

**City of Franklin
Plan Commission Meeting
March 7, 2024
Minutes**

Approved
March 21, 2024

A. Call to Order and Roll Call

Mayor John Nelson called the March 7, 2024 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 Kevin Haley, Michael Shawgo, Patrick Leon and Patricia Hogan. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Planning Associate Nick Fuchs and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of February 22, 2024

Commissioner Leon moved and Commissioner Hogan seconded a motion to approve the February 22, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

C. Public Hearing Business Matters

- 1. Allis Roller Special Use amendment.** Request to allow for parking and drives without curb and gutter, as well as outdoor storage, upon property located at 5801 W. Franklin Drive (931 9001 000).

Principal Planner Ecks presented the request and application.

The Official Notice of Public Hearing to allow for parking and drives without curb and gutter, as well as outdoor storage, was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:09 pm and closed at 6:10 pm.

Commissioner Hogan moved and Alderwoman Day seconded a motion to table to the next meeting. On voice vote, all voted ‘aye’; motion carried (6-0-0).

- 2. Kensington Way Natural Resource Features Special Exception (NRSE)** application by Greg Marso (applicant and property owner) for the purpose of allowing for grading and fill of wetland, wetland setback, and wetland buffer upon property located at 7570 S Kensington Way (794 0064 000).

Principal Planner Ecks presented the request and application. Applicant Greg Marso and representative Bill Berkowitz presented applicant materials.

The Official Notice of Public Hearing to allow for grading and fill of wetland, wetland setback, and wetland buffer, was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:41 pm and closed at 6:51 pm.

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of the Greg Marso Natural Resource Features Special Exception pursuant to the

Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations, for property located at 7570 S Kensington Way (794 0064 000). On voice vote, all voted 'aye'; motion carried (6-0-0).

- 3. BFS LLC Special Use Amendment.** Request to add a special use for a car detailing business under SIC 7542, "Carwashes", upon property located at 8853 S. 27th Street (855 9944 000).

Principal Planner Ecks presented the request and application.

The Official Notice of Public Hearing to add a Special Use for a car detailing business under SIC 7542, "Carwashes", was read in to the record by Principal Planner Ecks and the Public Hearing opened at 7:00 pm and closed at 7:01 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use Amendment for a car detailing business use upon property located at 8853 S. 27th Street, (BFS LLC, applicant). On voice vote, all voted 'aye'; motion carried (6-0-0).

D. Business Matters

- 1. Franklin Public School District Site Plan Amendment.** Request for approval of a Site Plan Amendment for a building addition, parking lot, landscaping, lighting, soccer fields, playground, detached storage building, and storm water management facilities upon property located at 8225, 8255, 8429, and 8459 West Forest Hill Avenue (838 9978 001).

Planning Associate Nick Fuchs presented the Site Plan Amendment application. Applicant Andy Chromy and representative D. Kock also presented the applicants materials for the Site Plan Amendment application.

Motion #1

Commissioner Leon moved and Alderwoman Day seconded a motion to suspend the rules to allow for public comment at 7:11 p.m. On voice vote, all voted 'aye'; motion carried (6-0-0).

Motion #2

Commissioner Leon moved and Commissioner Shawgo seconded a motion to return to normal business at 7:30 pm. On voice vote, all voted 'aye'; motion carried (6-0-0).

Mayor Nelson took a recess at 7:30 p.m.. Mayor Nelson reconvened at 7:36 p.m..

Motion #3

Commissioner Leon moved and Commissioner Haley seconded a motion to table to the next meeting until after Legal review to whether it can be a public hearing item. On voice vote, 5 voted 'aye' and 1 vote 'nay'; motion carried (5-1-0).

E. Adjournment

Commissioner Haley moved and Commissioner Leon seconded to adjourn the meeting at 8:23 p.m.. On voice vote, all voted 'aye'; motion carried (6-0-0).