

**City of Franklin
Plan Commission Meeting
September 21, 2023
Minutes**

Approved
October 5, 2023

A. Call to Order and Roll Call

Mayor John Nelson called the September 21, 2023 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 John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Patrick Léon and Patricia Hogan. Commissioner Kevin Haley was excused. Also present were Alderman Jason Craig, Director of Economic Development John Regetz, City Attorney Jesse Wesolowski and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of September 7, 2023

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve the September 7, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-1).

C. Public Hearing Business Matters

- 1. Tax Incremental District No. 9.** Public Hearing regarding the proposed creation of Tax Incremental District No. 9, the proposed boundaries of the District, and the proposed Project Plan for the District.

Applicant: City of Franklin

Subject property: Refer to TID 9 locator map.

Economic Development Director John Regetz presented this item and the Public Hearing opened at 7:08 pm and closed at 7:13 pm.

Ehlers Representative Todd Taves gave a PowerPoint presentation on the Tax Increment District (TID) 9 project plan, beginning with an explanation of Tax Increment Financing (TIF). Taves explained TID 9 is suitable for Mixed Use development and described the variety of land uses contained therein. Because of its Mixed-Use designation TID 9 has a maximum twenty-year life.

The initial project in TID 9 is Carma Labs, which will receive pay go incentive and Sanitary Sewer extension funding. Carma's consolidated headquarters, manufacturing and distribution center project will create at least \$14 million in assessed valuation.

Representative Taves reviewed the TID 9 income and expenses with \$11.4M in project costs \$28M of income.

The District is projected to close in 2036 when all project expenses can be paid.

Resident, and former City of Franklin Planner Bruce Kaniewski, 7719 W. Coventry Drive, supports TID 9 establishment and commented the development has long been wanted at the corner of S. 76th Street and W. Ryan Road.

Commissioner Leon expressed this is a good project but concern if there is interest in developing the rest of the project area and if it will generate sufficient tax increment. Director Regetz described the interest in the whole area for development. Representative Taves related that assessed value will increase in the project area from the current \$7.69 million to a projected \$102 million by the end of TID 9's life.

City Engineer Morrow recommended that parcel 884 9999 000, located at 7220 W. Ryan Road, be added on the east side of the project area to provide access and fulfill future commercial development potential.

City Attorney Wesolowski stated the project plan is in full compliance with state statutes and the justification required for creating a TID.

Aldерwoman Day asked if including another parcel in project area will delay the approval process, to which the answer was it would not.

City Engineer Morrow moved, and Commissioner Leon seconded a motion to recommend approval of a Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 9, City of Franklin, Wisconsin; and to include property located at 7220 W. Ryan Road, parcel tax key 884 9999 000, in the project plan. On voice vote, all voted 'aye'; motion carried (4-0-1).

D. Business Matters

- 1. Tax Incremental District No. 9.** Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 9."

No action taken.

E. Adjournment

Commissioner Hogan moved, and Commissioner Leon seconded to adjourn the meeting at 7:26 p.m... On voice vote, all voted 'aye'; motion carried (4-0-1).