

**City of Franklin  
Plan Commission Meeting  
September 8, 2022  
Minutes**

Approved  
**September 22, 2022**

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

Mayor Steve Olson called the September 8, 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 Patrick Leon, Kevin Haley, Adam Burckhardt and Patricia Hogan and City Engineer Glen Morrow. Also present were Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks, Director of Administration Peggy Steeno, Director of Economic Development John Regetz and City Attorney Jesse Wesolowski.

**B. Approval of Minutes**

**1. Regular Meeting of August 18, 2022.**

Commissioner Hogan moved and Commissioner Haley seconded a motion to approve the August 18, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

**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**

Principal Planner Régulo Martínez-Montilva introduced the Unified Development Ordinance (UDO) Rewrite Task Force presentation of a Draft Diagnostic and Chapters 1-4. Ruben Shell of Houseal Lavigne Associates, and J.B. Hines of Birchline Planning LLC presented information about the draft. Discussion only, no action taken.

**This item was temporarily set aside at 7:30 PM and resumed at 8:49 PM**

**D. Public Hearing Business Matters**

**1. PROPOSED AMENDMENT  
OF BOUNDARIES AND PROJECT  
PLAN FOR TAX INCREMENTAL  
DISTRICT NO. 6, CITY OF  
FRANKLIN, WISCONSIN (THE  
“DISTRICT”).**

**A.** Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on August 31, 2022). **B.** Consideration and possible action on “A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax

The Official Notice of Public hearing for amendment of boundaries and project plan for Tax Incremental District No. 6 was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:39 p.m. and closed at 7:49 p.m.

Principal Planner Régulo Martínez-Montilva presented the request by the City of Franklin, **A.** Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on August 31, 2022). **B.** Consideration and possible action on “A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin”.

Incremental District No. 6, City of Franklin, Wisconsin”.

**A.**  
City Engineer Morrow moved and Commissioner Leon seconded a motion to adopt a Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

**B.**  
City Engineer Morrow moved and Commissioner Leon seconded a motion to adopt a Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

**E. Business Matters**

**1. STRAUSS BRANDS LLC MEAT PROCESSING FACILITY CONSTRUCTION.** A Resolution to Amend Resolution No. 2021-7788, A Resolution to Amend Resolution No. 2020-7681, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Meat Processing Facility Use Upon Property Located at the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for Commencement of the Special Use Development; and A Resolution to Amend Resolution No. 2021-023, A Resolution to Amend Resolution No. 2020-024, A Resolution Approving a Site Plan for Construction of a Meat Processing Facility with Associated Cattle Pen, a Harvest Floor, Carcass Coolers, Fabrication Areas, Packaging Areas, Warehouse Areas, Shipping Docks, Operations Offices, Employee Welfare Spaces, Associated Mechanical Support Facilities and Spaces, a Future Development Area, Stormwater Ponds, Parking Lot and Truck and Employee Vehicle Entrance Drives (the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for

Principal Planner Régulo Martínez-Montilva presented the request by the City of Franklin, a Resolution to Amend Resolution No. 2021-7788, A Resolution to Amend Resolution No. 2020-7681, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Meat Processing Facility Use Upon Property Located at the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for Commencement of the Special Use Development; and A Resolution to Amend Resolution No. 2021-023, A Resolution to Amend Resolution No. 2020-024, A Resolution Approving a Site Plan for Construction of a Meat Processing Facility with Associated Cattle Pen, a Harvest Floor, Carcass Coolers, Fabrication Areas, Packaging Areas, Warehouse Areas, Shipping Docks, Operations Offices, Employee Welfare Spaces, Associated Mechanical Support Facilities and Spaces, a Future Development Area, Stormwater Ponds, Parking Lot and Truck and Employee Vehicle Entrance Drives (the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for Commencement of the Site Plan Use Development. As the subject Special Use development upon which the Site Plan Use approval is conditioned is a subject in the litigation matter *Franklin Community Advocates, et al. v. City of Franklin, and Strauss Brands, LLC*, Milwaukee County Circuit Court Case No. 20-CV-7031, which litigation matter is in process and pending at this time, the Plan Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Plan Commission who is rendering advice concerning strategy to be adopted by the body with respect to the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate

Commencement of the Site Plan Use Development. As the subject Special Use development upon which the Site Plan Use approval is conditioned is a subject in the litigation matter *Franklin Community Advocates, et al. v. City of Franklin, and Strauss Brands, LLC*, Milwaukee County Circuit Court Case No. 20-CV-7031, which litigation matter is in process and pending at this time, the Plan Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Plan Commission who is rendering advice concerning strategy to be adopted by the body with respect to the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate

