

APPROVED NOVEMBER 16, 2021

CITY OF FRANKLIN
COMMON COUNCIL MEETING
NOVEMBER 2, 2021
MINUTES

- ROLL CALL A. The regular meeting of the Common Council was held on November 2, 2021 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were present: Alderman Ed Holpfer, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Shari Hanneman, Alderman Mike Barber, and Alderman John R. Nelson. Also in attendance were Dir. of Administration Peggy Steeno, Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.
- CITIZEN COMMENT B. Citizen comment period was opened at 6:33 p.m. and closed at 6:37 p.m.
- MINUTES
OCT. 19, 2021 C. Alderwoman Hanneman moved to approve the minutes of the regular Common Council meeting of October 19, 2021, as presented. Seconded by Alderman Holpfer. All voted Aye; motion carried.
- HEARING: AMEND
2025 FUTURE LAND
USE MAP
STEPHEN R. MILLS,
PRESIDENT OF BEAR
DEVELOPMENT, LLC,
APPLICANT;
IGNASIAK
INVESTMENT CO.,
LLC AND GER VANG
AND CHIA VANG,
PROPERTY OWNERS D. A public hearing was called to order at 6:42 p.m. on a proposed Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to Change the City of Franklin 2025 Future Land Use Map for Three Properties Generally Located on the East Side of South 112th Street, East of the Ryan Meadows Subdivision and West of the Franklin Savanna Natural Area From Recreational Use and Areas of Natural Resource Features Use to Residential Use (Totaling Approximately 92 Acres) (Stephen R. Mills, President of Bear Development, LLC, Applicant) (Ignasiak Investment Co., LLC and Ger Vang and Chia Vang, Property Owners). The properties which are the subject of this application are generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area, bearing Tax Key Nos. 892-9999-002, 937-9999-004 and 938-9999-011. The public hearing was closed at 6:44 p.m.
NOTE: The Applicant has requested to withdraw the application for the amendment of the Comprehensive Master Plan, with a copy of the Applicant's written request to do so contained within the item G.1 of this meeting agenda packet materials, and to withdraw the application for the rezoning of the properties conditioned upon the amendment of the Comprehensive Master Plan, with a copy of the Applicant's written request to do so also contained with the item G.1 of this meeting agenda packet materials.

- WITHDRAW TO
AMEND 2025 FUTURE
LAND USE MAP
STEPHEN R. MILLS,
PRESIDENT OF BEAR
DEVELOPMENT, LLC,
APPLICANT;
- G.1. Alderman Nelson moved to accept Applicant's request to withdraw the Comprehensive Master Plan Amendment and Rezoning applications to change the Future Land Use Map use designation, from Recreation Use and areas of Natural Resource features to Residential Use, and to amend the Unified Development Ordinance (Zoning Map) to rezone from A-2 Prime Agricultural District and C-1 Conservancy District to R-5 Suburban Single-Family Residence District, for properties bearing Tax Key Nos. 892-9999-002, 937-9999-004 and 938-9999-011, generally located on the east side of South 112th Street, east of the Ryan Meadows Subdivision and west of the Franklin Savanna Natural Area, approximately 92 acres (Stephen R. Mills, President of Bear Development, LLC, Applicant). Seconded by Alderman Mayer. All voted Aye; motion carried.
- RES. 2021-7794
AWARDING THE
SALE OF \$2,040,000
GO NOTES
- G.2. Alderman Barber moved to adopt Resolution No. 2021-7794, A RESOLUTION AWARDING THE SALE OF \$2,040,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2021A. Seconded by Alderwoman Hanneman. All voted Aye; motion carried.
- BALL PARK
COMMONS UPDATE
- G.3. No action was taken on the Ballpark Commons project update presented by Mike Zimmerman and Steve Taylor.
- CIVIC
CELEBRATIONS 2021
REPORT AND
REQUEST FOR 2022
EVENTS
- G.4. Alderwoman Wilhelm moved to accept and place on file the summary from the 2021 Civic Celebrations event, and allow John Bergner to execute contracts and agreements for the 2022 Franklin Civic Celebration event. Seconded by Alderman Holpfer. All voted Aye; motion carried.
- 2022 UNWANTED
PRESCRIPTION DRUG
GRANT
- G.5. Alderman Barber moved to allow the Director of Health and Human Services to accept the 2022 Clean Sweep Unwanted Prescription Drug Grant. Seconded by Alderman Mayer. All voted Aye; motion carried.
- AGMT SOUTHEAST
WI HEALTHCARE
EMERGENCY
READINESS
COALITION
- G.6. Alderman Holpfer moved to allow the Director of Health and Human Services to sign the continued Mutual Assistance Agreement between the Franklin Health Department and the Southeast Wisconsin Healthcare Emergency Readiness Coalition, Inc. Seconded by Alderman Barber. All voted Aye; motion carried.
- AMEND UDO TO
REZONE 7401,
7295,7255 W.
RAWSON AVE.
- G.7. Alderman Nelson moved to refer back to staff and table for a larger area plan, an Ordinance amending the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-6 Suburban Single-family Residential District and B-3 Community

