

## **SPECIAL WORKSHOP**

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

Mayor John Nelson called the May 23, 2024 Special Workshop meeting to order at 5:02 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 (arrived at 5:55) and Commissioners Kevin Haley, Michael Shawgo and Rebecca Specht (arrived at 5:15). Excused was Commissioner Patrick Leon. Also, present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva, Principal Planner Marion Ecks, Director of Administration Kelly Hersh (arrived at 5:47), Director of Economic Development John Regetz, Ruben Shell and Jackie Berg (remote), Houseal Lavigne Associates, J.B. Hinds (remote) of Birchline Planning, and Barbara Wesener, Economic Development Commission.

**B. Unified Development Ordinance (UDO) Rewrite Task Force.** Introductory session to the UDO draft with planning staff and project consultants Houseal Lavigne Associates and Birchline Planning, LLC.

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

### **Adjournment**

Commissioner Shawgo moved and Commissioner Haley seconded to adjourn the Special Workshop meeting at 5:57 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 May 23, 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, City Engineer Glen Morrow, Alderwoman Courtney Day and Commissioners Kevin Haley, Patrick Leon, Michael Shawgo and Rebecca Specht. Also, present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva, Principal Planner Marion Ecks and Director of Administration Kelly Hersh.

### **B. Approval of Minutes – Regular Meeting of May 9, 2024**

Commissioner Haley moved and Alderwoman Day seconded a motion to approve the May 9, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

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

1. **Konicek, Area Exception.** Request to allow for a 1,080-squarefoot garage exceeding the maximum size for accessory structures of 900 square feet set forth in UDO Section 15-30801C.2, upon property located at 7102 S. Woelfel Road (754 9993 003).

Principal Planner Martinez presented the Area Exception request. Applicant Joel Konicek was present. The Official Notice of Public Hearing was read in to the record by Principal Planner Martinez and the Public Hearing opened at 6:09 pm and closed at 6:09 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Area Exception to allow for a 1,080-square foot garage exceeding the maximum size for accessory structures of 900 square feet set forth in UDO Section 15-30801c.2, upon property located at 7102 S. Woelfel Road (754 9993 003). On voice vote, all voted ‘aye’; motion carried (6-0-0).

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

The citizen comment period opened at 6:26 p.m. and closed at 6:29 p.m. One citizen present.

#### E. **Business Matters**

1. **Jilly’s LLC, Site Plan Amendment.** Request for Site Plan Amendment to allow construction of a single-story building with car wash and offices, and adjacent parking, on property located at 5484 W. Rawson Ave. (741 9002 000).

Principal Planner Ecks presented the Site Plan Amendment request.

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan Amendment for the development of a single-story building housing offices and a car wash facility (Jilly’s Car Wash), with adjacent parking (located at 5484 West Rawson Avenue) (Jonathan J. Zimmerman, president, Jilly’s, LLC, applicant). On voice vote, all voted ‘aye’; motion carried (6-0-0).

2. **Update to the Unified Development Ordinance fee schedule** for zoning and land division procedures, UDO Section 15-9.0401. [This item is for discussion only as text amendments require a public hearing before the Plan Commission].

Principal Planner Martínez presented the text amendment proposal.

Commissioner Leon moved and Commissioner Specht seconded a motion to move forward with this item and schedule a public hearing for recommendation on July 18. 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 6:47 pm. On voice vote, all voted ‘aye’; motion carried (6-0-0).