

A. Call to Order and Roll Call

Mayor John Nelson called the October 17, 2024 Plan Commission meeting to order at 6:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, Acting City Engineer Mike Paulos and Commissioners Patrick Leon and Kevin Haley. Excused was Commissioner Rebecca Specht and Michael Shawgo. Also, present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks and Director of Administration Kelly Hersh. Alderman Yousef Hasan was also present.

B. Approval of Minutes – Regular Meeting of October 3, 2024

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the October 3, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Black Duck Partners, Special Use.** Request to allow for a special use for a physical fitness facility under SIC Code 7991 “Physical Fitness Facilities”, within Planned Development District 16 (Franklin Centre); For property located at 7199 S 76th Street (TKN 755 1002 000).

Planning Manager Martínez-Montilva presented the Special Use. Applicant Black Duck Partners was present.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez-Montilva and the Public Hearing opened at 6:07 pm and closed at 6:07 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a physical fitness facility located at 7199 S 76th Street (Black Duck Partners, applicant). On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 2. Mayville Wis, Comprehensive Master Plan Amendment and Rezoning.** Request to amend the Future Land Use Map of the City of Franklin 2025 Comprehensive Master Plan, from Business Park to Residential use; and the Unified Development Ordinance (zoning map) from R-2 Estate Single-Family Residence District to R-6 Suburban Single-Family Residence District; for property located at 9720 S. 112th Street (892-9998-000).

Planning Manager Martínez-Montilva presented the Comprehensive Master Plan Amendment. Applicant Robert Villareal was present.

The Official Notice of Public Hearing for the rezoning application was read in to the record by Planning Manager Martínez-Montilva and the Public Hearing opened at 6:16 pm and closed at 6:19 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to deny the comprehensive master plan amendment and rezoning applications. On voice vote, all voted 'aye'; motion carried (4-0-2).

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

The citizen comment period opened at 6:40 p.m. and closed at 6:58 p.m.

E. Business Matters

- 1. Tsunami 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). [The Plan Commission held a public hearing for this Special Use request on August 22, 2024].

Planning Manager Martínez-Montilva presented the Special Use and Site Plan. Applicant Miranda Seals was present.

Special Use

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 Tsunami Express Car Wash, a carwash facility located at 6449 S Whitnall Edge Road (Tsunami Express Car Wash, applicant). On voice vote, all voted 'aye'; motion carried (4-0-2).

Site Plan

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan for Tsunami Express Car Wash, a carwash facility (6449 S Whitnall Edge Road) (Tsunami Express Car Wash, applicant). On voice vote, all voted 'aye'; motion carried (4-0-2).

- 2. 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). The public hearing for this item was held on August 22, 2024.

Principal Planner Marion Ecks presented the Special Use. Applicant Amy Hansel was present.

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 sixteen-unit supportive housing development, resident community center, and community hub facility, upon property located at 0 S 31st St, TKN 761 9992 002 (by Amy Hansel, Communities of Crocus, applicant, Northwestern Mutual Life Insurance, property owner). On voice vote, all voted 'aye'; motion carried (4-0-2).

- 3. 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). The public hearing for the Rezoning was held on August 22, 2024.

Principal Planner Marion Ecks presented the Special Use. Applicant Amy Hansel was present

Comprehensive Master Plan

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Rranklin 2025 Future Land Use map for three properties generally located on the east side of South 31st Street, addressed as 7521 S. 31st Street (TKN 786 9981 004), 0 S 35th Street (TKN 761 9997 003) and 0 S 31st Street (TKN 761 9994 005), from Office Use and Areas of Natural Resource Features Use to Mixed Use and Areas of Natural Resource Features pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, all voted ‘aye’; motion carried (4-0-2).

Rezone

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend adoption of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone three properties located on the east side of South 31st Street, addressed as 7521 S. 31st Street (TKN 786 9981 004), 0 S 35th Street (TKN 761 9997 003) and 0 S 31st Street (TKN 761 9994 005), to B-4 South 27th Street Mixed Use Business District (Amy Hansel, Communities of Crocus) (Northwestern Mutual Life Insurance, property owners). On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 4. Loomis & Ryan Inc., Special Use Amendment.** Request to remove condition of approval requiring installation of trail or sidewalk, for property located at 9524 S. Sophia Court (891 9054 000). [The Plan Commission held a public hearing for this request on October 3, 2024].

Planning Manager Martínez-Montilva presented the Special Use Amendment.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of a Resolution to amend Resolution No. 2022-7873 imposing conditions and restrictions for the approval of a Special Use for a condominium complex development use upon property located at 9524 S. Sophia Court, with this additional condition: The applicant must record the proposed sidewalk easement depicted on plan sheet C-15 dated April 9, 2024 . On voice vote, 3 voted ‘aye’ and 1 voted ‘nay’; motion failed (3-1-2).

- 5. Saputo Cheese USA, Inc., Site Plan Amendment.** Request to allow for changes from the approved site plan including alterations to building design and dimensions, parking, and inclusion of additional accessory structures. The building is located in Planned Development District (PDD) 39, the Mixed Use Business Park, at 2895 W Oakwood Rd. (TKN 951 9994 003) (Saputo Cheese USA, applicant and property owner).

Principal Planner Marion Ecks presented the Site Plan Amendment.

Alderwoman Day moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan Amendment for a consumer food product converting facility, located at

2895 W Oakwood Rd. (TKN 951 9994 003) (Saputo Cheese USA, applicant and property owner). On voice vote, all voted 'aye'; motion carried (4-0-2).

F. Adjournment

Commissioner Haley moved and Commissioner Leon seconded to adjourn the meeting at 7:59 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).