

SPECIAL WORKSHOP

A. Call to Order and Roll Call

Mayor John Nelson called the August 8, 2024 Special Workshop meeting to order at 5:48 p.m. in the Hearing Room at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson (arrived at 5:48), Alderwoman Courtney Day and Commissioners Kevin Haley, Michael Shawgo and Rebecca Specht (arrived at 5:53). Excused was Commissioner Patrick Leon and City Engineer Glen Morrow. Also, present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Director of Administration Kelly Hersh (arrived at 5:57), Assistant Police Chief Eric Stowers, Jackie Berg and Ruben Shell of Houseal Lavigne Associates, and JB Hinds of Birchline Planning.

B. Unified Development Ordinance (UDO) Rewrite Task Force: draft Noise Ordinance, Performance Standards (Section 15-5-13 in Article 5) and Natural Resource Protection (Article 7). Session prepared by planning staff and project consultants Houseal Lavigne Associates and Birchline Planning, LLC.

Jacki Berg of Houseal Lavigne Associates and JB Hinds of Birchline Planning presented this session.

Adjournment

Motion to adjourn the Special Workshop meeting at 6:55 p.m.

REGULAR MEETING

A. Call to Order and Roll Call

Mayor John Nelson called the August 8, 2024 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, Alderwoman Courtney Day and Commissioners Kevin Haley, Michael Shawgo, Patrick Leon and Rebecca Specht. Excused was City Engineer Glen Morrow. Also, present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Planning Associate Nick Fuchs, Director of Administration Kelly Hersh and Director of Economic Development John Regetz.

B. Approval of Minutes – Regular Meeting of July 18, 2024

Alderwoman Day moved and Commissioner Haley seconded a motion to approve the July 18, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRM) and City of Franklin Floodplain Ordinance. Proposal to update the City of Franklin

Floodplain Ordinance text and map. Citywide.

Principal Planner Ecks presented the proposal to update the City of Franklin Floodplain Ordinance text and map. The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 7:15 pm and closed at 7:17 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an ordinance to repeal and replace the Unified Development Ordinance UDO City of Franklin, Wisconsin Floodplain Zoning Ordinance [Adopted 9-11-2008]. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. 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 proposal for Field 99. The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 7:22 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to postpone and continue the public hearing to the August 22, 2024 Plan Commission Meeting. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 3. College Avenue Associates LLC, Natural Resource Special Exception (NRSE), Certified Survey Map, and Site Plan.** Request for proposed impacts and disturbance of approximately 2,244 square feet of wetland buffer and 2,161 square feet of wetland setback, a Certified Survey Map creating two parcels with the reconfiguration of three existing properties, and a Site Plan for the construction of an access drive and modifications to landscaping, lighting, parking, and building elevations upon properties located at 2821 W. College Avenue, 6311 S. 27th Street and 6341 S. 27th Street (Tax Key Nos. 714-9968-003, 714-9972-003, and 714-9973-000).

Associate Planner Fuchs presented the Natural Resource Special Exception (NRSE), Certified Survey Map, and Site Plan for College Avenue Associates LLC.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 7:38 pm and closed at 7:38 pm. The applicant, Justin Johnson, presented the Natural Resource Special Exception (NRSE), Certified Survey Map, and Site Plan.

NRSE

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of the natural resource features special exception request to allow disturbance of approximately 2,244 square feet of wetland buffer and 2,161 square feet of wetland setback, subject to conditions within the draft standards, findings, and decision form, and to allow disturbance and exclusion of the young woodland area east of the proposed drive from the requirement of a conservation easement. On voice vote, all voted 'aye'; motion carried (5-0-1).

CSM

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend

approval of a 2-lot certified survey map for properties located at 2821 College Avenue, 6311 S. 27th Street, and 6341 S. 27th Street, subject to the conditions within the draft resolution. On voice vote, all voted 'aye'; motion carried (5-0-1).

