

**City of Franklin  
Plan Commission Meeting  
December 7, 2023  
Minutes**

Approved  
December 21, 2023

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

Mayor John Nelson called the December 7, 2023 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Patrick Leon, Kevin Haley and Michael Shawgo. Also present were Director of Administration Kelly Hersh, City Attorney Jesse Wesolowski, Alderman Edward Holpfer, Principal Planner Regulo Martinez-Montilva, Planning Associate Nick Fuchs, Planning Intern Anna Kissel and Nick Johnson, Planner, MD Roffers (remote). Excused was Commissioner Patricia Hogan.

**B. Approval of Minutes – Regular Meeting of November 9, 2023**

Commissioner Leon moved and Alderwoman Day seconded a motion to approve the November 9, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**C. Public Hearing Business Matters**

- 1. Conway Area Exception.** Request for lot coverage increase to allow for a detached garage, upon property located at 11933 W. Oakwood Drive (749 0055 00).

Principal Planner Johnson presented the request by Thomas C. Conway, applicant.

The Official Notice of Public Hearing for an Area Exception was read in to the record by Principal Planner Martinez-Montilva and the Public Hearing opened at 6:12 pm and closed at 6:13 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Area Exception to allow for a lot coverage of 17.65% (4,228 square feet) for the installation of a detached garage, exceeding the R-3 maximum lot coverage standard of 15% (3,594 square feet), for property located at 11933 W. Oakwood Drive. On voice vote, all voted ‘aye’; motion carried (5-0-1).

- 2. Master Halco Special Use Amendment/Miscellaneous Application.** Request for approval of a Special Use Amendment and Miscellaneous Application to allow for a fence wholesaler and distributor with indoor and outdoor storage of inventory, light fabrication of gates, and office spaces upon property located at 7407 South 27th Street (761 9994 006).

Planner Associate Fuchs presented the request by Master Halco.

The Public Hearing opened at 6:24 pm and closed at 6:24 pm.

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use Amendment for a fence warehouse, distribution, and fabrication business use with outdoor storage upon property located at 7407 South 27<sup>th</sup> Street (Master Halco, Inc., applicant, Platt Construction, property owner). On roll call vote, 4 voted 'aye' and 1 voted nay; motion carried (4-1-1).

- 3. Glander Family Chiropractic Unified Development Ordinance Text Amendment.** Request to amend Table 15-3.0603 of the Unified Development Ordinance to add Standard Industrial Classification Title No. 8041 "Offices and Clinics of Chiropractors" as a Special Use in the M-1 Limited Industrial District.

Planner Associate Fuchs presented the request by Glander Family Chiropractic.

The Official Notice of Public Hearing for a Unified Development Ordinance Text Amendment was read in to the record by Planner Associate Fuchs and the Public Hearing opened at 6:39 pm and closed at 6:39 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text at table 15-3.0603 Standard Industrial Classification Title No. 8041 "offices and clinics of Chiropractors" to allow such use as a Special Use in the M-1 Limited Industrial District (Eleah Glander, Glander Family Chiropractic, applicant, ACG Acquisitions #10 LLC (d/b/a Anderson Commercial Grp), property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

- 4. Glander Family Chiropractic Special Use.** Request for approval of a Special Use to allow for a chiropractic office and services business use upon property located at 11217 West Forest Home Avenue (748 9961 001).

Planner Associate Fuchs presented the request by Glander Family Chiropractic.

The Official Notice of Public Hearing for a Special Use was read in to the record by Planner Associate Fuchs and the Public Hearing opened at 6:45 pm and closed at 6:45 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for a Special Use for a chiropractic office and services business use upon property located at 11217 West Forest Home Avenue (by Eleah Glander, Glander Family Chiropractic, applicant, ACG Acquisitions #10 LLC (d/b/a Anderson Commercial Grp), property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

- 5. Boomtown Special Use Amendment.** Request to amend a previously approved Special Use permit from 13 two-family homes to 13 single-family homes, upon property located at 12000 W. Loomis Road (891 9011 000).

Principal Planner Martinez-Montilva presented the request by Boomtown, LLC.

