

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
July 20, 2011

I. ROLL CALL

Acting Chairman Nickerson called the July 20, 2011 regular meeting of the Board of Zoning and Building Appeals to order at 6:31 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Acting Chairman Nickerson and Members Megna, English, and Adams. Excused was Member Knackert. Also present was Senior Planner Fuchs.

II. APPROVAL OF MINUTES

A. Minutes of Regular Meeting held April 20, 2011

Member English moved and Member Megna seconded approval of the minutes of the regular meeting held April 20, 2011. All voted 'aye', motion carried.

III. HEARINGS

- A. CASE NO. 2011-02
2815 West Acre Avenue
Jim and Dorothy Sobieski
2815 West Acre Avenue
Franklin, WI 53132

The hearing was opened at 6:37 p.m. Jim Sobieski, 2815 West Acre Avenue, was sworn in and presented the proposed project. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:42 p.m.

- B. CASE NO. 2011-03
9054-9056 South Cordgrass Circle West
Stephen M. and Michael S. Dicks
9054 South Cordgrass Circle W.
Franklin, WI 53132

The hearing was opened at 6:42 p.m. Mary Dicks, 8047 South 77th Street, was sworn in and described the project. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:46 p.m.

- C. CASE NO. 2011-04
8120 West Forest Hill Avenue
Delwin Delikat
8120 West Forest Hill Avenue
Franklin, WI 53132

The hearing was opened at 6:46 p.m. Delwin Delikat, 8120 West Forest Hill Avenue, was sworn in and described the project. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:49 p.m.

- D. CASE NO. 2011-05
7555 West Pineberry Ridge
Michael R. Kampa and Victoria A. Le Cloux
7555 West Pineberry Ridge
Franklin, WI 53132

The hearing was opened at 6:50 p.m. Victoria Le Cloux-Kampa, 7555 West Pineberry Ridge, was sworn in and presented the request. No one else came forward in favor or opposition to the appeal. The hearing closed at 6:52 p.m.

- IV. The Board may enter in CLOSED SESSION pursuant to Section 19.85(1) (a), WI Statutes for deliberations.

Member English moved and Member Megna seconded to move the Board into Closed Session at 6:52 p.m., pursuant to Section 19.85(1) (a), WI Statutes for deliberations and then to reconvene into Open Session at the same place thereafter. Upon roll call vote, motion carried. Upon roll call in Closed Session, all members present at the beginning of the meeting were present.

- V. RECONVENE INTO OPEN SESSION

Member English moved and Member Megna seconded to reconvene the Board into Open Session. Upon voice vote, all voted 'aye', motion carried. Upon roll call in Open Session, all members present at the beginning of the meeting were present. The meeting entered Open Session at 7:03 p.m.

- VI. ACTION OF APPEALS

- A. CASE NO. 2011-02 Jim and Dorothy Sobieski
2815 West Acre Avenue

Member Adams moved and Member English seconded a motion to grant approval of a variance from Table 15-3.0203 of the Unified Development Ordinance for the existing home location within the required front yard setback and to construct a five foot wide covered wraparound porch addition to the existing home with a 17-foot front yard setback, opposed to the required 45-foot front yard setback of the R-3 Residence District, accepting the Findings and Factors as presented by the applicant.

Upon voice vote, those voting to approve the variance request were Members English, Megna, Nickerson and Adams. Therefore, with a vote of '4 to 0', the variance request was granted.

- B. CASE NO. 2011-03 Stephen M. and Michael S. Dicks
9054-9056 South Cordgrass Circle West

Member English moved and Member Megna seconded a motion to grant approval of a variance from Table 15-3.0208 of the Unified Development Ordinance to construct a deck on each side of the existing townhouse. The deck on the east side of the structure will have a setback of 7.5 feet and the deck on the west side will have a setback of 9 feet, opposed to the required 10-foot side yard setback of the R-7 Residence District, accepting the Findings and Factors as presented by the applicant.

Upon voice vote, those voting to approve the variance request were Members English, Megna, Nickerson and Adams. Therefore, with a vote of '4 to 0', the variance request was granted.

- C. CASE NO. 2011-04 Delwin Delikat
8120 West Forest Hill Avenue

Member Megna moved and Member English seconded a motion to grant approval of a variance from Section 15-3.0801B.1. of the Unified Development Ordinance, which prohibits detached accessory buildings from being located in front yards, to locate a 24-foot by 24-foot detached accessory building within the front yard with a 30-foot setback from the front property line, accepting the Findings and Factors as presented by the applicant.

Upon voice vote, those voting to approve the variance request were Members English, Megna, Nickerson and Adams. Therefore, with a vote of '4 to 0', the variance request was granted.

- D. CASE NO. 2011-05 Michael R. Kampa and Victoria A.
7555 West Pineberry Ridge Le Cloux

Member English moved and Member Megna seconded a motion to grant approval of a variance from Section 15-3.0802E.2.e. of the Unified Development Ordinance to allow the installation of a fence within the corner side yard and rear yard abutting a street and closer to the street than the distance from the street to the principal building to which it is accessory. The fence will be located approximately ten feet from the west property line, extending approximately twenty feet west from the house into the required setback, accepting the Findings and Factors as presented by the applicant.

Upon voice vote, those voting to approve the variance request were Members English, Megna, Nickerson and Adams. Therefore, with a vote of '4 to 0', the variance request was granted.

- VII. ANNOUNCEMENT: Next meeting August 17, 2011.
No action needed, none taken.

VIII. ADJOURNMENT

Member English moved and Member Megna seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals at 7:09 p.m. All voted 'aye', motion carried.