

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
June 19, 2024

Approved
July 17, 2024

A. Call to Order and Roll Call

Chair Patrick Leon called the June 19, 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, Members Steve Rekowski, Ryan Ross, Robert Knackert and Ken Humont. Also present was Principal Planner Régulo Martínez-Montilva and Associate Planner Luke Hamill.

B. Approval of Minutes

1. Approval of regular meeting minutes of April 17, 2024.

Member Rekowski moved and Member Ross seconded approval of the minutes as presented. All voted 'aye', motion carried (5-0-0).

C. Public Hearing Matters:

**1. CASE NO. 2024-05: KONICEK
Variance**

7102 S. Woelfel Road

Principal Planner Régulo Martínez-Montilva presented this Variance request.

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez-Montilva and the Public Hearing was opened at 6:48 and closed at 6:48 p.m.. Applicant, Joel Konicek was present.

Member Knackert moved and Member Rekowski seconded a motion to approve a Variance to allow for a detached garage encroaching into the corner sideyard while no part of an accessory structure shall be located in a corner side yard abutting a street on a corner lot per Unified Development Ordinance (UDO) Section 15-3.0801b1, with a setback of 21 feet and 2 inches from the corner side property line abutting Rawson Avenue, for property located at 7102 S Woelfel Road, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

**2. CASE NO. 2024-06: MACDONALD
Minor Variance**

9460 S 46th Street

Associate Planner Luke Hamill presented this Minor Variance request.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:59 and closed at 7:00 p.m.. Applicants, Corey and Maygan MacDonald were present

Member Ross moved and Member Rekowski seconded a motion to approve a Minor Variance to install a 6-foot high fence in the corner side yard with a 24 foot setback from the right-of-way line and front yard with a 31 foot setback from the right-of-way line while the Municipal Code Section 92-6c(1) doesn't allow fences in the corner side yard or front yard for property located at 9460 S 46th Street, Tax Key Number 881 0010 001, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

**3. CASE NO. 2024-07: MADUTA
Minor Variance**

7880 Chapel Hill Court E

Associate Planner Luke Hamill presented this Minor Variance request.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:37 and closed at 6:37 p.m.. Applicant, Radu Maduta was present

Member Ross moved and Member Knackert seconded a motion to approve a Minor Variance to install a 6-foot high fence in the corner side yard with no setback from the right-of-way line while the Municipal Code Section 92-6c(1) doesn't allow fences in the corner side yard for property located at 7880 Chapel Hill Court E, Tax Key Number 795 0156 000, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

**4. CASE NO. 2024-08: HARENG
Variance**

8510 West Beacon Hill Drive

Principal Planner Régulo Martínez-Montilva presented this Variance request.

The Official Notice of Public Hearing was read into the record by Principal Planner Martínez-Montilva and the Public Hearing was opened at 7:08 and closed at 7:09 p.m. Applicant, Daniel Hareng was present.

Member Rekowski moved and Member Knackert seconded a motion to approve a Variance from Table 15-3.0207 of the Unified Development Ordinance to allow for the construction of a 16-foot by 12-foot sunroom addition with a rear yard setback of 24-feet, opposed to the R-6 Suburban Single-Family District minimum rear yard setback of 30-feet, for property located at 8510 West Beacon Hill Drive, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

D. Business Matters.

**1. CASE NO. 2024-09: KONICEK
Area Exception**

7102 S. Woelfel Road

Principal Planner Régulo Martínez-Montilva presented this Area Exception request.

Member Knackert moved and Member Ross seconded a motion to approve an Area Exception to allow for a 1,080-squarefoot garage exceeding the maximum size for accessory structures of 900 square feet set forth in UDO Section 15-30801c.2, upon property located at 7102 S. Woelfel Road, pursuant to the Findings and Factors as presented by the applicant. 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 July 17, 2024. No action needed, none taken.

F. **Adjournment**

Member Humont moved and Member Rekowski seconded to adjourn the meeting at 7:15 p.m.. All voted 'aye', motion carried (5-0-0).