F. **Adjournment**

Member Ross moved and Member Rekowski seconded to adjourn the meeting at 6:51 p.m. All voted 'aye', motion carried (5-0-0).