

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
August 12, 2015

Approved
September 16, 2015

A. Call to Order and Roll Call

Chairman Anthony Megna called the August 12, 2015 Special 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. Absent was Member Robert Campbell Jr. Also present was Planning Manager Joel Dietl.

B. Approval of Minutes

1. Approval of regular meeting of June 17, 2015.

Member Nickerson moved and Member Rodriguez seconded approval of the minutes of the Regular Meeting held June 17, 2015 as presented. All voted 'aye', motion carried.

C. Public Hearing Business Matters

1. **CASE NO. 2015-08** **David J. and Patricia A. Dombrowski**
7535 South Bishops Way

The hearing was opened at 6:35 p.m. David J. Dombrowski, 7535 South Bishops Way, was sworn in and spoke to the application. John R. Walczak, 7547 South Bishops Way was sworn in and spoke to the application. Daniel L. Dejewski, 10149 West Friar Lane was sworn in and spoke to the application. Barbara L. Gales, 10123 West Friar Lane was sworn in and spoke to the application. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:45 p.m.

Member Nickerson moved to hold the item for closed session at the end of all agenda items. Seconded by Member Rodriguez. On voice vote, all voted 'aye'. Motion carried.

2. **CASE NO. 2015-09** **Brian J. and Ashlee J. Fuller**
10034 South 112th Street

The hearing was opened at 6:45 p.m. No one came forward in favor or opposition to the appeal. The hearing closed at 6:50 p.m.

Member Nickerson moved, and Member Knackert seconded, to hold the item for closed session at the end of all agenda items. On voice vote, all voted 'aye'. Motion carried.

3. **CASE NO. 2015-10** **Valerie and Nick Zalewski**
7101 South Beachwood Court

The hearing was opened at 6:50 p.m. Nick Zalewski, 8616 West Forest Hill Avenue, was sworn in and spoke to the application. Valerie Zalewski, 8616 West Forest Hill Avenue, was sworn in and spoke to the application. No one else came forward in favor or opposition to the appeal. The hearing closed at 7:00 p.m.

6. **CASE NO. 2015-13** **Timothy A. and Erica R. Steen**
4049 West Rawson Avenue

The hearing was opened at 7:15 p.m. Timothy A. Steen, 4049 West Rawson Avenue, was sworn in and spoke to the application. No one else came forward in favor or opposition to the appeal. The hearing closed at 7:20 p.m.

Member Montgomery moved and Member Knackert seconded a motion to approve a variance request from Section 15-3.0802E.2.e. of the Unified Development Ordinance to allow for the installation of a six foot high wood fence in the rear yard abutting a street on a corner lot closer to the street than the distance from the street to the principal building to which it is accessory for property located at 4049 West Rawson Avenue, pursuant to the Findings and Factors as presented by the applicant.

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

On a motion by Chairman Megna, closed session was entered at 7:20 p.m. pursuant to Wis. Stat. §19.85(1)(a) for deliberations on the subject matters Case No. 2015-08 and Case No. 2015-09, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Member Nickerson. On voice vote, all voted 'aye'. Motion carried.

Open session was reentered at 7:45 p.m.

1. **CASE NO. 2015-08** **David J. and Patricia A. Dombrowski**
7535 South Bishops Way

Member Nickerson moved and Member Montgomery seconded a motion to approve a variance request from Table 15-3.0206 of the Unified Development Ordinance to allow construction of a detached accessory building with a 16-foot rear yard setback, opposed to the 30-foot minimum rear yard setback of the R-5 District for property located at 7535 South Bishops Way, subject to verification, prior to issuance of a Building Permit, by Department of City Development staff that the R-5 District lot coverage standard is being met and the City Engineering Department checks the grade for proper drainage flow from the south to the north, and pursuant to the Findings and Factors as presented by the applicant.

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

2. **CASE NO. 2015-09** **Brian J. and Ashlee J. Fuller**
10034 South 112th Street

Member Nickerson moved and Member Montgomery seconded a motion to table a variance request from Section 15-3.0801C.2. of the Unified Development Ordinance to allow construction of a 1,620 square foot detached accessory building as the applicant was not present to address concerns of the Board. On voice vote, all voted 'aye'. Motion carried.

D. Announcement

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

E. Adjournment

Member Nickerson moved and Member Montgomery seconded to adjourn the Special meeting of the Board of Zoning and Building Appeals of August 12, 2015 at 7:55 p.m. All voted 'aye', motion carried.