

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
December 18, 2024

Approved
January 15, 2025

A. Call to Order and Roll Call

Chair Patrick Leon called the December 18, 2024, 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 Chair Patrick Leon and Members Steve Rekowski, Ryan Ross, Patrick Hammer and Ken Humont. Excused was Member Robert Knackert. Also present was Associate Planner Luke Hamill.

B. Approval of Minutes

1. Approval of regular meeting minutes of October 16, 2024.

Member Ross moved and Member Humont seconded approval of the minutes as presented. All voted ‘aye’, motion carried (5-0-1).

C. Public Hearing Matters:

1. **CASE NO. 2024-18: J&J CONTRACTORS**

Variance

7567 S. 73rd Street

Associate Planner Luke Hamill presented this Variance request. Representative, Tim Zellner from J&J Contractors was present.

Chair Leon recused himself at 6:31 pm. Member Rekowski chaired the item.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:35 and closed at 6:35 p.m..

Member Ross moved and Member Hammer seconded a motion to approve a Variance from Section 15-3.0207c of the Unified Development Ordinance to allow for the installation of an entry canopy to encroach on the 30-foot front yard setback for property located at 7567 S. 73rd St., pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted ‘aye’. Motion carried (4-0-2).

D. Business Matters:

1. **CASE NO. 2024-19: KENT**

Area Exception

6575 W River Pointe Drive

Chair Leon returned to the meeting at 6:38 pm.

Associate Planner Luke Hamill presented this Area exception request. Applicants Crystal and Keith Kent were present.

Member Hammer moved and Member Rekowski seconded a motion to approve an Area Exception to allow for an increased lot coverage of 18% for a proposed swimming pool, exceeding the R-3 as of right lot coverage of 15%, with the condition that access from Puetz Road will need a right-of-way, for property located at 6575 W. River Pointe Drive, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye', motion carried (5-0-1).

E. **Announcement**

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for January 15, 2025. No action needed, none taken.

F. **Adjournment**

Member Humont moved and Member Ross seconded to adjourn the meeting at 6:42 pm. On voice vote, all voted 'aye', motion carried (5-0-1).