

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
FRANKLIN CITY HALL, COMMON COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
WEDNESDAY, APRIL 20, 2022, 6:30 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting minutes of January 19, 2022.

C. **Public Hearing Matters** (action may be taken on all matters following the respective Public Hearing thereon).

1. **CASE NO. 2022-02: RYAN SOPA, URBAN HEATING AND COOLING, BUILDING ADDITION AND PARKING LOT EXPANSION.** The applicant is seeking a two-part variance from the following Unified Development Ordinance (UDO) requirements: (1) Parking setback, Section 15-5.0202.C.4. Non-residential parking stalls and driveways must be located at least 10 feet from any property line. The parking lot expansion as proposed would have no setback from the south property line and a 5-foot setback from the north property line. (2) Adequate access, Section 15-5.0202.A. Required off-street parking must open directly onto an aisle or driveway that is wide enough (24 feet) to provide safe and efficient means of vehicular access. The proposed aisle connecting to the parking lot expansion is 17-ft wide. For property located at 8437 S. 27th Street, zoned B-4 South 27th Street Mixed Use Commercial District; Tax Key No. 832 9941 000.
2. **CASES NO. 2021-06 AND 2022-03: STEPHEN AND SABRINA HARLFINGER, FENCE AND SWIMMING POOL ENCROACHING INTO CORNER SIDEYARD.** Both cases for property located at 11600 W. Woods Road, zoned R-3 Suburban/Estate Single-Family Residence District, Tax Key No. 703 0220 000. **CASE No. 2021-06:** Minor Variance from Municipal Code Chapter 92.6B and Section 15-3.0802E.2.e. of the Unified Development Ordinance to allow for the installation of a fence in the corner side yard abutting a street and closer to the street than the distance from the street to the principal building, which is 34.1 feet. The proposed fence would be set back 6 feet from the South 116th Street right-of-way line, while the minimum setback is 35 feet [This item was previously tabled by this Board of Zoning and Building Appeals at its October 20, 2021, regular meeting]. **CASE No. 2022-03:** After-the-fact Variance request to allow for an above-ground swimming pool encroaching into the required corner side yard. Pursuant to the Unified Development Ordinance Section 15-3.0801.B.1 General Standards for Accessory Uses and Structures: “No part of an accessory structure shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot”. The subject swimming pool has been installed with a setback of 32 feet from the corner lot line, abutting S. 116th Street, while the minimum corner side yard setback is 35 feet.

D. **Business Matters.**

1. **CASE NO. 2022-04: CHRISTOPHER G. KWIECINSKI AND JULIE L. KWIECINSKI SINGLE-FAMILY RESIDENCE DETACHED GARAGE CONSTRUCTION.** Application by Christopher G. Kwiecinski and Julie L. Kwiecinski for an Area Exception from Section 15-3.0801C. of the Unified Development Ordinance to allow for an 840 square foot accessory structure, exceeding the 720 square feet maximum size by approximately 17%. Replacement of a garage which had burned down; new larger structure will be in the same footprint. For property located at 4511 W. Rawson Avenue, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 759 0046 001.

E. **Announcement:** Next meeting date.

F. **Adjournment**