

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
May 20, 2026

Approved
June 17, 2026

A. Call to Order and Roll Call

Acting Chair Ryan Ross called the May 20, 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 Acting Chair Ryan Ross and Members Elizabeth Fritz, Patrick Hammer and David Cieszynski. Excused was Chair Patrick Leon and Member Robert Knackert. Also present was Associate Planner Luke Hamill and Assistant Planner Rose Melton.

B. Approval of Minutes

1. Approval of regular meeting minutes of May 6, 2026.

Member Fritz moved and Member Cieszynski seconded a motion to approve the minutes as presented. All voted 'aye', motion carried (4-0-2).

C. Public Hearing Matters:

1. CASE NO. 2026-05: LEMKE

VARIANCE

8110 S 57th Street (TKN 806 0108 000).

Associate Planner Hamill presented this Variance request. Applicant Lisa Lemke was present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill, and the Public Hearing was opened at 6:36 and closed at 6:36 pm.

Member Fritz moved and Member Cieszynski seconded a motion to approve a variance from Section 15-4-13(D)(4)(b) & (c) of the Unified Development Ordinance to allow for an above ground pool with a setback from the primary structure of 4 feet and a rear yard setback of 15 feet, upon property located at 8110 S 57th Street (TKN 806 0108 000), pursuant to the findings and factors as presented by the applicant. On voice vote, all voted 'aye'. Motion carried (4-0-2).

2. CASE NO. 2026-06: BANACH

VARIANCE

12030 W James Avenue (TKN 703 0060 000).

Associate Planner Hamill presented this Variance request. Applicant Nicholas 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 6:41 pm.

Member Hammer moved and Member Cieszynski seconded a motion to approve a variance from the Uniform Building Code to allow for construction of a 140 square foot accessory structure with a foundation slab that does not meet the standards, upon property located at 12030 W James Avenue (TKN 703 0060 000), pursuant to the findings and factors as presented by the applicant. On voice vote, all voted 'aye'. Motion carried (4-0-2).

3. CASE NO. 2026-07: BAUER SIGN & LIGHTING

VARIANCE

6501 S. 27th Street (TKN 714 9997 002)

Assistant Planner Melton presented this Variance request. Applicant Lance McTrusty for Bauer Sign & Lighting was present.

The Official Notice of Public Hearing was read into the record by Assistant Planner Melton, and the Public Hearing was opened at 6:48 and closed at 6:48 pm.

Motion #1

Member Hammer moved and Acting Chair Ross seconded a motion to approve a variance from Section 15-6-05(A)(4) of the Unified Development Ordinance to allow a second primary sign on the north façade of a multitenant commercial building, upon property located at 6501 S 27th Street (TKN 714 9997 002), pursuant to the findings and factors as presented by the applicant. On voice vote, 2 voted 'aye' and 2 voted 'nay'. Motion failed (2-2-2).

Motion #2

Member Hammer moved and Member Cieszynski seconded a motion to approve a variance from Section 15-6-05(A)(4) of the Unified Development Ordinance to allow a second primary sign on the north façade of a multitenant commercial building, upon property located at 6501 S 27th Street (TKN 714 9997 002), pursuant to the findings and factors as presented by the applicant. On voice vote, all voted 'aye'. Motion carried (4-0-2).

D. Business Matters:

1. None.

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for June 17, 2026. No action needed, none taken.

F. Adjournment

Member Fritz moved and Member Cieszynski seconded to adjourn the meeting at 7:05 pm. On voice vote, all voted 'aye', motion carried (4-0-2).