

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
December 17, 2025

Approved
February 18, 2026

A. Call to Order and Roll Call

Chair Patrick Leon called the December 17, 2025 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, Elizabeth Fritz and Robert Knackert. Excused was Member Patrick Hammer. Also present was Principal Planner Marion Ecks and Associate Planner Luke Hamill.

B. Approval of Minutes

1. Approval of regular meeting minutes of November 19, 2025.

Member Rekowski moved and Member Fritz seconded approval of the minutes as presented. All voted 'aye', motion carried (5-0-1).

C. Public Hearing Matters:

1. **CASE NO. 2025-11: RADUENZ**

VARIANCE

3220 W Puetz Road (TKN 832 9988 003)

Associate Planner Hamill presented this Variance request. Applicant Dan Raduenz was present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:38 and closed at 6:40 pm.

Member Ross moved and Member Rekowski seconded a motion to approve a Variance from Unified Development Ordinance Section 15-4-13(D): Accessory Structures to allow construction of an accessory structure to be located in the front yard, when accessory structures are only allowed to the interior side and rear of a principal structure, with the condition that the applicant receive a Natural Resource Special Exception from the City of Franklin Plan Commission, upon property located at 3220 W Puetz Road (TKN 832 9988 003). Upon voice vote, all voted 'aye'. Motion carried (5-0-1).

2. **CASE NO. 2025-12: MAYR**

VARIANCE

12146 W St. Martins Rd. (TKN 750 9973 003).

Principal Planner Ecks presented this Variance request. Applicant was not present.

The Official Notice of Public Hearing was read into the record by Principal Planner Ecks and the Public Hearing was opened at 6:49 and closed at 6:54 pm.

Member Ross moved and Member Rekowski seconded a motion to deny a Variance from Unified Development Ordinance Section 15-4-13(D)(5)(a) to allow for a 920 square foot addition to an existing detached garage to create a 1,600 square foot structure, 400 square feet over the maximum of 1,200 square feet, upon property located at 12146 W St. Martins Rd. (TKN 750 9973 003). Upon voice vote, all voted 'aye'. Motion carried (5-0-1).

D. Business Matters:

1. None.

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for January 21, 2026. No action needed, none taken.

F. Adjournment

Member Rekowski moved and Member Ross seconded to adjourn the meeting at 6:59 pm. On voice vote, all voted 'aye', motion carried (5-0-1).