

**City of Franklin
Plan Commission Meeting
February 8, 2024
Minutes**

**Approved
February 22, 2024**

A. Call to Order and Roll Call

Aldерwoman Courtney Day called the February 8, 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 Aldерwoman Courtney Day and Commissioners Patrick Leon, Kevin Haley and Michael Shawgo. Also present were Director of Administration Kelly Hersh, City Attorney Jesse Wesolowski, Alderman Ed Holpfer, Aldерwoman Michele Eichmann, Principal Planner Régulo Martínez-Montilva, Principal Planner Marion Ecks, Associate Planner Luke Hamill and Planning Associate Nick Fuchs. Excused was Commissioner Patricia Hogan, City Engineer Glen Morrow and Mayor John Nelson.

B. Approval of Minutes – Regular Meeting of December 21, 2023

Commissioner Leon moved and Commissioner Haley seconded a motion to approve, with minor corrections, the December 21, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Hamed Area Exception.** Request for lot coverage increase to allow for a single-family dwelling upon property located at 7780 W. Faith Drive (792 0272 000).

Principal Planner Martínez-Montilva presented the request and application.

The Official Notice of Public Hearing for lot coverage increase to allow for a single-family dwelling was read in to the record by Principal Planner Martínez-Montilva and the Public Hearing opened at 6:07 pm and closed at 6:07 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of an Area Exception to allow for an increased lot coverage of 27.8% for a proposed single-family dwelling, exceeding the R-6 as of right lot coverage of 25%, for property located at 7780 W. Faith Drive. On voice vote, all voted ‘aye’; motion carried (4-0-2).

D. Business Matters

- 1. Croatian Park Pavilion Site Plan.** Request for approval of a Site Plan Amendment application to allow for the development of a new pavilion to replace the existing stage, pavilion and other existing buildings in the northwest corner of the park, upon property located at 9100-9140 S. 76th Street (884 9995 000).

Principal Planner Marion Ecks presented the Site Plan Amendment application.

Motion to suspend rules to allow for public comments. Returned to regular order.

Commissioner Haley moved and Commissioner Leon seconded a motion to adopt a Resolution amending the Site Plan for properties located at 9100 South 76th Street to allow for development of a new pavilion, and installation of stormwater facilities, with amended condition No. 6. Pavilion parking facilities must be improved with pavement and stormwater drainage facilities (§15-5.0202.D). Curb and gutter are not required, per §15-5.0202.E.1 and paving shall not be required to occur until June 1, 2025. Temporary occupancy may be issued to allow for the use of newly developed premises prior to completion of this requirement. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 2. Rural and Urban Areas map update.** Proposal to redefine the rural and urban areas as provided in Ordinance No. 85-860 regulating truck parking and raising animals.

Principal Planner Regulo Martínez-Montilva presented the item.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution redefining the rural and urban areas as provided in Ordinance No. 85-860 regulating truck parking and raising animals. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 3. Amendment to Plan Commission administrative procedures.** Proposal to change meeting frequency to once a month.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to table to the March 21, 2024 meeting as a public hearing item. On voice vote, all voted 'aye'; motion carried (4-0-2).

Motion made to suspend rules for Alderman Holpfer. Returned to regular order.

- 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 Nick Fuchs presented the Site Plan Amendment application.

Motion to suspend rules to allow for public comments. Returned to regular order.

Motion to suspend rules to allow for public comments. Returned to regular order.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to table to the March 7, 2024, meeting, and to send the application for review and comments to the departments of Engineering, Fire and Police. On voice vote, all voted 'aye'; motion carried (4-0-2).

5. **Forest Home Commercial Condominium Plat.** Request for approval of a Condominium Plat for property located at 11217 West Forest Home Avenue (Tax Key No. 748 9961 001).

Planning Associate Nick Fuchs presented the Site Plan Amendment application.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the Condominium Plat for the Forest Home Commercial Condominiums located at 11217 West Forest Home Avenue, subject to the conditions in the draft Resolution. On voice vote, all voted 'aye'; motion carried (4-0-2).

6. **Dairy Queen Site Plan.** Request for approval of a Site Plan for a new Dairy Queen for property at 7730 S Lovers Lane Road.

Associate Planner Luke Hamill presented the Site Plan application.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the Site Plan for the construction of a multi-tenant commercial building for property located at 7730 S Lovers Lane Road subject to the conditions in the draft resolution. On voice vote, all voted 'aye'; motion carried (4-0-2).

E. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 8:17 p.m. On voice vote, all voted 'aye'; motion carried (4-0-2).