



FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA
Thursday, April 18, 2024 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of April 4, 2024.

C. Public Hearing Business Matters

None.

D. Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

E. Business Matters

1. **Unified Development Ordinance (UDO) rewrite.** Project schedule and upcoming Task Force workshops.

F. Adjournment

The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at 414- 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: April 18, 2024.

City of Franklin
Plan Commission Meeting
April 4, 2024
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the April 4, 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, City Engineer Glen Morrow and Commissioners Patrick Leon, Michael Shawgo and Patricia Hogan. Commissioner Kevin Haley arrived at 6:04. Excused was Alderwoman Courtney Day. Also, present were City Attorney Jesse Wesolowski, Associate Planner Luke Hamill, Planning Associate Nick Fuchs and Director of Administration, Kelly Hersh.

B. Approval of Minutes – Regular Meeting of March 21, 2024

Commissioner Leon moved and Commissioner Hogan seconded a motion to approve the March 21, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

- 1. StorageMart, Special Use, and Site Plan.** Request to allow for a mini warehouse/self-storage facility upon property located at 7045 South Lovers Lane Road (747 9992 005).

Planning Associate Fuchs, applicants Wyatt Burnham and Jake Remington presented the request.

The Official Notice of Public Hearing to allow for a mini warehouse/self-storage facility upon property located at 7045 South Lovers Lane Road (747 9992 005) was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:08 pm and closed at 6:47 pm.

Special Use

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 for a self-storage facility use upon property located at 7045 South Lovers Lane Road (TKG III Acquisition LLC (d/b/a StorageMart), applicant). On voice vote, all voted ‘aye’; motion carried (5-0-1).

Site Plan

City Engineer Morrow moved and Commissioner Hogan seconded a motion to approve a Resolution approving a Site Plan to allow for a self-storage facility development upon property located at approximately 7045 South Lovers Lane Road, subject to Common Council approval of the concurrently submitted Special Use application (TKG III Acquisition LLC (d/b/a StorageMart), applicant). On voice vote, all voted ‘aye’; motion carried (5-0-1).

Commissioner Leon requested a recess at 7:13 pm. The Plan Commission Meeting entered into a recess at 7:13 pm. Mayor Nelson restarted the meeting at 7:18 pm.

2. **Wamser, Area Exception.** Request for approval of an Area Exception to allow for a lot coverage increase for the installation of stairs upon property located at 7481 S Cambridge Drive (754 0082 000).

Associate Planner Hamill presented the Area Exception.

The Official Notice of Public Hearing for approval of an Area Exception to allow for a lot coverage increase for the installation of stairs upon property located at 7481 S Cambridge Drive (754 0082 000) was read in to the record by Associate Planner Hamill and the Public Hearing opened at 7:24 pm and closed at 7:25 pm.

Commissioner Hogan moved and Commissioner Leon seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 17.17% (4,401 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 stairs to a deck, for property located at 7481 S. Cambridge Drive (Steve Wamser, applicant). On voice vote, all voted 'aye'; motion carried (5-0-1).

- D. **Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

The citizen comment period opened at 7:26 pm and closed at 7:46. Four citizens were present.

E. **Business Matters**

1. **Boomtown LLC, Certified Survey Map (CSM).** Request to create four residential lots upon property located at 11607 W Ryan Road (891 9989 005).

This item was tabled prior to the meeting by the applicant's request.

2. **Cape Crossing Addition No. 1, Final Plat** consisting of twenty-five single-family lots upon property located at 12200 W Ryan Road (890 9991 001 & 890 9991 002).

Planning Associate Fuchs presented the Final Plat.

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for the Cape Crossing Addition No. 1 subdivision at 12200 West Ryan Road (Cape Crossing, LLC, applicant). On voice vote, all voted 'aye'; motion carried (5-0-1).

3. **Firewise Barbecue Company LLC, Temporary Use.** Request for approval of a Temporary Use Permit for a Food Truck Operation until October 31, 2024, upon property located at 10925 W Speedway Drive (704 1007 000)

Associate Planner Hamill presented the Temporary Use.

City Engineer Morrow moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a food truck operated located at 10925 W. Speedway Drive, (Alexander Obradovich, applicant). On voice vote, all voted 'aye'; motion carried (5-0-1).

- 4. 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 Fuchs presented the Site Plan Amendment.

Commissioner Leon moved and Commissioner Hogan seconded a motion to approve the Site Plan for the construction of 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, subject to the conditions in the draft Resolution. On voice vote, 4 voted 'aye', 1 voted nay; motion carried (4-1-1).

E. Adjournment

Commissioner Hogan moved and Commissioner Shawgo seconded to adjourn the meeting at 8:28 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).



