

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
November 18, 2020

Approved
April 21, 2021

A. Call to Order and Roll Call

Chairman Leon called the November 18, 2020 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 Leon; Members Robert Knackert, Steve Rekowski. Member Donald Adams participated remotely. Also present was Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Approval of regular meeting of October 21, 2020.

Member Knackert moved and Member Rekowski seconded approval of the minutes of the regular meeting held October 21, 2020, as presented. All voted 'aye', motion carried (4-0-0).

C. Public Hearing Business Matters

1. **HEARING NO. 2020-07 Sign Variance Application**
Velo Village Apartments, LLC

7235 S. Ballpark Drive

The Official Notice of Public Hearing was read into the record by Principle Planner Régulo Martínez-Montilva and the Public Hearing was opened at 6:34 p.m., applicant Dan Yoder was sworn in and presented his variance request. Chairman Leon closed the public hearing at 6:35 p.m.

Member Knackert moved and Member Rekowski seconded A motion to approve a Sign Variance for property located at 7235 South Ballpark Drive (Velo Village Apartments Clubhouse), Franklin, Wisconsin 53132. This variance from Section 210-4(C)(5)(a) of the Municipal Code is sought to allow a monument sign with a reduced base width of approximately 1 foot, while the minimum base width must be half of the sign face, resulting in a minimum base width of 4.5 feet for this sign as presented. The subject property is located in the Ballpark Commons Multi-Family Residence Area of Planned Development District No. 37, Tax Key No. 754-9002-000, pursuant to the Findings and Factors as presented by the applicant [or Findings and Factors as stated/ revised by the BZBA]. Upon voice vote, 4 voted 'aye'. Motion carried (4-0-0).

2. HEARING NO. 2020-09 Area Exception Application
Robert A. & Tameria L. Simko

8012 S. 77th Street

The Official Notice of Public Hearing was read into the record by Principle Planner Régulo Martínez-Montilva and the Public Hearing was opened at 6:40 p.m. Chairman Leon closed the public hearing at 6:40 p.m.

Member Rekowski moved and Member Knackert seconded A motion to approve an Area Exception from Table 15-3.0207 of the Unified Development Ordinance to allow for 26.7% lot coverage (3,029 square feet), exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 25% (2,825 square feet), for property located at 8012 South 77th Street (Lot 9, Forest Meadows Estates Subdivision), for construction of a new, larger single-family residential home with an attached 3 car garage to replace an existing fire damaged ranch home, property zoned R-6 Suburban Single-Family Residence District; Tax Key No. 803-0167-000, pursuant to the Findings and Factors as presented by the applicant [or Findings and Factors as stated/ revised by the BZBA]. Upon voice vote, 4 voted 'aye'. Motion carried (4-0-0).

3. HEARING NO. 2020-08 Area Exception Application
Andrew M. & Heather M. Stevens

7752 W. Briarwood Drive

The Official Notice of Public Hearing was read into the record by Principle Planner Régulo Martínez-Montilva and the Public Hearing was opened at 6:43 p.m. Chairman Leon closed the public hearing at 6:44 p.m.

Member Knackert moved and Member Rekowski seconded A motion to approve an Area Exception from Table 15-3.0206 of the Unified Development Ordinance to allow for a maximum lot coverage of 21.7% (2,935 square feet), exceeding the R-5 Suburban Single-Family Residence District maximum lot coverage standard of 20% (2,700 square feet), for property located at 7752 West Briarwood Drive (Lot 16 in Stonewood Addition No. 1 Subdivision), for the installation of a permanent above ground swimming pool on the rear yard of the property, 10 feet from the back yard lot line and in excess of 10 feet from either side yard lot line (pool is approximately 346 square feet with a diameter of 21 feet), property zoned R-5 Suburban Single-Family Residence District; Tax Key No. 885-0052-000, pursuant to the Findings and Factors as presented by the applicant [or Findings and Factors as stated/ revised by the BZBA]. Upon voice vote, 4 voted 'aye'. Motion carried (4-0-0).

D. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively unscheduled. No action needed, none taken.

E. Adjournment

Member Rekowski moved and Member Knackert seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals of November 18, 2020, at 6:50 p.m.. All voted 'aye', motion carried (4-0-0).