

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
October 16, 2024

Approved
December 18, 2024

A. Call to Order and Roll Call

Chair Patrick Leon called the October 16, 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 Patrick Hammer. Excused was Member Ken Humont. Also present was Associate Planner Luke Hamill and Planning Associate Nick Fuchs.

B. Approval of Minutes

1. Approval of regular meeting minutes of September 18, 2024.

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

C. Public Hearing Matters:

1. **CASE NO. 2024-14: CHUDADA**

Variance

11250 W. Mayers Drive

Planning Associate Nick Fuchs presented this Variance request.

The Official Notice of Public Hearing was read into the record by Planning Associate Fuchs and the Public Hearing was opened at 6:35 and closed at 6:35 p.m.. Applicant, Zachary Chudada was present.

Member Knackert moved and Member Hammer seconded a motion to approve a variance from Section 15-3.0801c.1. of the Unified Development Ordinance to allow for an approximately 945 square foot detached accessory structure for property located at 11250 W. Mayers 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. 2024-15: CHUDADA**

Area Exception

11250 W. Mayers Drive

Planning Associate Fuchs presented this Area Exception.

Member Ross moved and Member Rekowski seconded a motion to approve an Area Exception request from table 15-3.0203 of the Unified Development Ordinance to allow for a detached accessory structure with an approximate 40-foot front yard setback upon property located at 11250 W. Mayers Drive. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Matters:

2. CASE NO. 2024-16: CAMPBELL

Variance

10927 W. Coronado Court

Associate Planner Luke Hamill presented this Variance request.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:43 and closed at 7:01 p.m.. Applicant, Scott and Connie Campbell were present.

Motion #1

Member Knackert moved and Member Rekowski seconded a motion to allow for public comment. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

Motion #2

Member Ross moved and Member Hammer seconded a motion to resume normal business items. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

Motion #3

Member Hammer moved and Member Ross seconded a motion to approve a Variance to allow for the permanent parking of two RV camper trailers encroaching into the front yard while no part of a recreational vehicle shall be parked in a front yard per Municipal Code Section 178-7G(5), the applicant is requesting a front setback of 13.4 feet while the minimum setback is 40 feet for property located at 10927 W Coronado Court, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'nay'. Motion failed (5-0-0).

3. CASE NO. 2024-17: SWEET

Minor Variance

7917 S. 47th 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 7:30 and closed at 7:30 p.m..

Member Rekowski moved and Member Ross seconded a motion to approve a Minor Variance to allow for an approximately 58 sq ft accessory structure in a corner side-yard while no part of an accessory structure shall be located in a corner side-yard per Unified Development Ordinance (UDO) Section 15-3.0801B1, the applicant is requesting a corner

side-yard setback of 20 feet while the minimum setback is 19 feet. for property located at 7917 S. 47th Street, 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 November 20, 2024. No action needed, none taken.

F. **Adjournment**

Member Ross moved and Member Knackert seconded to adjourn the meeting at 7:32 p.m.. All voted 'aye', motion carried (5-0-0).