

## **SPECIAL WORKSHOP**

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

Mayor John Nelson called the June 20, 2024 Special Workshop meeting to order at 5:30 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 Commissioners Kevin Haley, Michael Shawgo and Patrick Leon (arrived at 6:00). Excused was Commissioner Rebecca Specht. Also, present were City Attorney Jesse Wesolowski, Principal Planners Régulo Martínez-Montilva and Marion Ecks, Associate Planner Luke Hamill, Director of Administration Kelly Hersh, Ruben Shell and Jackie Berg of Houseal Lavigne Associates.

**B. Unified Development Ordinance (UDO) Rewrite Task Force.** Zoning map and Articles: (2) Establishment of Districts and (3) District Specific Standards. Session prepared by planning staff and project consultants Houseal Lavigne Associates and Birchline Planning, LLC.

Ruben Shell and Jacki Berg of Houseal Lavigne Associates presented this introductory session to the draft articles of the Unified Development Ordinance.

### **Adjournment**

Commissioner Haley moved and City Engineer Morrow seconded to adjourn the Special Workshop meeting at 6:30 p.m. On voice vote, all voted ‘aye’; motion carried (5-0-1).

## **REGULAR MEETING**

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

Mayor John Nelson called the June 20, 2024 Plan Commission meeting to order at 6:36 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 Commissioners Kevin Haley, Michael Shawgo and Patrick Leon. Excused was Commissioner Rebecca Specht. Also, present were City Attorney Jesse Wesolowski, Principal Planners Régulo Martínez-Montilva and Marion Ecks, Associate Planner Luke Hamill and Director of Administration Kelly Hersh.

### **B. Approval of Minutes – Regular Meeting of June 6, 2024**

Alderwoman Day moved and Commissioner Haley seconded a motion to approve the June 6, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

### **C. Public Hearing Business Matters**

**1. RLUIPA Unified Development Ordinance Text Amendment.** Request to amend Table 15-3.0603 of the Unified Development Ordinance to add certain Religious and Church and Places of Worship

uses as permitted uses in the B-4 South 27<sup>th</sup> Street Mixed Use District, CC City Civic Center District, I-1 Institutional District, and special uses in the OL-2 General Business Overlay District and P-1 Park District

Associate Planner Hamill presented the Unified Development Ordinance Text Amendment request. The Official Notice of Public Hearing was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:42 pm and closed at 6:42 pm.

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 8661 “Religious Organizations” to allow such use as a permitted use in the B-4 South 27<sup>th</sup> Street Mixed Use Commercial District and CC City Civic Center District, and as a Special Use in the OL-2 General Business Overlay District and P-1 Park District, as well as unclassified use “Church or Other Place of Worship” as a permitted use in the B-4 District, CC District, I-1 Institutional District, as well as a Special Use in the OL-2 District and P-1 Park District. On voice vote, all voted ‘aye’; motion carried (5-0-1).

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

The citizen comment period opened at 6:44 p.m. and closed at 6:46 p.m. One citizen present.

**E. Business Matters**

**1. Conservancy for Healing & Heritage, Minor PDD Amendment.** Request for accessory structure including office and additional event space, new trail segments, and other additions to the Conservancy development, on property located at 5484 W. Rawson Ave (741 9002 000).

Principal Planner Ecks presented the Minor PDD Amendment request. Applicant Susan Rabe was present.

**Motion #1**

Commissioner Leon moved and Commissioner Shawgo seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**Motion #2**

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of an Ordinance to amend §15-3.0433 of the Unified Development Ordinance, Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) to allow for a welcome center and changes to the healing garden and nature trails at the Conservancy for Healing and Heritage (Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, applicant) (6941 South 68th Street), with collaboration by Planning Staff and the City attorney to clarify the Minor PDD Amendment language. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**Site Plan Amendment**

**Motion #3**

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution approving a Site Plan Amendment for a welcome center accessory structure and related improvements to the Conservancy for Healing and Heritage property (Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, applicant) (6941 South 68th Street). On voice vote, all voted 'aye'; motion carried (5-0-1).

2. **Department of Public Works Site Plan Amendment.** Request for approval of a Site Plan Amendment to allow for development of a building addition for storage, on property located at 7979 W. Ryan Road (896 9990 001).

Principal Planner Ecks presented the Site Plan Amendment request.

Commissioner Leon moved and Alderwoman Day seconded a motion to adopt a Resolution approving a Site Plan Amendment for the development a building addition, upon property located at 7979 W. Ryan Road (City of Franklin (John Nelson, Mayor) applicant; City of Franklin, property owner), subject to technical corrections working with the city attorney to clarify the title of the resolution and site plan information therein. 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 7:02 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).