

**City of Franklin  
Plan Commission Meeting  
January 6, 2022  
Minutes**

Approved  
**January 20, 2022**

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

Mayor Steve Olson called the January 6, 2022, regular Plan Commission meeting to order at 7:00 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 and Patrick Leon, and City Engineer Glen Morrow. Commissioner Kevin Haley participated remotely and Commissioner Adam Burckhardt was excused. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

**B. Approval of Minutes**

1. Regular Meeting of December 9, 2021

Commissioner Leon moved and Alderwoman Hanneman seconded approval of the December 9, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-2).

**C. Public Hearing Business Matters**

1. **SAPUTO CHEESE USA INC. CONSUMER FOOD PRODUCT CONVERTING FACILITY DEVELOPMENT.** Special Use and Site Plan applications by Saputo Cheese USA Inc. (HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, property owner) as follows:  
Special Use: to operate an “Office/Light Industrial Flex Space” in the Gateway Area of Planned Development District No. 39 (Mixed-Use Business Park) (Office/Light Industrial Flex Space requires a Special Use per Section 15-3.0444A B.3.a. of Ordinance No. 2016-2238);  
Site Plan: for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south

Planning Manager Eddy presented the request by Saputo Cheese USA Inc. (HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, property owner) as follows:  
Special Use: to operate an “Office/Light Industrial Flex Space” in the Gateway Area of Planned Development District No. 39 (Mixed-Use Business Park) (Office/Light Industrial Flex Space requires a Special Use per Section 15-3.0444A B.3.a. of Ordinance No. 2016-2238);  
Site Plan: for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities (the proposed stormwater elements have been designed to account for potential future expansion of key areas of the facility to accommodate growth for Saputo) upon property zoned Planned Development District No. 39 (Mixed-Use Business Park), located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 of Certified Survey Map No. 9362, recorded on November 5, 2021);

facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities (the proposed stormwater elements have been designed to account for potential future expansion of key areas of the facility to accommodate growth for Saputo) upon property zoned Planned Development District No. 39 (Mixed-Use Business Park), located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 of Certified Survey Map No. 9362, recorded on November 5, 2021); Requested Waivers/Modifications of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444A.D. Gateway Area Design Standards:

Requested Waivers/Modifications of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444A.D. Gateway Area Design Standards.

The Official Notice of Public hearing was read in to the record by Planning Manager Eddy and the Public Hearing was opened at 7:15 p.m. and closed at 7:17 p.m.

#### **Special Use**

Alderman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow a 310,485 square foot “office/light industrial flex space” to develop a food processing operation, including the provision of materials delivery, processing, packaging and distribution of food products, with supporting office and employee welfare facilities upon property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street (lot 2 of Certified Survey Map No. 9362). On voice vote, all voted ‘aye’; motion carried (5-0-2).

#### **Site Plan and requested waivers**

Alderman Hanneman moved and Commissioner Hailey seconded a motion to direct staff to work with the developer with regards to the inclusion of a water main in that area with the result of that coordination to be completed and presented to the Common Council when this subject matter gets to the Common Council. On voice vote, all voted ‘aye’; motion carried (5-0-2).

Alderman Hanneman moved and Commissioner Hogan seconded a motion to waive the required standards under various sections of 15-3.0444 pertaining to: (a) parking standards, (b) site furnishings, (c) bicycle and pedestrian amenities, (d) landscaping, (e) central area features, (f) building character and (g) signage. On voice vote, all voted ‘aye’; motion carried (5-0-2).

Alderman Hanneman moved and Commissioner Hogan seconded a motion to waive the required standards under Section 15-3.0352 et al pertaining to: (a) parking, (b) reducing the number of parking stalls, (c) coordination of site furnishings, (d) pedestrian considerations, (e) pedestrian considerations, (f) bicycle and pedestrian amenities, (g) foundation landscaping, (h) off-street parking landscaping, (i) central area features, (j) parking lot landscaping, (k) trees, (l) off-street parking landscaping, (m) off-street parking areas, (n) building character and design, (o) building façades, (p) building locations and (q) wetland buffer disturbance by the fence as previously discussed. On voice vote, all voted ‘aye’; motion carried (5-0-2).

Alderwoman Hanneman moved and Commissioner Hogan seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Site Plan for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities (the proposed stormwater elements have been designed to account for potential future expansion of key areas of the facility to accommodate growth for Saputo) upon property zoned Planned Development District No. 39 (Mixed-Use Business Park) located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway area district of Planned Development District No. 39 (Mixed-Use Business Park) (lot 2 of Certified Survey Map No. 9362, recorded on November 5, 2021) (part of Tax Key No. 951-9994-001, otherwise known as lot 2 of Certified Survey Map No. 9362). On voice vote, all voted ‘aye’; motion carried (5-0-2).

Commissioner Hogan moved and City Engineer Morrow seconded a motion to amend the motion regarding the water main to include discussion on sidewalk on 27<sup>th</sup> Street. On voice vote, all voted ‘aye’; motion carried (5-0-2).

#### **D. Business Matters**

##### **1. None**

#### **Adjournment**

Commissioner Hogan moved and Alderwoman Hanneman seconded to adjourn the Plan Commission meeting of January 6, 2022 at 8:13 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-2).