

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

Mayor John Nelson called the October 3, 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 and Commissioners Michael Shawgo, Patrick Leon and Kevin Haley. Excused was Commissioner Rebecca Specht. Also, present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Planning Associate Nick Fuchs and Director of Administration Kelly Hersh. Alderman Jon Peccarelli was present.

**B. Approval of Minutes – Regular Meeting of September 19, 2024**

Commissioner Haley moved and Alderwoman Day seconded a motion to approve the September 19, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-1).

**C. Public Hearing Business Matters**

- 1. Chudada, Area Exception.** Request to allow for a detached accessory structure with an approximate 40-foot front yard setback, opposed to the R-3 District minimum front yard setback of 45-feet, on property located at 11250 Mayers Drive (799 0033 000).

Planning Associate Fuchs presented the Area Exception. Applicant Zachary Chudada 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 6:04 pm and closed at 6:06 pm.

Commissioner Haley moved and Commissioner Leon seconded a motion to recommend approval of an Area Exception from table 15-3.0203 of the Unified Development Ordinance to allow for a detached accessory structure with an approximate 40-foot front yard setback upon property located at 11250 W. Mayers drive. On voice vote, all voted ‘aye’; motion carried (4-0-1).

- 2. Salam Private High School, Major Planned Development District Amendment and Site Plan.** Request to amend Section 15-3.0434 of the Unified Development Ordinance Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.) to allow “Educational Services” as a Permitted Use and to allow for building and site changes, including a building addition, parking lot modifications, and installation of new landscaping, upon property located at 8910 S 102nd Street Road (846 9987 003).

Planning Associate Fuchs presented the Planned Development District Amendment and Site Plan. Applicant Othman Atta 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 6:13 pm and closed at 6:16 pm.

### **1. Major Planned Development District Amendment**

Commissioner Leon moved and Commissioner Haley seconded a motion to determine the proposed Planned Development District Amendment to be a Major Amendment. On voice vote, all voted 'aye'; motion carried (4-0-1).

### **2. Major Planned Development District Amendment**

Commissioner Haley moved and Alderwoman Day seconded a motion to recommend adoption of an Ordinance amending Section 15-3.0434 of the Unified Development Ordinance Planned Development District No. 29 to allow "Educational Services" as a Permitted Use and to allow for building and site changes, including a building addition, parking lot modifications, and installation of new landscaping. On voice vote, all voted 'aye'; motion carried (4-0-1).

### **Site Plan**

Commissioner Haley moved and Commissioner Shawgo seconded a motion to approve a Site Plan to allow for exterior building and site modifications consisting of an approximately 29,404 square foot building addition, parking lot modifications, and installation of new landscaping upon property located at 8910 South 102nd Street. On voice vote, all voted 'aye'; motion carried (4-0-1).

- 3. 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).

Planning Manager Martínez-Montilva presented the Special Use Amendment. Applicant Dan Szczap 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 6:34 pm and closed at 6:36 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of a Resolution to remove condition No. 6 of Resolution No. 2022-7873 if the applicant submits a proposal for placement of this trail within the right-of-way, and the Engineering Department and Planning Department agree, then it would move forward to the Common Council; but if Engineering or Planning disagree it would come back to the Plan Commission. On voice vote, all voted 'aye'; motion carried (4-0-1).

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

The citizen comment period opened at 6:36 p.m. and closed at 6:36 p.m.

### **E. Business Matters**

- 1. None.**

### **F. Adjournment**

Commissioner Leon moved and Alderwoman Day seconded to adjourn the meeting at 7:25 pm. On voice vote, all voted 'aye'; motion carried (4-0-1).