

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
December 20, 2023

Approved
February 21, 2024

A. Call to Order and Roll Call

Chairman Patrick Léon called the December 20, 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 Ryan Ross, Steve Rekowski and Robert Knackert. Also present was Principal Planner Régulo Martínez-Montilva and Nick Johnson of MD Roffers Consulting (remote). Excused were members Ken Humont, Don Adams and Patrick Hammer.

B. Approval of Minutes

1. Approval of regular meeting minutes of November 15, 2023.

Member Knackert moved and Member Rekowski seconded approval of the minutes as presented. All voted 'aye', motion carried (4-0-1).

C. Public Hearing Matters

1. **CASE NO. 2023-08: VARIANCE
FITZGERALD**

7391 S. 37th Place

Principal Planner Régulo Martínez-Montilva presented this variance request.

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez-Montilva and the Public Hearing was opened at 6:39 and closed at 6:39 p.m.. The applicant, Mary Fitzgerald, presented this variance request.

Member Ross moved and Member Knackert seconded a motion to approve a Variance to allow for a detached garage with a side setback of 4.94 feet, while the minimum requirement is 10 feet; and subject to the following condition: the applicant must address comments from the Engineering department set forth in the staff report, prior to the issuance of building permits, for property located at 7391 S. 37th Place, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-1).

2. **CASE NO. 2023-09: VARIANCE
SUTTON**

12152 W. Woodcrest Circle

Nick Johnson, Planner, MD Roffers Consulting presented this variance request.

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez-Montilva and the Public Hearing was opened at 6:50 and closed at 6:51 p.m.

Member Ross moved and member Rekowski seconded to suspend the rules and allow for public comments, upon voice vote, all voted 'aye'. Motion carried (4-0-1). One public comment. Member Ross moved and member Rekowski seconded to return to the rules, upon voice vote, all voted 'aye'. Motion carried (4-0-1).

Member Rekowski moved and Member Knackert seconded a motion to approve a Variance to allow for an 11-foot addition to be used for additional garage space with a reduced setback of 22 feet while section 15-3.0203 lists a 35-foot minimum setback for a side yard on a corner lot; and subject to the following condition: have the proposed addition drawn to scale on the certified survey map, for property located at 12152 W. Woodcrest Circle, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-1).

D. Business Matters.

**1. CASE NO. 2023-10 AREA EXCEPTION
CONWAY**

11933 W. Oakwood Drive

Nick Johnson, Principal Planner, MJ Roffers presented this area exception request.

Member Ross moved and Member Rekowski seconded a motion to approve an Area Exception to allow for a lot coverage of 17.65% (4,228 square feet) for the installation of a detached garage, exceeding the R-3 maximum lot coverage standard of 15% (3,594 square feet), for property located at 11933 W. Oakwood Drive, pursuant to the findings and factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-1).

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for January 17, 2024. No action needed, none taken.

F. Adjournment

Member Ross moved and Member Knackert seconded to adjourn the meeting at 6:58 p.m.. All voted 'aye', motion carried (4-0-1).