

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
July 21, 2021

Approved
October 20, 2021

A. Call to Order and Roll Call

Chairman Leon called the July 21, 2021 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 Ken Humont, Steve Rekowski and Ryan Ross. Absent was member Robert Knackert. Also present was Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Approval of regular meeting of May 19, 2021.

Member Humont moved and Member Rekowski seconded approval of the minutes of the regular meeting held May 19, 2021, as presented. All voted 'aye', motion carried (4-0-1).

C. Public Hearing Matters

1. **HEARING NO. 2021-04 Variance Application**
Kenneth & Caitlin Warnimont

3103 W. Acre Ave.

The Official Notice of Public Hearing was read into the record by Principal Planner Régulo Martínez-Montilva and the Public Hearing was opened at 6:34 and closed at 6:35 p.m., applicant Ken Warnimont was sworn in and presented his variance request.

Member Ross moved and Member Humont seconded a motion to approve a Variance to allow for the enlargement of a non-conforming single-family home with respect to the minimum front setback of 45 feet in the R-3 Suburban Estate Single Family Residence District per Unified Development Ordinance (UDO) Table 15-3.0203. The existing single-family home is setback approximately 27 feet from the West Acre Avenue right-of-way line, the applicant is proposing a building addition to the east of the existing home with a front setback of 33 feet and a floor area of 234 square feet, for property located at 3103 W. Acre Avenue, Franklin, Wisconsin; Tax Key No. 832-9964-001, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, 4 voted 'aye', 1 absent. Motion carried (4-0-1).

D. Business Matters.

1. **HEARING NO. 2021-05 Area Exception Application**
James & Sandra Rogosienski

Principal Planner Régulo Martínez-Montilva presented this Area Exception request. Member Rekowski moved and Member Ross seconded a motion to approve an Area Exception from Section 15-3.0801C.1. of the Unified Development Ordinance to allow for an 864 square foot accessory structure, exceeding the 720 square feet maximum size by 20%, for property located

at 3800 West Acre Avenue, Franklin, Wisconsin 53132; Tax Key No. 833-0065-000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, 4 voted 'aye', 1 absent. Motion carried (4-0-1).

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for September 15, 2021. No action needed, none taken.

F. Adjournment

Member Humont moved and member Rekowski seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals of July 21, 2021, at 6:44 p.m. All voted 'aye', motion carried (4-0-1).