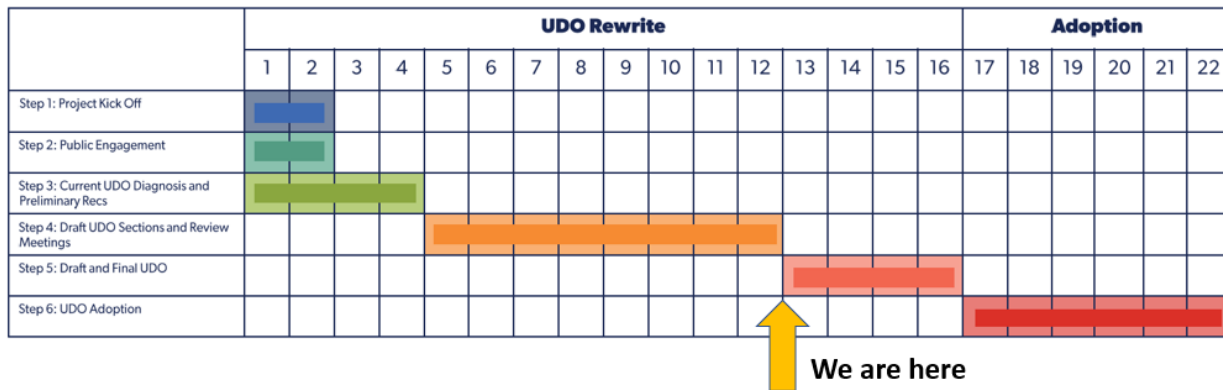
April 9, 2024

To: Plan Commission

From: Department of City Development
Régulo Martínez-Montilva, AICP, CNUa, Principal Planner
Marion Ecks, AICP, Principal Planner

RE: Unified Development Ordinance (UDO) rewrite.
Project schedule and upcoming Task Force workshops.

City Development staff is pleased to inform you that the UDO rewrite project is advancing to Step #5 *Draft and Final UDO*.



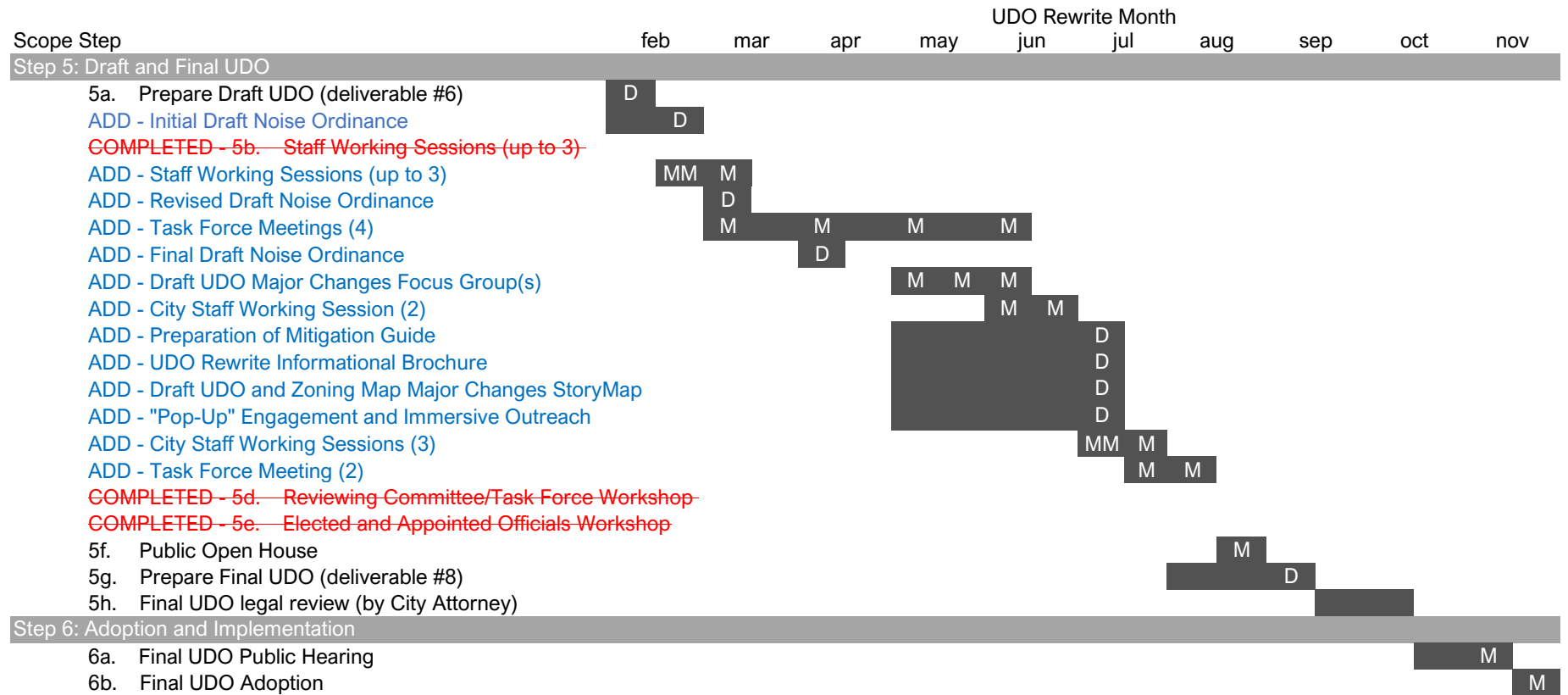
The outstanding tasks to complete the project are listed in the attached project schedule, which includes new tasks added to the project such as updating noise regulations and community outreach. These additional tasks were approved by the Common Council on January 16, 2024. Note that the first month is now April rather than February.

Based on this project schedule, City Development staff and the project consultant are proposing the following workshops with the Plan Commission:

- May 23. High level introduction of the proposed draft UDO.
- June 20. Natural resource protection and noise regulations.
- August 8. Zoning map.
- September 19. Administrative standards and procedures.

In order to avoid conflicts with development applications, City Development staff is suggesting to hold these workshops at 5 p.m. Alternatively, the workshop could be listed first in future agendas for an efficient use of consultant's time.

Staff recommendation: a motion to schedule the UDO rewrite workshops for the dates presented by staff and to hold such workshops at 5 p.m.



MEETING = M
 DELIVERABLE = D