(RAWSON
VENTURES, LLC,
APPLICANT)

Business District to B-2 General District, located at 7401 West Rawson Avenue, 7295 West Rawson Avenue, 7255 West Rawson Avenue, and the upper portion of 7401A West Rawson Avenue (by Rawson Ventures, LLC, Applicant, Brian Brunn, Property Owner). Seconded by Alderwoman Hanneman. All voted Aye; motion carried.

ORD. 2021-2484
APPROVE QUARRY
NONMETALLIC
MINING
RECLAMATION PLAN

G.8. Alderman Barber moved to adopt Ordinance No. 2021-2484, an Ordinance to Approve a Quarry Nonmetallic Mining Reclamation Plan and to Incorporate Same into Unified Development Ordinance Section 15-3.0428, Ordinance No. 97-1456 (PDD No. 23) Pursuant to §13.26s.5. and Unified Development Ordinance Section 15-3.0429, Ordinance No. 97-1457 (PDD No. 24) Pursuant to §13.27t.5. and to Authorize the Issuance of a Reclamation Permit in Relation there to (Payne & Dolan, Inc., Owner and Applicant). Seconded by Alderman Mayer. Alderman Barber withdrew his motion and Alderman Mayer withdrew his second.

Alderwoman Wilhelm then moved to adopt Ordinance No. 2021-2484, AN ORDINANCE TO APPROVE A QUARRY NONMETALLIC MINING RECLAMATION PLAN AND TO INCORPORATE SAME INTO UNIFIED DEVELOPMENT ORDINANCE SECTION 15-3.0428, ORDINANCE NO. 97-1456 (PDD NO. 23) PURSUANT TO §13.26S.5. AND UNIFIED DEVELOPMENT ORDINANCE SECTION 15-3.0429, ORDINANCE NO. 97-1457 (PDD NO. 24) PURSUANT TO §13.27T.5. AND TO AUTHORIZE THE ISSUANCE OF A RECLAMATION PERMIT IN RELATION THERE TO (PAYNE & DOLAN, INC., OWNER AND APPLICANT), with a staff review for an update every five years. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. 2021-7795
VEGETATION
CLEARING OF
WATER TOWER
PARK

G.9. Alderman Mayer moved to adopt RESOLUTION NO. 2021-7795, A RESOLUTION TO AWARD VEGETATION CLEARING OF NON-WETLAND AREAS OF WATER TOWER PARK (8120 SOUTH LOVERS LANE RD) TO ECO-RESOURCE CONSULTING, INC. FOR \$17,000. Seconded by Alderman Barber. All voted Aye; motion carried.

CONTRACT FOR
FUEL DISPENSERS
WITH BADGER OIL
EQUIPMENT CO.

G.10. Alderwoman Wilhelm moved to authorize Department of Public Works staff to execute a contract with Badger Oil Equipment Co. to provide new replacement fuel dispensers at the Department of Public Works. Seconded by Alderman Nelson. All voted Aye; motion carried.

ORD. 2021-2485
AMEND §30-1. OF
MUNICIPAL CODE TO
ESTABLISH
ALDERMANIC
DISTRICT AND
WARD BOUNDARIES

G.11.

Alderswoman Wilhelm moved to introduce Ordinance No. 2021-2485, an Ordinance to Amend §30-1. of the Municipal Code to Establish Aldermanic District and Ward Boundaries; Proceed with a Class 2 Publication; and Place this Ordinance on the Common Council Meeting Agenda of November 16, 2021, with the inclusion of proposed Map 2. Seconded by Alderman Nelson. On roll call, Alderman Mayer, Alderswoman Wilhelm, and Alderman Nelson voted Aye; Alderman Holpfer, Alderswoman Hanneman, and Alderman Barber voted No. Motion failed due to the lack of majority vote.

