

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
June 17, 2026

Approved
July 15, 2026

A. Call to Order and Roll Call

Chair Patrick Leon called the June 17, 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, Elizabeth Fritz, Patrick Hammer 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 May 20, 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. 2026-08: RODRIGUEZ**

VARIANCE

9601 W RYAN RD (TKN 894 9001 000).

Associate Planner Hamill presented this Variance request. Applicant Jesse Rodriguez was present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill, and the Public Hearing was opened at 6:34 and closed at 6:34 pm.

Member Hammer moved and Member Ross 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 9601 W RYAN RD (TKN 894 9001 000). On voice vote, all voted 'aye'; motion carried (5-0-1).

2. CASE NO. 2026-09: TIARKS

VARIANCE

11710 W Woods Road (TKN 703 0218 000).

Associate Planner Hamill presented this Variance request. Applicants Timothy & Roxanne Tiarks were present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill, and the Public Hearing was opened at 6:40 and closed at 6:41 pm.

Member Ross moved and Member Fritz seconded a motion to approve a variance from Table 15-3-01(A) and §15-4-13(D)(4)(b) of the Unified Development Ordinance to allow for a detached garage with a setback from the side yard property line of 5 feet, as opposed to 10 feet, upon property located at 11710 W Woods Road (TKN 703 0218 000), 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 July 15, 2026. No action needed, none taken.

F. Adjournment

Member Hammer moved and Member Cieszynski seconded to adjourn the meeting at 6:43 pm. On voice vote, all voted 'aye', motion carried (5-0-1).