**2. CAPE CROSSING SINGLE-FAMILY RESIDENTIAL SUBDIVISION PLANNED DEVELOPMENT DISTRICT DEVELOPMENT (PHASE 1).** Final Plat application by Cape Crossing, LLC, Franklin DC Land, LLC, current property owner, to create Phase 1 of The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District, Phase 1 consisting of 63 single-family residence lots, with outlots for common areas, stormwater management facilities and future phases), property located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890- 9991-002.

**A.** Commissioner Leon moved and Alderwoman Hanneman seconded a motion to recommend approval of a Resolution to amend Resolution No. 2021-7788, a Resolution to amend Resolution No. 2020-7681, a Resolution imposing conditions and restrictions for the approval of a Special Use for a meat processing facility use upon property located at the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (lot 83 of Ryan Meadows subdivision) (Strauss Brands LLC, applicant), to extend the time for commencement of the Special Use development. On voice vote, 4 voted ‘aye’, 1 voted ‘nay’ and 1 abstained; motion carried (4-1-0).

**B.** Commissioner Leon moved and Alderwoman Hanneman seconded a motion to adopt a Resolution to amend Resolution No. 2021-023, a Resolution to amend Resolution No. 2020-024, a Resolution approving a Site Plan for construction of a meat processing facility with associated cattle pen, a harvest floor, carcass coolers, fabrication areas, packaging areas, warehouse areas, shipping docks, operations offices, employee welfare spaces, associated mechanical support facilities and spaces, a future development area, stormwater ponds, parking lot and truck and employee vehicle entrance drives (the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (lot 83 of Ryan Meadows subdivision) (Strauss Brands LLC, applicant), to extend the time for commencement of the Site Plan use development. On voice vote, 4 voted ‘aye’, 1 voted ‘nay’ and 1 abstained; motion carried (4-1-0).

Principal Planner Régulo Martínez-Montilva presented the request by Cape Crossing, LLC, Franklin DC Land, LLC, current property owner, to create Phase 1 of The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District, Phase 1 consisting of 63 single-family residence lots, with outlots for common areas, stormwater management facilities and future phases), property located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890- 9991-002.

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for the villas at Cape Crossing/The Estates at Cape Crossing subdivision (at 12200 West Ryan Road), recognizing the need of further review of condition No. 10 and recommending dedication of outlot 4. On voice vote, 4 voted ‘aye’, 1 voted ‘nay’; motion carried (5-1-0).

**3. THE ROCK SPORTS  
COMPLEX/BALLPARK  
COMMONS C-1 BUILDING WALL  
SIGNAGE INSTALLATION.**

Sign Review application by-Baseballism and Foth Infrastructure and Environmental, LLC, for two new illuminated wall signs (Baseballism sign (approximately 99 square feet) and a Foth sign (approximately 34 square feet), on the south building elevation (facing Rawson Avenue)), property identified in the Ballpark Commons Masterplan as building C-1 (located in the Ballpark Commons Sports Village Commercial/Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)), bearing Tax Key No. 744-1007-000.

Principal Planner Régulo Martínez-Montilva presented the request by Baseballism and Foth Infrastructure and Environmental, LLC, for two new illuminated wall signs (Baseballism sign (approximately 99 square feet) and a Foth sign (approximately 34 square feet), on the south building elevation (facing Rawson Avenue)), property identified in the Ballpark Commons Masterplan as building C-1 (located in the Ballpark Commons Sports Village Commercial/Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)), bearing Tax Key No. 744-1007-000.

Aldermwoman Hanneman moved and City Engineer Morrow seconded a motion to adopt a Resolution approving a wall sign for a Baseballism store and Foth offices at Ballpark Commons development (southwest corner of West Rawson Avenue and South Ballpark Drive within the Ballpark Commons Sports Village commercial/mixed use area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)). On voice vote, all voted ‘aye’; motion carried (5-0-1).

Commissioner Patrick Leon left at 8:42 PM.  
The Commission took a break at 8:43 PM.  
The Commission returned at 8:45 PM.

**C.**

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ORDINANCE (UDO) REWRITE  
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**Adjournment**

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of September 8, 2022 at 9:35 p.m.. On voice vote, all voted ‘aye’; motion carried (6-0-0).