

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
June 15, 2022

Approved
July 20, 2022

A. Call to Order and Roll Call

Chairman Léon called the June 15, 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 Steve Rekowski, Ryan Ross and Ken Humont. Absent was member Bob Knackert. Also present was Principal Planner Régulo Martínez-Montilva, Alderman John Nelson and Assistant City Attorney Cooper Prindl.

B. Approval of Minutes

1. Approval of regular meeting minutes of May 18, 2022.

Member Humont moved and Member Rekowski seconded approval of the minutes of the regular meeting held on May 18, 2022, as presented. All voted 'aye', motion carried (4-0-1).

C. Public Hearing Matters

2. **CASE NO. 2022-07 Variance Application
Bradley Schmidt**

9311 S. 31st Street

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez and the Public Hearing was opened at 6:40 and closed at 6:48 p.m., applicant Bradley Schmidt presented his variance request.

Member Ross and Member Humont seconded a motion to approve a variance from the Unified Development Ordinance (UDO) Table 15-3.0207, to allow for a reduced minimum lot width of 81' for TKN 879 9952 000, and 87' for TKN 879 9953 000 at the front yard setback. The minimum required lot width in R-6 Suburban Single-Family Residence District is 90'. The lot bearing TKN 879 9952 000 is currently nonconforming and does not have adequate area to allow for development. This variance request is being put forward with the intent to create a lot appropriate for construction of a single-family home through a lot line adjustment. The resulting parcel would conform to zoning requirements in all other aspects. For property located at 9311 S. 31st St, zoned R-6 Suburban Single-Family Residence District, Tax Key No. 879 9952 000 and 879 9953 000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-1).

**1. CASE NO. 2021-06 Minor Variance Application
STEPHEN AND SABRINA HARLFINGER**

11600 W. Woods Road

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez and the Public Hearing was opened at 7:10 and closed at 7:21 p.m., applicant Sabrina Harlfinger presented their variance request.

Member Ross and Member Humont seconded a motion to approve a minor variance request 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. For property located at 11600 W. Woods Road, zoned R-3 Suburban/Estate Single-Family Residence District, Tax Key No. 703 0220 000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (4-0-1).

D. Business Matters.

None

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for July 20, 2022. No action needed, none taken.

F. Adjournment

Member Rekowski moved and Member Ross seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals of June 15, 2022 at 7:28 p.m. All voted 'aye', motion carried (4-0-1).