

**City of Franklin**  
**Plan Commission Meeting**  
**May 18, 2023**  
**Minutes**

Approved  
**June 22, 2023**

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

Mayor John Nelson called the May 4, 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 John Nelson, City Engineer Glen Morrow, Alderwoman Courtney Day and Commissioner Patrick Léon. Absent were Commissioners Patricia Hogan and Kevin Haley. Also present were Planning Manager Laurie Miller, Principal Planner Régulo Martínez-Montilva, Director of Administration Kelly Hersh, Economic Development Director John Regetz, Alderman Mike Barber and City Attorney Jesse Wesolowski.

**B. Approval of Minutes – Regular Meeting of May 4, 2023**

Alderwoman Day moved and Commissioner Léon seconded a motion to approve the May 4, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-3).

**C. Public Hearing Business Matters**

1. Land by Label LLC, and current Property Owner, Initech, LLC. The applicant is seeking a comprehensive plan amendment, rezone and creation of a new planned development district to redevelop Orchard View Shopping Center (Tax key Nos. 756-9993-021, 756-9993-016, and 756-9993—012) with a town center, mixed use buildings, apartment buildings, hotel, and additional amenities.

Planning Manager, Laurie Miller, stated that an error had occurred in the public hearing notice, therefore the public hearing would continue as planned but Planning Commission would not be discussing the proposal. A new public noticed will be issued with the correct information and a second public hearing will occur on June 22, 2023.

Several members of the public participated in the public hearing. Residents expressed their concern for the development’s impacts to the traffic along 76<sup>th</sup> Street and Rawson Avenue and environmental impacts. A few speakers noted that, while the development’s design was touted to create a “town center”, it did not contain a typical town center balance between commercial, residential, civic, and public uses. A few residents residing in the neighborhood to the east expressed concerned about parking lots being positioned close to their property line and multi-story apartment buildings towering over their homes.

Assistant Fire Chief, James Mayer, provided information regarding current staffing levels of the fire department, number of runs, and the need to increase staffing in relation to any population and dwelling unit increases. Assistant Fire Chief Mayer also indicated that the Fire Department may be eligible for a cost-sharing grant which would provide temporary funds to hire a few additional emergency responders.

No motion to recommend approval was made due to the error in the public hearing notice.

2. Robert G. Montgomery. The applicant is seeking a special use approval to allow for the construction of 4,000 sq. ft. accessory structure to be used for personal storage and hobby work on the property located at 8570 S. 116<sup>th</sup> Street.

Principal Planner Martínez-Montilva presented the proposal for the accessory structure, stating that, per code, a special use approval is required for any accessory structure over 1,200 sq. ft. in a residential zoning district. Principal Planner Martinez-Montilva noted a wetland delineation was completed on this property and that code requires any structure to be placed a minimum of 50 feet away from the wetland. The proposed structure is located approximately 100 ft from the existing wetland.

Neighbors of the applicant spoke in support of the project during the public hearing.

Commissioner Léon moved and Alderwoman Day seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for an approximately 4,000 square foot accessory structure upon property located at 8570 South 116th Street. On voice vote, all voted ‘aye’; motion carried (4-0-3).

#### **D. Business Matters**

1. None.

#### **E. Adjournment**

Alderwoman Day moved and Commissioner Léon seconded to adjourn the Plan Commission meeting of May 18, 2023 at 8:24 p.m. On voice vote, all voted ‘aye’; motion carried (4-0-3).