

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
October 15, 2025

Approved
November 19, 2025

A. Call to Order and Roll Call

Chair Patrick Leon called the October 15, 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 Patrick Hammer. Absent was Robert Knackert. Also present was Associate Planner Luke Hamill.

B. Approval of Minutes

1. Approval of regular meeting minutes of June 18, 2025.

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

C. Public Hearing Matters:

**1. CASE NO. 2025-08: O'BOYLE
VARIANCE**

10199 W Oakwood Road (TKN 942 0003 000).

Associate Planner Luke Hamill presented this Variance request. An applicant's representative attended the meeting.

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 pm.

Member Ross moved and Member Hammer seconded a motion to approve a Variance from Unified Development Ordinance Section 15-4-13.D.4, which requires that accessory structures shall be located "completely within the buildable area of the lot and to the interior side or rear of the principal building", to allow for a garage in the front yard, upon property located at 10199 W Oakwood Road (TKN 942 0003 000).

Upon voice vote, all voted 'aye'. Motion carried (5-0-1).

**2. CASE NO. 2025-09: BANACH
VARIANCE**

12030 W James Avenue (TKN 703 0060 000).

Associate Planner Luke Hamill presented this Variance request. Applicant Nick Banach was present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the Public Hearing was opened at 6:41 and closed at 6:42 pm.

Member Rekowski moved and Member Ross seconded a motion to approve a Variance from Unified Development Ordinance Table 15-3-01(A), which requires that structures be setback at least 10 feet from the Interior Side Yard in the R-SE – Suburban/Estate Residence District, to allow for a shed with a setback of 5 feet from the Interior Side Yard, upon property located at 12030 W James Avenue (TKN 703 0060 000).

Upon voice vote, all voted ‘aye’. Motion carried (5-0-1).

D. Business Matters:

1. None.

Chair Leon introduced and welcomed Member Elizabeth Fritz.

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for November 19, 2025. No action needed, none taken.

F. Adjournment

Member Rekowski moved and Member Hammer seconded to adjourn the meeting at 6:45 pm. On voice vote, all voted ‘aye’, motion carried (5-0-1).