Alderman Barber then moved to introduce Ordinance No. 2021-2485, an Ordinance to Amend §30-1. of the Municipal Code to Establish Aldermanic District and Ward Boundaries; Proceed with a Class 2 Publication; and Place this Ordinance on the Common Council Meeting Agenda of November 16, 2021, with the inclusion of proposed Map 1. Seconded by Alderswoman Hanneman. On roll call, Alderman Barber, Alderswoman Hanneman, and Alderman Holpfer voted Aye; Alderman Nelson, Alderswoman Wilhelm, and Alderman Mayer voted No. Motion failed due to the lack of majority vote.

Alderswoman Hanneman then moved to reconsider Ordinance No. 2021-2485, an Ordinance to Amend §30-1. of the Municipal Code to Establish Aldermanic District and Ward Boundaries; Proceed with a Class 2 Publication; and Place this Ordinance on the Common Council Meeting Agenda of November 16, 2021, with the inclusion of proposed Map 2. Seconded by Alderman Nelson. On roll call, Alderman Holpfer, Alderman Mayer, Alderswoman Wilhelm, Alderswoman Hanneman, and Alderman Nelson voted Aye; Alderman Barber voted No. Motion carried.

Alderman Nelson then moved to introduce Ordinance No. 2021-2485, AN ORDINANCE TO AMEND §30-1. OF THE MUNICIPAL CODE TO ESTABLISH ALDERMANIC DISTRICT AND WARD BOUNDARIES; PROCEED WITH A CLASS 2 PUBLICATION; AND PLACE THIS ORDINANCE ON THE COMMON COUNCIL MEETING AGENDA OF NOVEMBER 16, 2021, with the inclusion of proposed Map 2. Seconded by Alderman Holpfer. On roll call, Alderman Nelson, Alderswoman Wilhelm, Alderman Mayer, and Alderman Holpfer voted Aye; Alderman Barber and Alderswoman Hanneman voted No. Motion carried.

CLOSED SESSION
TID 7
DEV. AGREEMENT
WITH VELO VILLAGE
APARTMENTS LLC

- G.16. Alderwoman Wilhelm moved to enter closed session at 9:30 p.m. pursuant to Wis. Stat. § 19.85(1)(e), to deliberate upon a Potential Amendment to Tax Incremental District No. 7 Development Agreement Between the City of Franklin and Velo Village Apartments LLC (Developer), the negotiation of Agreement terms and the investing of public funds in relation thereto, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Holpfer. On roll call, all voted Aye. Motion carried.

The Common Council re-entered open session at 9:50 p.m.

CLOSED SESSION
POTENTIAL
ACQUISITION OF
PROPERTIES FOR
PUBLIC PARK
PURPOSES

- G.17. Alderwoman Wilhelm moved to enter closed session at 9:50 p.m. pursuant to Wis. Stat. § 19.85(1)(e), to consider the potential acquisition of properties intended to be used for public park purposes in the general southwest area of the City and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

The Common Council re-entered open session at 10:26 p.m.

CLOSED SESSION
TID NO. 8
DEV. AGREEMENT
WITH OAKWOOD
INDUSTRIAL LLC,
SPEC INDUSTRIAL
BUILDINGS MIXED
USE DEV. AT 3617
W. OAKWOOD RD.

- G.18. Alderwoman Wilhelm moved to enter closed session at 10:28 p.m. pursuant to Wis. Stat. § 19.85(1)(e), for competitive and bargaining reasons, to deliberate and consider terms relating to a Tax Incremental District No. 8 Potential Development Agreement Between the City of Franklin and Oakwood Industrial LLC, Spec Industrial Buildings Mixed Use Development (Public and Private Property Improvements), and the investing of public funds and governmental actions in relation thereto and to effect such development, including the terms and provisions of the potential development agreement for the development of property located at 3617 West Oakwood Road, consisting of approximately 48.9 acres, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.

Upon re-entering open session at 10:38 p.m., Alderwoman Hanneman moved to authorize staff to proceed with bonding for South Hickory Street and the storm water infrastructure in addition to the already authorized sewer lift station borrowing that will take place on November 16, 2021. Seconded by Alderman Nelson. All voted Aye; motion carried.

ADJOURNMENT

J.

Alderman Mayer moved to adjourn the meeting at 10:40 p.m.
Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.