

**City of Franklin  
Plan Commission Meeting  
October 7, 2021  
Minutes**

Approved  
**October 21, 2021**

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

Mayor Steve Olson called the October 7, 2021, 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 Olson, Commissioners Adam Burckhardt, Kevin Haley and Patrick Leon, City Engineer Glen Morrow and Alderwoman Shari Hanneman. Absent was Commissioner Patricia Hogan. Also present were Planning Manager Heath Eddy, Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks and City Attorney Jesse Wesolowski.

**B. Approval of Minutes**

1. Regular Meeting of September 23, 2021

Commissioner Leon moved and Commissioner Haley seconded approval of the September 23, 2021 regular meeting minutes with revisions. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**C. Public Hearing Business Matters**

**1. BEAR DEVELOPMENT, LLC SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.**

Comprehensive Master Plan Amendment and Rezoning applications by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC and Ger Vang and Chia Vang, property owners), to amend the Future Land Use Map designation for an area consisting of three properties (two properties, 892-9999-002 and 937-9999-004, are designated as Recreational Use, covering approximately 74 acres (80% of the site), the remaining property, 938-9999-011, is designated as Residential Use, with a portion of land adjacent to South 112th Street designated as Areas of Natural Resource Features Use, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to rezone that area of land from A-2 Prime Agricultural District and R-2 Estate Single-Family Residence District [the 2 properties that are designated as Recreational Use are zoned A-2 Prime Agricultural District and the remaining

Principal Planner Martínez-Montilva presented the request by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC and Ger Vang and Chia Vang, property owners), to amend the Future Land Use Map designation for an area consisting of three properties (two properties, 892-9999-002 and 937-9999-004, are designated as Recreational Use, covering approximately 74 acres (80% of the site), the remaining property, 938-9999-011, is designated as Residential Use, with a portion of land adjacent to South 112th Street designated as Areas of Natural Resource Features Use, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to rezone that area of land from A-2 Prime Agricultural District and R-2 Estate Single-Family Residence District [the 2 properties that are designated as Recreational Use are zoned A-2 Prime Agricultural District and the remaining property is zoned R-2 Estate Single-Family Residence District (all three properties contain corridors zoned C-1 Conservancy District which is an obsolete zoning district because the current Unified Development Ordinance requires protection of natural resources through conservation easements) to R-5 Suburban Single-Family Residence District, properties generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area (totaling approximately 92 acres).

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**D. Business Matters**

**1. HSA COMMERCIAL REAL ESTATE LOT DIVISION FOR INDUSTRIAL BUILDINGS DEVELOPMENT AND RELATED SITE IMPROVEMENTS IN THE PROPOSED BUSINESS PARK IN PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK).**

Certified Survey Map application by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (JAMS-4, L.L.C., property owner), for a 2 lot and one outlot Certified Survey Map for new development on West Oakwood Road in Planned Development District No. 39 (Mixed Use Business Park), with future Lot 1 located at the northwest corner of the parcel adjacent to the future Hickory Street (proposed lot size 766,548 square feet (17.6 acres)), Lot 2 located at the east portion of the parcel, on the corner of South 27th Street and West Oakwood Road (proposed lot size 1,504,257 square feet (34.5 acres), containing some areas of wetland) and Outlot 1, an area of natural resources, located at the southwest corner of the existing parcel; Tax Key No. 951-9994-001.

**Adjournment**

**Rezone and Comprehensive Master Plan Amendment**

The Official Notice of Public hearing was read into the record by Planning Manager Eddy and the Public Hearing was opened at 7:09 p.m. and closed at 7:12 p.m.

Alderman Hanneman moved and Commissioner Leon seconded a motion to continue to the October 21, 2021 Plan Commission meeting at the request of the applicant. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Associate Planner Marion Ecks presented the request by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (JAMS-4, L.L.C., property owner), for a 2 lot and one outlot Certified Survey Map for new development on West Oakwood Road in Planned Development District No. 39 (Mixed Use Business Park), with future Lot 1 located at the northwest corner of the parcel adjacent to the future Hickory Street (proposed lot size 766,548 square feet (17.6 acres)), Lot 2 located at the east portion of the parcel, on the corner of South 27th Street and West Oakwood Road (proposed lot size 1,504,257 square feet (34.5 acres), containing some areas of wetland) and Outlot 1, an area of natural resources, located at the southwest corner of the existing parcel; Tax Key No. 951-9994-001.

Alderman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a 2 lot and 1 outlot Certified Survey Map, being part of the Northwest 1/4 and part of the Northeast 1/4 of the Northeast 1/4 of Section 36, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin (generally at West Oakwood Road and South 27th Street). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Commissioner Haley moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of October 7, 2021 at 7:27 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).