

CITY OF FRANKLIN  
BOARD OF ZONING AND BUILDING APPEALS  
MINUTES  
September 18, 2024

**Approved**  
**October 16, 2024**

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

Chair Patrick Leon called the September 18, 2024, 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, Robert Knackert and Ken Humont. Also present was Planning Manager Regulo Martinez-Montilva.

**B. Approval of Minutes**

1. Approval of regular meeting minutes of August 21, 2024.

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

**C. Public Hearing Matters:**

1. **CASE NO. 2024-12: SCHEFTNER**

**Variance**

10405 W. Ryan Road

Planning Manager Regulo Martinez-Montilva presented this Variance request.

The Official Notice of Public Hearing was read into the record by Planning Manager Martinez-Montilva and the Public Hearing was opened at 6:40 and closed at 6:41 p.m.. Applicant, Anthony Scheftner was present.

Member Rekowski moved and Member Humont seconded a motion to approve a Variance to allow for a detached garage encroaching into the front yard while no part of an accessory structure shall be located in a front yard per unified development ordinance (UDO) Section 15-3.0801b1, the applicant is requesting a front setback of 30 feet while the minimum setback is 60 feet for property located at 10405 W Ryan Road, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

**D. Business Matters:**

1. **CASE NO. 2024-13: SCHEFTNER.**

**Area Exception**

10405 W. Ryan Road

Planning Manager Regulo Martinez-Montilva presented this Area Exception.

Member Rekowski moved and Member Knackert seconded a motion to approve an Area Exception request to allow for a garage size of 784 square feet, exceeding the maximum size for accessory structures of 720 square feet set forth in UDO Section 15-30801c.1. for property located at 10405 W Ryan Road, pursuant to the Findings and Factors as presented by the applicant. Upon voice vote, all voted 'aye'. Motion carried (5-0-0).

E. **Announcement**

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for October 16, 2024. No action needed, none taken.

F. **Adjournment**

Member Ross moved and Member Humont seconded to adjourn the meeting at 6:44 p.m.. All voted 'aye', motion carried (5-0-0).