

**City of Franklin  
Plan Commission Meeting  
February 3, 2022  
Minutes**

Approved  
**February 17, 2022**

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

Mayor Steve Olson called the February 3, 2022, regular Plan Commission meeting to order at 5:05 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Adam Burckhardt and Kevin Haley and City Engineer Glen Morrow. Absent was Commissioner Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy, Principal Planner Régulo Martínez-Montilva and Associate Planner Marion Ecks.

The following were also in attendance: Commissioner Barbara Wesner, Jamie Groark, as well as Jackie Wells and Ruben Shell of Houseal Lavigne Associates. J.B. Hinds of Birchline Planning LLC joined the meeting remotely at 5:40 p.m.

The Plan Commission entered into recess from 7:00 p.m. to 7:10 pm. Commissioner Patrick Leon joined the meeting at 7:10 p.m.

**B. Approval of Minutes**

**1. Regular Meeting of January 20, 2022**

Commissioner Hogan moved and Commissioner Leon seconded to table the January 20, 2022 regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-1).

**C. UNIFIED DEVELOPMENT  
ORDINANCE (UDO) REWRITE  
TASK FORCE: PRESENTATION OF  
DIAGNOSTIC REVIEW OF THE  
UDO BY PROJECT CONSULTANTS  
HOUSEAL LAVIGNE ASSOCIATES  
AND BIRCHLINE PLANNING LLC**

Planning Manager Heath Eddy introduced Jackie Well of Housel Lavigne Associates who presented the request Diagnostic Review of the UDO by project consultants Houseal Lavigne Associates and Birchline Planning LLC.

**D. Public Hearing Business Matters**

**1. BEAR DEVELOPMENT, LLC  
SINGLE-FAMILY RESIDENTIAL  
SUBDIVISION DEVELOPMENT.**

Comprehensive Master Plan Amendment and Rezoning applications by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC,

Planning manager Heath Eddy presented the request by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC, property owner), to amend the Future Land Use Map designation for an area consisting of one property designated as Recreational Use, covering approximately 35 acres, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to

property owner), to amend the Future Land Use Map designation for an area consisting of one property designated as Recreational Use, covering approximately 35 acres, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to rezone that area of land from A-2 Prime Agricultural District and C-1 Conservancy District to R-5 Suburban Single-Family Residence District (area consisting of one property (892-9999-002) and containing a corridor zoned C-1 Conservancy District which is an obsolete zoning district because the current Unified Development Ordinance requires protection of natural resources through conservation easements), property generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area (totaling approximately 34.54 acres).

rezone that area of land from A-2 Prime Agricultural District and C-1 Conservancy District to R-5 Suburban Single-Family Residence District (area consisting of one property (892-9999-002) and containing a corridor zoned C-1 Conservancy District which is an obsolete zoning district because the current Unified Development Ordinance requires protection of natural resources through conservation easements), property generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area (totaling approximately 34.54 acres).

**Comprehensive Master Plan Amendment**

Aldерwoman Hanneman moved and Commissioner Leon seconded a motion to adopt a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 future land use map for property bearing Tax Key Number 892-9999-002, 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, pursuant to Wis. Stat. §66.1001(4)(b). On voice vote, 4 voted ‘aye’ and 2 voted ‘nay’; motion carried (4-2-1).

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:16 p.m. and closed at 7:24 p.m.

**Rezone**

**Motion #1**

Commissioner Haley moved and Commissioner Burckhardt seconded a motion to recommend denial of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land bearing Tax Key Number 892-9999-002 from A-2 Prime Agricultural district and C-1 Conservancy district to R-5 Suburban Single-Family Residence district (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 35 acres). On voice vote, 2 voted ‘aye’ and 4 voted ‘nay’; motion failed (2-4-1).

**Motion #2**

Aldерwoman Hanneman moved and Commissioner Leon seconded a motion to seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land bearing Tax Key Number 892-9999-002 from A-2 Prime Agricultural district and C-1 Conservancy district to R-5 Suburban Single-Family Residence district (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 35 acres). On voice vote, 4 voted ‘aye’ and 2 voted ‘nay’; motion carried (4-2-1).

