

A. Call to Order and Roll Call

Mayor John Nelson called the December 5, 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, Alderwoman Courtney Day, Commissioners Kevin Haley, Patrick Leon, Michael Shawgo and Rebecca Specht. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Planning Intern David Serna-Herrera, Director of Administration Kelly Hersh and Alderwoman Michelle Eichmann.

B. Approval of Minutes – Regular Meeting of November 21, 2024

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve the November 21, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-0).

C. Public Hearing Business Matters

- 1. Kent, Area Exception.** Request for approval of an Area Exception to allow for a lot coverage increase for the installation of an inground swimming pool, upon property located 6575 W River Pointe Drive (TKN 851 0022 000).

Planning Manager Martínez presented the Area Exception request. Applicants Crystal Kent and Keith Kent were present.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 6:06 pm and closed at 6:06 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of an application for an area exception to allow for a maximum lot coverage of 18% (4,029 square feet), exceeding the maximum lot coverage standard of 15% in the R-3 Suburban/Estate Single-Family Residence District to allow for the installation of an inground swimming pool, for property located at 6575 W River Pointe Drive (Crystal & Keith Kent, Applicants and Property Owners), with the conditions of approval suggested by the Engineering Department: 1) The applicant is responsible for submitting a letter of approval from the Home Owners Association, 2) Access from Puetz Road will need a right-of-way, they applicant may obtain such permit from the Engineering Department if needed. On voice vote, all voted ‘aye’; motion carried (5-0-0).

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

The citizen comment period opened at 6:11 p.m. and closed at 6:11 p.m.

E. Business Matters

- 1. Carma, Site Plan Amendment.** Request for approval of a Site Plan Amendment to allow for changes to the approved Site Plan including addition of carport canopies, parking changes, and

landscape and lighting plan modifications on property located at 9410 S 76th St. (884 9997 000).

Planning Intern Serna presented the Site Plan Amendment request.

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a resolution approving a Site Plan Amendment to allow for changes to the approved Site Plan including an addition of carport canopies, parking changes and landscape and lighting plan changes upon property located at 9410 S. 76th St. (Carma Laboratories, Applicant and Property Owner). On voice vote, all voted 'aye'; motion carried (5-0-0).

- 2. Dunkin Donuts, Master Sign Program.** Request for approval of a Master Sign Program to allow for additional signage to exceed the maximum allowed established by our Unified Development Ordinance on property located at 5444 W. Rawson Ave (741 9003 000).

Planning Intern Serna presented the Site Plan Amendment request.

Commissioner Leon moved and Alderwoman Day seconded a motion to approve a resolution approving a Master Sign Program for the Dunkin Donuts/Baskin Robbins to allow for the business to exceed the maximum allowable signage on property located at 5444 W. Rawson Ave (Kardo Rasha, Applicant and Property Owner), with the condition that the applicant must submit a lighting plan attesting compliance with the lighting standards of the Unified Development Ordinance prior to the issuance of sign permits. On voice vote, all voted 'aye'; motion carried (5-0-0).

F. Adjournment

Commissioner Leon moved and Commissioner Specht seconded to adjourn the meeting at 6:21 pm. On voice vote, all voted 'aye'; motion carried (5-0-0).