

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
August 19, 2026

Approved
September 16, 2026

A. Call to Order and Roll Call

Chair Patrick Leao called the August 19, 2026, 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 Ryan Ross, Patrick Hammer, Elizabeth Fritz and David Cieszynski. Excused was Robert Knackert. Also present was Associate Planner Luke Hamill.

B. Approval of Minutes

1. Approval of regular meeting minutes of July 15, 2026.

Member Ross moved and Member Fritz seconded a motion to approve the minutes as presented. All voted 'aye', motion carried (5-0-1).

C. Public Hearing Matters:

1. CASE NO. 2026-014: RAKOWSKI

VARIANCE

7683 S Sanctuary Road (TKN 794 0055 000)

Assistant Planner Luke Hamill presented this Variance request. Applicant Jennifer Rakowski was present.

The Official Notice of Public Hearing was read into the record by Assistant Planner Hamill, and the Public Hearing was opened at 6:35 and closed at 6:35 pm.

Member Ross moved and Member Cieszynski seconded a motion to approve a Variance from Unified Development Ordinance Section §15-5-08(F)(1)(a), to allow for a 5-foot fence in the street side yard with a setback of 0 feet from the property line as opposed to the required 5-foot setback, upon property located at upon property located at 7683 S Sanctuary Road (TKN 794 0055 000). On voice vote, all voted 'aye'; motion carried (5-0-1).

2. CASE NO. 2026-15: LOOMIS ROAD DENTAL

VARIANCE

9710 W Loomis Road (TKN 840 997 013)

Associate Planner Hamill presented this Variance request. Representative Baily Freeman of Scherrer Construction was present.

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

Member Hammer moved and Member Cieszynski seconded a motion to approve a variance from Table 15-5-01(B) of the Unified Development Ordinance to allow for 39 parking spaces, as opposed to the allowed 34 parking spaces following the Maximum Parking ratio of 1 space per 150 square feet of building area for Health Care Facilities, upon property located at 9700-9710 W Loomis Road (TKN 847 9977 013), pursuant to the findings and factors as presented by the applicant. On 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 September 16, 2026. No action needed, none taken.

F. Adjournment

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