The Official Notice of Public Hearing for a Special Use Amendment was read in to the record by Principal Planner Martinez-Montilva and the Public Hearing opened at 6:55 pm and closed at 6:55 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution to amend Resolution No. 7873 imposing conditions and restrictions for the approval of a Special Use for a condominium complex development use upon property located at 12000 West Loomis Road (Stephen R. Mills, president of Bear Development, LLC, applicant, Boomtown, LLC, property owner) in the form as provided to the Plan Commission, with the understanding that the development must have one utility service per unit. On voice vote, all voted 'aye'; motion carried (5-0-1).

6. **Mr. Green's BBQ Special Use.** Request for approval of a Special Use to allow for an approximately 440 sq. ft. meat-smoker enclosure and overnight parking for a food truck, located at 7740 South Lovers Lane Road, Suite 400 (794 9001 000).

Planning Intern Kissel presented the request by Thomas Green, Jr., applicant.

The Official Notice of Public Hearing for a Special Use was read in to the record by Planning Intern Kissel and the Public Hearing opened at 7:08 pm and closed at 7:12 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for a Special Use to allow for an approximately 440 sq. ft. meat-smoker enclosure and overnight parking for a food truck, located at 7740 South Lovers Lane Road, Suite 400 (Thomas Green, Jr. Mr. Greens BBQ, applicant; Franklin Wyndham LLC, property owner) with revisions to the hours of operation from 2 p.m. to 6 p.m. On voice vote, all voted 'aye'; motion carried (5-0-1).

7. **AK Developers, LLC Special Use.** Request for approval of a Special Use to allow for an approximately 3,500 sq. ft. liquor, tobacco, & miscellaneous retail sale use, located at 7730 South Lovers Lane Road, Suite 200 (794 9999 007).

Planning Intern Kissel presented the request by AK Developers, applicant.

The Official Notice of Public Hearing for a Special Use was read in to the record by Planning Intern Kissel and the Public Hearing opened at 7:20 pm and closed at 7:20 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for a Special Use to allow for an approximately 3,500 sq. ft. liquor, tobacco, & miscellaneous retail sale use, located at 7730 South Lovers Lane Road, Suite 200 (Dharmesh Ghelani, AK Developers, applicant; Franklin Wyndham LLC, property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

8. **On Cloud Wine Special Use.** Request for approval of a Special Use to allow for a wine bar in the multi-tenant retail building located in the PDD 26 zoning district, located at 10064 West Loomis Road (841 0073 000).

Planning Intern Kissel presented the request by Randy Larson, On Cloud Wine, applicant.

The Official Notice of Public Hearing for a Special Use was read in to the record by Planning Intern Kissel and the Public Hearing opened at 7:28 pm and closed at 7:28 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for a Special Use to allow for a wine bar in the multi-tenant retail building located in the PDD 26 zoning district, located at 10064 West Loomis Road (Randy Larson, On Cloud Wine, applicant; Park Place Holdings, property owner), with hours of operation: no later than 10 p.m. Wednesdays through Saturdays and open for special events on Sundays no later than 9 p.m. On voice vote, all voted 'aye'; motion carried (5-0-1).

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

1. **Master Halco Site Plan Amendment.** Request for approval of various site modifications including but not limited to, construction of a 28-stall parking lot, installation of new building and parking lot lighting, adding new landscape plantings, and construction of a storm water management pond upon property located at 7407 South 27th Street (761 9994 006).

Commissioner Leon moved and Commissioner Haley seconded a motion to approve a Resolution approving a Site Plan Amendment for the development of a Master Halco sales branch upon property located at 7407 South 27<sup>th</sup> Street (Master Halco, Inc., applicant, Platt Construction, property owner). On roll call vote, 4 voted 'aye' and 1 voted 'nay'; motion carried (4-1-1).

2. **Department of Public Works Site Plan Amendment.** Request for approval of a Site Plan Amendment to allow for redesign of the existing yard, including development of a new storage building and yard waste drop off area, on property located at 7979 W. Ryan Road (896 9990 001). Additionally, the applicant is requesting a determination from Plan Commission as to whether the proposed storage building may be considered a Principal Structure. *This item was tabled at the November 9, 2023 meeting to provide for a neighborhood meeting.*

Commissioner Leon moved and Commissioner Shawgo seconded a motion to adopt a Resolution approving a Site Plan Amendment for the development a new storage facility and public drop off area, upon property located at 7979 W Ryan Rd (by City of Franklin, John Nelson, Mayor, applicant; City of Franklin, property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

#### **E. Adjournment**

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 7:52 p.m.. On voice vote, all voted 'aye'; motion carried (5-0-1).