

A. Call to Order and Roll Call

Mayor John Nelson called the August 22, 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 and Commissioners Kevin Haley, Michael Shawgo and Patrick Leon. Excused was Commissioner Rebecca Specht. Alderwoman Courtney Day arrived at 7:08 pm. Also, present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Associate Planner's Nick Fuchs and Luke Hamill.

B. Approval of Minutes – Regular Meeting of August 8, 2024

Commissioner Shawgo moved and Commissioner Haley seconded a motion to approve the August 8, 2024 meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Tsunami Express Car Wash, Special Use and Site Plan.** Request to allow for a new car wash on a vacant lot at the intersection of Lovers Lane Road and Whitnall Edge Road, 6449 S Whitnall Edge Road (TKN 705 8997 003).

Planning Manager Martinez-Montilva presented the Special Use for Tsunami Express Car Wash. The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:10 pm and closed at 6:19 pm.

Special Use & Site Plan

Commissioner Leon moved and Commissioner Shawgo seconded a motion to table the Special Use and Site Plan items until input from the Engineering Department is received on whether a Traffic Impact Analysis is required or not. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. Scheftner, Area Exception.** Request to allow for a garage size of 784 square feet, exceeding the maximum size for accessory structures of 720 square feet set forth in UDO Section 15-30801C.1.

Planning Manager Martinez-Montilva presented the Area Exception for Anthony Scheftner. The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:33 pm and closed at 6:33 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of an Area Exception to allow for a garage size of 784 square feet, exceeding the maximum size for accessory structures of 720 square feet set forth in UDO section 15-30801c.1, for property located at 10405 W. Ryan Road. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 3. Communities of Crocus, Special Use.** An application for a Special Use for Communities of Crocus to allow for development of up to four four-unit multifamily residential buildings (16 units total) with services for autistic adults, and related community buildings, on property located at 0 S. 31st St. (TKN: 761 9992 002).

Principal Planner Ecks and applicant Amy Hansel, HGA Architects, presented the Special Use for Communities of Crocus.

The Official Notice of Public Hearing was read in to the record by Principle Planner Ecks and the Public Hearing opened at 6:56 pm and closed at 7:06 pm.

The Mayor called a 5 minute recess at 7:06 pm.

Motion 1

Commissioner Leon moved and Commissioner Haley seconded to table to the next meeting. On voice vote, 4 voted 'aye'; 1 vote 'nay'; motion carried (4-1-1).

Motion 2

Commissioner Leon moved and Commissioner Haley seconded a motion to table the Public Hearing and return to Plan Commission as soon as the Engineering department reviews. The Special Use will return Plan Commission no later than October 17, 2024, as a Business Item. On voice vote, 4 voted 'aye'; 3 voted 'nay'; motion carried (4-3-1).

- 4. Communities of Crocus, Comprehensive Master Plan (CMP) Amendment and Rezoning.** An application for a Comprehensive Master Plan Amendment from office to mixed use; and an application for rezoning from R-6 Suburban Single-Family Residence District and OL-1 Office Overlay District to B-4 South 27th Street Mixed Use Commercial District. The site of the proposed CMP Amendment and Rezoning is approximately 24.5 acres (three vacant properties) located at 7521 S. 31st St. and the two lots immediately north of this property with address 0 S. 35th St. and 0 S. 31st St., (TKN: 761 9994 005, 761 9997 003, and 786 9981 004).

Principal Planner Ecks presented the Rezone for Communities of Crocus.

The Official Notice of Public Hearing was read in to the record by Principle Planner Ecks and the Public Hearing opened at 7:42 pm and closed at 7:43 pm.

Rezone & Comprehensive Master Plan

Commissioner Haley moved and Alderwoman Day seconded a motion to table until after a report from Planning and Engineering on site conditions, and no later than October 17, 2024, as a Business Item.. On voice vote, 4 voted 'aye'; 1 voted 'nay'; motion carried (4-1-1).

- 5. Field 99, Special Use.** Request to operate a soccer training facility upon property located at 11141 W. Forest Home Avenue (Tax Key No. 704-9990-003).

Associate Planner Fuchs presented the Special Use for Field 99. The Official Notice of Public Hearing was read in to the record by Associate Planner Fuchs and the Public Hearing opened at 8:04 pm and closed at 8:05 pm.

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 an indoor and outdoor youth soccer training business use upon property located at 11141 West Forest Home Avenue (Kelley Legler, Field 99, applicant) (Bast Marshall, LLC, property owner). On voice vote, all voted ‘aye’; motion carried (4-0-1).

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

The citizen comment period opened at 8:11 p.m. and closed at 8:13 p.m..

E. Business Matters

- 1. Michelle Williams, Miscellaneous.** Request for approval to allow for the installation of a fence within the 20-foot Private Planting Screen upon Lot 13 in Block 1 of the Tuckaway Green Subdivision, on property located at 7512 S 77th Street (792 0013 000).

Associate Planner Hamill presented the Miscellaneous application.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of a Resolution authorizing the installation of a fence within the 20 foot private planting screen plat restriction, upon lot 13 in block 1 in Tuckaway Green Subdivision (7512 South 77th Street). On voice vote, all voted ‘aye’; motion carried (4-0-1).

- 2. Dev Ghelani, Master Sign Program Amendment.** Master Sign Program Amendment application by AK Developers (Dev Ghelani) to allow for signage totaling 242.25 square feet, specifically the installation of 6 wall signs consisting of Dairy Queen’s Grill & Chill signage and Taco Pro’s Corporate logo, one directional sign for Dairy Queen’s Drive Thru, as well as changes to the Shoppes at Wyndham Village Monument Signage, for property located at 7730 South Lovers Lane Road, zoned CC City Civic Center District; Tax Key No. 794-9999-007.

Associate Planner Hamill presented the Master Sign Program Amendment.

Commissioner Leon moved and Alderwoman Day seconded a motion to adopt a resolution approving an amendment to the Master Sign Program for the Shoppes at Wyndham Village to allow for signage upon Building 6 (7730 S Lovers Lane Road). On voice vote, all voted ‘aye’; motion carried (4-0-1).

- 3. Department of City Development, midyear report: 2024.**

Planning Manager Martinez-Montilva presented the midyear report.

Alderwoman Day moved and Commissioner Leon seconded a motion to accept and place on file. On voice vote, all voted ‘aye’; motion carried (4-0-1).

Mayor Nelson left the meeting at 8:39 pm.

- 4. Options to update the city’s comprehensive plan.**

Planning Manager Martinez-Montilva presented the City's Comprehensive Plan.

Commissioner Haley moved and Commissioner Shawgo seconded a motion as recommended by staff, update demographic data of the comprehensive plan by in-house urban planners. On voice vote, all voted 'aye'; motion carried (4-0-1).

Mayor Nelson returned to the meeting at 8:49 pm.

5. Introduction to Traditional Neighborhood Development (TND).

Planning Manager Martinez-Montilva presented the Introduction to Traditional Neighborhood Development (TND).

Commissioner Haley moved and Alderwoman Day seconded a motion to recommend to Common Council that staff proceeds drafting a TND ordinance, as floating zoning. On voice vote, 4 voted 'aye' and 1 voted 'nay'; motion carried (4-1-1).

F. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 8:52 pm. On voice vote, all voted 'aye'; motion carried (4-0-1).