

CITY OF FRANKLIN  
BOARD OF ZONING AND BUILDING APPEALS  
MINUTES  
May 6, 2026

Approved  
May 20, 2026

**A. Call to Order and Roll Call**

Chair Patrick Leon called the May 6, 2026, SPECIAL 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 and David Cieszynski. Excused was Member Robert Knackert and Patrick Hammer. Also present was Associate Planner Luke Hamill and Planning Associate Nick Fuchs.

**B. Approval of Minutes**

1. Approval of regular meeting minutes of March 18, 2026.

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

**C. Public Hearing Matters:**

1. **CASE NO. 2026-03: ALDI**

**VARIANCE**

**7765 S Lovers Lane Road (TKN 795 9001 000).**

Associate Planner Hamill presented this Variance request. Applicant representative, Rob Merkle was present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill, and the Public Hearing was opened at 6:35 and closed at 6:39 pm.

Member Ross moved and Member Cieszynski seconded a motion to suspend the rules to allow for further public comment. On roll call vote, three voted 'aye' and one voted 'nay'. Motion failed (3-1-2).

Member Ross moved and Member Fritz seconded a motion to approve a variance from Section 15-5-02(E)(3)(d) of the Unified Development Ordinance to allow for a driveway opening without an island between vehicle lanes in opposing directions, upon property located at 7765 S Lovers Lane Road (TKN 795 9001 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. 2026-04: RYAN MEADOWS CONDOMINIUMS**

**VARIANCE**

11590 W. Meadowview Drive (TKN 891 1081 001).

Planning Associate Fuchs presented this Variance request. Applicant Dan Szczap was present.

The Official Notice of Public Hearing was read into the record by Planning Associate Fuchs, and the Public Hearing was opened at 6:53 and closed at 6:54 pm.

Member Ross moved and Member Cieszynski seconded a motion to approve a variance from Table 15-3.0209A. of the Unified Development Ordinance to allow for a maximum building height of 32-feet, opposed to the maximum allowed height of 30-feet for two-family structures in the R-8 District, upon property located at 11590 W. Meadowview Drive (TKN 891 1081 001), 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 May 20, 2026. No action needed, none taken.

**F. Adjournment**

Member Ross moved and Member Fritz seconded to adjourn the meeting at 6:56 pm. On voice vote, all voted 'aye', motion carried (4-0-2).