

CITY OF FRANKLIN  
BOARD OF ZONING AND BUILDING APPEALS  
MINUTES  
December 21, 2016

Approved  
April 19, 2017

**A. Call to Order and Roll Call**

Chairman Anthony Megna called the December 21, 2016 regular 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 Robert Campbell, Jr., Phil Nickerson, Donald Adams and Robert Montgomery. Excused were Members Bob Knackert and Juan Rodriguez. Also present was Principal Planner Nick Fuchs.

**B. Approval of Minutes**

1. Approval of regular meeting of September 21, 2016.

Member Nickerson moved and Member Adams seconded approval of the minutes of the Regular Meeting held September 21, 2016 as presented. All voted 'aye', motion carried.

**C. Public Hearing Business Matters**

1. **CASE NO. 2016-11** **Andrew Marso and Greg Marso**  
**7570 S. Kensington Way**

The hearing was opened at 6:32 p.m. Greg Marso was sworn in and presented the variance application. One citizen came forward with comments. The hearing closed at 6:47 p.m.

Member Nickerson moved and Member Adams seconded a motion to approve a variance from Table 15-3.0204 of the Unified Development Ordinance to allow construction of a single-family home with a front yard setback of 40-feet, opposed to the minimum required R-3E Residence District front yard setback of 50-feet for property located at 7570 South Kensington Way; Tax Key No. 794-0064-000, pursuant to the Findings and Factors as presented by the applicant and subject to the applicant providing a Conservation Easement, Deed Restriction or Protective Covenant for the property to protect the remaining wetland area in perpetuity, for review and approval by the Department of City Development Staff, prior to issuance of a Building Permit. Alternatively, a Plat of Survey shall be submitted to the City that illustrates the home location as well as the remaining undisturbed wetland area, for Department of City Development staff review and approval. Upon voice vote, those voting to approve the variance request were Members Megna, Nickerson, Adams and Montgomery. Voting 'no' was Member Campbell, Jr. Therefore, with a vote of '4 to 1', the variance request was approved.

D. **Announcement**

The next scheduled meeting of the Board of Zoning and Building Appeals is January 18, 2017 at 6:30 p.m. No action needed, none taken.

E. **Adjournment**

Member Nickerson moved and Member Campbell, Jr. seconded to adjourn the Regular meeting of the Board of Zoning and Building Appeals of December 21, 2016 at 6:58 p.m. All voted 'aye', motion carried.