

**City of Franklin  
Plan Commission Meeting  
October 19, 2023  
Minutes**

Approved  
November 9, 2023

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

Mayor John Nelson called the October 19, 2023 regular 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, Assistant City Engineer Tyler Beinlich and Commissioners Patrick Léon, Patricia Hogan and Kevin Haley. Also present was City Attorney Jesse Wesolowski, Associate Planner Marion Ecks, Planning Intern Anna Kissel and Nick Johnson, Planner, MD Roofers.

**B. Approval of Minutes – Regular Meeting of October 5, 2023**

Commissioner Haley moved and Commissioner Leon seconded a motion to approve the October 5, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (5-0-0).

**C. Public Hearing Business Matters**

- 1. Wamser Area Exception.** Request for approval of an Area Exception to allow for a lot coverage increase for the installation of a deck upon property located at 7481 S. Cambridge Drive.

The Official Notice of Public Hearing for an Area Exception was read in to the record by Associate Planner Ecks and the Public Hearing opened at 6:09 p.m. and closed at 6:09 p.m..

Applicant Steven Wamser presented his item; along with Planner Johnson.

Commissioner Leon noted that there are three letters of support from surrounding neighbors provided to the Commission.

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 16.68% (4,276 square feet) exceeding the maximum lot coverage standard of 15% in the R-3E Suburban/Estate Single-Family Residence District to allow for the installation of a deck, for property located at 7481 S. Cambridge Drive. On voice vote, all voted 'aye'; motion carried (5-0-0).

- 2. Carma Rezoning.** Request for approval of an ordinance to allow for a rezoning of property located at 9410 S. 76th Street (884 9997 000) currently zoned R-8 Multiple-Family Residence District and B-3 Community Business District; and 7520 W. Ryan Road (884 9998 000), currently zoned B-3 Community Business District. contingent upon approval of the related Certified Survey Map (Item D.1. on this agenda), future Lot 1 (currently part of 9410 S. 76th

Street), is requested to be rezoned to M-1 Limited Industrial District, and future Lot 2 (currently part of 9410 S. 76th Street), and future Lot 3 (currently part of 9410 S. 76th Street and 7520 W. Ryan Road), are requested to be rezoned to B-3 Community Business District.

The Official Notice of Public Hearing for an Area Exception was read in to the record by Associate Planner Ecks and the Public Hearing opened at 6:29 p.m.. Due to incomplete information in the published agenda for this meeting, City Attorney Wesolowski recommended carrying over this item to the next meeting.

Applicant Alex Scheler spoke giving a company background of Carma Laboratories Inc.

Applicant representative Matt Mano, of Stephen Perry Smith Architects, Inc. gave an introduction of the project.

Resident Will Udesky commented on his excitement about growth of the business but had concerns:

- Traffic management; noise and pedestrian safety
- S. 76<sup>th</sup> Street and W. Ryan Road intersection is over taxed/unsafe
- Intersection is loud
- Requesting sidewalks
- Request truck approach from Hwy. 100, not S. 76<sup>th</sup> Street
- Landscape buffer
- Natural Resources protection to preserve water quality and woods

The Commission discussed the proposal to continue public hearing to October 24, 2023 at 5:00 p.m..

Commissioner Leon moved and Commissioner Haley seconded a motion to continue this item to the next meeting. On voice vote, all voted 'aye'; motion carried (5-0-0).

Commissioner Leon is in favor of sidewalks when the City allows.

Assistant City Engineer Beinlich commented the County and State are doing an analysis.

Commissioner Haley believes there is potential.

3. **Carma Special Use** Request for approval of a Special Use to allow for overnight truck parking as part of the development of the facility to be located at 9410 S. 76th Street (884 9997 000).

The Official Notice of Public Hearing for a Special Use was read in to the record by Associate Planner Ecks and the Public Hearing opened at 6:50 p.m. and closed at 6:52 p.m.

Resident Will Udesky had two concerns:

- Would prefer an entrance to parking off of W. Ryan Road; not S. 76<sup>th</sup> Street
- Requests that the approval for truck parking not allow for idling/engine running

Commissioner Leon suggested access off W. Ryan Road. There are safety concerns on left and right turns. Is the City working to provide access off W. Ryan Road?

