

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
July 20, 2022

Approved
August 17, 2022

A. Call to Order and Roll Call

Chairman Léon called the July 20, 2022, 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 Léon; and members Bob Knackert, Steve Rekowski, Ryan Ross and Ken Humont. Bob Knackert. Also present was Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Approval of regular meeting minutes of June 15, 2022.

Member Rekowski moved and Member Ross seconded approval of the minutes of the regular meeting held on June 15, 2022, as presented. All voted 'aye', motion carried (5-0-0).

C. Public Hearing Matters

1. **CASE NO. 2022-08 Minor Variance Application
ANDREW AND SCHAIANE RODRIGUEZ**

4115 W. Southwood Drive

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez and the Public Hearing was opened at 6:35 and closed at 6:35 p.m., applicant Andrew Rodriguez presented his minor variance request.

Member Knackert and Member Humont seconded a motion to reapprove a Minor Variance from Section 92-6(C)(1) of the Municipal Code and Section 15-3.0802(E)(2)(a) of the Unified Development Ordinance to allow installation of a fence approximately eight (8) feet above grade, while the maximum permitted fence height is six (6) feet in residential districts. For property located at 4115 W Southwood Drive, Franklin, Wisconsin 53132, zoned R-6 Suburban Single-Family Residence District, Tax Key No. 880 0079 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, all voted 'aye'. Motion carried (5-0-0).

2. **CASE NO. 2022-09 Variance Application
DANIEL M. AHLER AND CHARMAINE AHLER**

10605 W. Monastery Drive

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez and the Public Hearing was opened at 7:42 and closed at 7:42 p.m..

Member Ross and Member Knackert seconded a motion to approve a Variance request to allow for a reduced front setback of 36.2 feet, while the minimum front setback in the R-3 zoning district is 45 feet per Unified Development Ordinance Table 15-3.0203. The current setback from the dwelling to the front property line is approximately 42.1 feet. For property located at 10605 West Monastery Drive, Franklin, Wisconsin 53132, zoned R-3 Suburban/Estate Single-Family Residence District., Tax Key No. 795 0066 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, all voted 'aye'. Motion carried (5-0-0).

D. Business Matters.

**1. CASE NO. 2022-10 Area Exception Application
DANIEL M. AHLER AND CHARMAINE AHLER**

10605 W. Monastery Drive

Member Humont and Member Rekowski seconded a motion to approve an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for the addition of a new master suite, a laundry room and mudroom on the first floor of the existing single-family residence as well as a larger attached garage (17.87% lot coverage (2,612 square feet)), exceeding the 15% (2,098 square feet) maximum lot coverage standard in an R-3 Suburban/Estate Single Family Residence District, by approximately 2.87%. For property located at 10605 West Monastery Drive, property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0066-000, pursuant to the Findings and Factors as presented by the applicant [or Findings and Factors as stated/revised by the BZBA]. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for August 17, 2022. No action needed, none taken.

F. Adjournment

Member Rekowski moved and Member Knackert seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals of July 20, 2022 at 6:45 p.m. All voted 'aye', motion carried (5-0-0).