Site Plan

Commissioner Leon moved and Commissioner Specht seconded a motion to approve a site plan to allow for the construction of an access drive and modifications to landscaping, lighting, parking, and building elevations. On voice vote, all voted 'aye'; motion carried (5-0-1).

4. **SAIA Motor Freight Line, LLC, Major Planned Development District (PDD) Amendment, Special Use, and Site Plan Amendment.** Request to amend Section 15-3.0444 of the Unified Development Ordinance Planned Development District No. 39 (Mixed Use Business Park) to allow truck terminals and freight transfer facilities as a Special Use and to revise Design Standards, a request for a Special Use to allow a truck terminal and freight transfer facility with outdoor storage and parking of vehicles, equipment, and trailers and a Site Plan Amendment for exterior building and site modifications upon property located at 10613 South 27th Street (Tax Key No. 951-9996-019).

Associate Planner Fuchs presented the Major Planned Development District (PDD) Amendment, Special Use, and Site Plan Amendment.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 8:24 pm and closed at 8:24 pm.

Major PDD Amendment

Commissioner Haley moved and Alderwoman Day seconded a motion to determine the proposed Planned Development District Amendment to be a major amendment. On voice vote, all voted 'aye'; motion carried (5-0-1).

Special Use

Alderwoman Day moved and Commissioner Haley seconded a motion to recommend adoption of an ordinance amending Section 15-3.0444 of the Unified Development Ordinance Planned Development District No. 39 (Mixed Use Business Park) to allow truck terminals and freight transfer facilities as a special use and to revise design standards. On voice vote, all voted 'aye'; motion carried (5-0-1).

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for a truck terminal and freight transfer facility business use with outdoor storage and parking of vehicles, trailers, and equipment upon property located at 10613 South 27th Street. On voice vote, all voted 'aye'; motion carried (5-0-1).

Site Plan

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a resolution approving a site plan to allow for exterior site and building modifications consisting of paving drives and parking lot areas and installing new landscaping upon property located at 10613 South 27th Street, and to remove condition no. 4 from the site plan resolution. On voice vote, all voted 'aye'; motion carried (5-0-1).

The Plan Commission entered into recess at 8:42 pm and returned to the regular meeting at 8:48 pm.

- D.** Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

The citizen comment period opened at 8:40 p.m. and closed at 8:42 p.m. One citizen present.

E. Business Matters

- 1. Little Cancun LLC, Site Plan Amendment.** Request for approval of an outdoor patio, fence, and associated site modifications upon property located at 7273 South 27th Street (Tax Key No. 761-9990-002).

Associate Planner Fuchs presented the Site Plan Amendment.

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a resolution conditionally approving a site plan amendment for the construction of an outdoor patio for property located at 7273 South 27th Street. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. Ridgewood Reserve, Preliminary Plat.** Request for the creation of nine single-family residential lots and one outlot upon four existing parcels generally located to the north of West Drexel Avenue, east of South Ridgewood Drive, and west of South 76th Street (Tax Key Nos. 792-9003-000, 792-9005-000, 792-9994-000, and 792-9996-003).

Associate Planner Fuchs presented the Preliminary Plat.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a resolution conditionally approving a preliminary plat for Ridgewood Reserve Subdivision. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 3. Federation of Croatian Societies, Inc., Site Plan Amendment.** Request for the installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management modifications upon properties located at 9100-9140 and 9220 South 76th Street (Tax Key Nos. 884-9995-000 and 884-9996-000).

Associate Planner Fuchs presented the Site Plan Amendment.

Commissioner Leon moved and Commissioner Specht seconded a motion to adopt a resolution amending the site plan for properties located at 9100-9140 South 76th Street to allow for installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management, and to eliminate improvements located on the southernmost parcel and to remove conditions of approval 6, 8 and 9, and subject to technical corrections by staff. On voice vote, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 9:20 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).