

**City of Franklin
Plan Commission Meeting
February 23, 2023
Minutes**

Approved
March 9, 2023

A. Call to Order and Roll Call

Mayor Steve Olson called the February 23, 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 Steve Olson, Commissioners Patrick Leon, Kevin Haley and Patricia Hogan, and City Engineer Glen Morrow. Absent was Alderwoman Shari Hanneman and Commissioner Adam Burckhardt. Also present was Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks, Director of Economic Development John Regetz and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of February 9, 2023.

Commissioner Leon moved and City Engineer Morrow seconded a motion to lay over minutes to next meeting for review by staff. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. **TESS CREEK ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.**
Final Plat application by P. Kenneth Servi, Servi Investments, LLC (Forest Home Investors, LLC, property owner), for construction of a residential subdivision (Tess Creek Estates) with 17 single-family lots served by “West Tess Creek Street” (the existing roadway stub from South Pacific Street will be extended north then east to a temporary turnaround easement (cul-de-sac)), a 60 foot Right-of-Way will be extended all the way to the east lot line for possible future extension and connection to the east to Mission Hills Court and an outlot will be included in the subdivision for floodplain, natural resource areas, stormwater basin and existing fuel substation (a fuel line easement will cross the entire subdivision) [the proposed Tess Creek Estates subdivision

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for Tess Creek Estates subdivision (at 11595 and 11600 West Forest Home Avenue) contingent on receipt of a letter of closure from the DNR prior to construction activities. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

is to be located on the previously developed property addressed 11600 West Forest Home Avenue, along with approximately 5 acres of undeveloped land (11595 West Forest Home Avenue) to the north up to the centerline of Tess Corners Creek, to create an approximate 10 acre proposed single family subdivision], property zoned R-8 Multiple-Family Residence District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 751-9001-000 and 796-9987-001.

2. UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE TASK FORCE: informative session by City Development Staff re: articles: 8. Subdivision Standards and 9. Administrative Standards and Procedures

Commissioner Leon moved and Commissioner Haley seconded a motion to remove historical preservation section. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

City Engineer Morrow left the meeting and 8:21 pm and returned at 8:30 pm.

Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of February 23, 2023 at 8:56 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-2).