Alderwoman Day asked what time will trucks be coming in and out?

Applicant Alex Scheler confirmed hours are 8:00-5:00 p.m. Monday-Thursday with shipping on Friday in cold season; no second shift.

Alderwoman Day is concerned about the number of trucks.

Applicant Alex Scheler indicated there will be trailers without engines between 6:00 p.m. - 8:00 a.m..

Alderwoman Day suggested adding landscaping.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for overnight parking for vehicles exceeding 8,000 pounds manufactured gross vehicle weight as part of the development of a single-story building housing offices and manufacturing facilities (Carma Laboratories), upon property located at 9410 S. 76th Street (by Alex Scheler, Carma Laboratories, Inc., applicant, Carma Laboratories, Inc., property owner). On voice vote, all voted 'aye'; motion carried (5-0-0).

## **D. Business Matters**

- 1. Carma CSM.** Request for a three lot CSM to replat two existing lots located at 9410 S. 76th Street (884 9997 000) and 7520 W. Ryan Road (884 9998 000).

Associate Planner Ecks presented the Certified Survey Map for the properties at 9410 S. 76th Street (884 9997 000) and 7520 W. Ryan Road (884 9998 000).

Commissioner Haley had questions regarding the southwest access easements.

Assistant City Engineer Beinlich commented the City must be able to access.

Commissioner Leon left the meeting at 7:15 p.m..

Alderwoman Day asked will there be office expansion?

Applicant Alex Scheler elaborated there will be office flex workers with the option to work from home; future expansions would result first in expansion of shifts, not the facility. The current second shift ends at 1:30 a.m.

Applicant representative Matt Mano, from Stephen Perry Smith Architect, Inc., notes that the lighting plan provides zero-foot candles at property line.

Commissioner Haley commented on a concern about car headlights affecting neighbors at night.

Alderwoman Day suggested that the applicant add landscaping on west façade.

Applicant Alex Scheler indicated landscaping buffers are already provided.

Commissioner Haley asked for clarification of the timing of Site Plan approval. Given the number of necessary changes needed to limit impact on the neighborhood, he is concerned about needing future approvals for site changes. He is recommending change to access so that traffic enters the site from W. Ryan Road.

Commissioner Hogan moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot Certified Survey Map, being a redivision of all of the West 1/2 of the Southwest 1/4 of Section 22, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and also including the North 120 feet of the South 180 feet of the East 200 feet of the West 260 feet of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (by Alex Scheler, Carma Laboratories, Inc., applicant, Carma Laboratories, Inc., property owner) (9410 S. 76th Street and 7520 W. Ryan Road). On voice vote, all voted 'aye'; motion carried (4-0-1).

- 2. Carma Site Plan.** Request for approval of an approximately 195,000 sf manufacturing space and 30,000 sf office to be located at 9410 S. 76th Street (884 9997 000).

Alderwoman Day moved and Commissioner Hogan seconded a motion to adopt a Resolution approving a Site Plan for the development of a single-story building housing offices and manufacturing facilities (Carma Laboratories), upon property located at 9410 S. 76th Street (by Alex Scheler, Carma Laboratories, Inc, applicant, Carma Laboratories, Inc., property owner). On voice vote, all voted 'aye'; motion carried (4-0-1).

- 3. Cape Crossing Sign Review.** Request to allow for a subdivision monument sign upon property located at 12200 W. Ryan Road.

Planning Intern Kissel presented the Sign Review application for Cape Crossing upon property located at 12200 W. Ryan Road.

Applicant representative, Ryan Fritsch, Ryan & Newmann Development, presented additional information for the Sign Review application regarding installation and face direction of the sign.

Commissioner Haley had concerns about the sign facing east which therefore is seen from the back to west bound traffic.

Commissioner Hogan moved and Alderwoman Day seconded a motion to adopt a Resolution approving a Monument Sign for the Cape Crossing subdivision in the Planned Development District No. 40 (12200 W. Ryan Road) (Ryan Fritsch, Neumann Developments, Inc., applicant). On voice vote, all voted 'aye'; motion carried (4-0-1).

**E. Adjournment**

Commissioner Haley moved and Commissioner Hogan seconded to adjourn the meeting at 7:35 p.m.. On voice vote, all voted 'aye'; motion carried (4-0-1).