## **E. Business Matters**

### **1. BEAR DEVELOPMENT, LLC INDUSTRIAL DEVELOPMENT.**

Certified Survey Map with a Land Division Variance application by Stephen R. Mills, President of Bear Development, LLC (Loomis & Ryan, Inc. and Gurjit Singh and Gurmit Kaur, property owners), to reconfigure Lot 84 of Ryan Meadows subdivision and an adjacent property located on the west side of South 112th Street (Lot 84 of Ryan Meadows is owned by Loomis & Ryan, Inc. on the east side of Monarch Drive and south of Chicory Street (approximately 24.06 acres); the other property bearing Tax Key Number 938-9994-004 is owned by Gurjit Singh and Gurmit Kaur (approximately 31.93 acres)), [the Certified Survey Map creates three new lots with Lot 1 having an area of approximately 9.39 acres (to be owned by Loomis & Ryan, Inc.); Lot 2 approximately 22.88 acres (to be owned by Loomis & Ryan, Inc.) and Lot 3 with 23.57 acres (to be owned by Singh and Kaur) (the land division request essentially allows Loomis & Ryan, Inc. to purchase about 8 acres of land), also including a 20 foot trail easement, this Certified Survey Map requires a land division variance to allow for a cul-de-sac street (Monarch Drive) exceeding the maximum length of 800 feet per Unified Development Ordinance 15-5.0103A., properties generally located at the end of Monarch Drive in the Ryan Meadows subdivision, zoned M-1 Limited Industrial District, R-2 Estate Single-Family Residence District and C-1 Conservancy District; Tax Key Nos. 891-1084-000 and 938-9994-004.

Principal Planner Martinez-Montilva presented the request by Stephen R. Mills, President of Bear Development, LLC (Loomis & Ryan, Inc. and Gurjit Singh and Gurmit Kaur, property owners), to reconfigure Lot 84 of Ryan Meadows subdivision and an adjacent property located on the west side of South 112th Street (Lot 84 of Ryan Meadows is owned by Loomis & Ryan, Inc. on the east side of Monarch Drive and south of Chicory Street (approximately 24.06 acres); the other property bearing Tax Key Number 938-9994-004 is owned by Gurjit Singh and Gurmit Kaur (approximately 31.93 acres)), [the Certified Survey Map creates three new lots with Lot 1 having an area of approximately 9.39 acres (to be owned by Loomis & Ryan, Inc.); Lot 2 approximately 22.88 acres (to be owned by Loomis & Ryan, Inc.) and Lot 3 with 23.57 acres (to be owned by Singh and Kaur) (the land division request essentially allows Loomis & Ryan, Inc. to purchase about 8 acres of land), also including a 20 foot trail easement, this Certified Survey Map requires a land division variance to allow for a cul-de-sac street (Monarch Drive) exceeding the maximum length of 800 feet per Unified Development Ordinance 15-5.0103A., properties generally located at the end of Monarch Drive in the Ryan Meadows subdivision, zoned M-1 Limited Industrial District, R-2 Estate Single-Family Residence District and C-1 Conservancy District; Tax Key Nos. 891-1084-000 and 938-9994-004.

#### **Certified Survey Map**

Alderswoman Hanneman moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot Certified Survey Map, being all of Lot 84 in Ryan Meadows and a part of parcel 1 of Certified Survey Map No. 975, located in the southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 east, city of Franklin, Milwaukee County, Wisconsin (Lot 84 of Ryan Meadows subdivision and an adjacent property located on the west side of South 112th Street (approximately located at the end of Monarch Drive in the Ryan Meadows subdivision)), with additional conditions and suggestions included in the memorandum to the Plan Commission dated February 3, 2022. On voice vote, all voted ‘aye’; motion carried (6-0-1).

**Land Division Variance**

Alderman Hanneman moved and Commissioner Leon seconded a motion to adopt a Resolution conditionally approving a Land Division Variance for a 3 lot Certified Survey Map, to allow for a cul-de-sac street exceeding 800 feet in length, which is beyond the length limit set forth in § 15-5.0103a.1. of the Unified Development Ordinance, subject to such length, dimensions, and requirements as approved by the City Engineer and the City Planning Manager, being all of Lot 84 in Ryan Meadows and a part of parcel 1 of Certified Survey Map No. 975, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (Lot 84 of Ryan Meadows subdivision and an adjacent property located on the west side of South 112th Street (approximately located at the end of Monarch Drive in the Ryan Meadows subdivision)). On voice vote, all voted ‘aye’; motion carried. (6-0-1).

**Adjournment**

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of February 3, 2022 at 7:54 p.m. On voice vote, all voted ‘aye’; motion carried. (6-0-1).