

A. Call to Order and Roll Call

Mayor John Nelson called the January 23, 2025 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, Commissioners Kevin Haley, Patrick Leon and Michael Shawgo. Excused was Commissioner Rebecca Specht and Alderwoman Courtney Day. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Associate Planner Luke Hamill, Director of Administration Kelly Hersh, City Engineer Mike Paulos and Alderwoman Eichmann.

B. Approval of Minutes – Regular Meeting of January 9, 2025.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve the January 9, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Harbor Homes, Area Exception.** Request for an Area Exception from Section 15-3.0445F.1.(d) of Planned Development District No. 40 (Cape Crossing) of the Unified Development Ordinance to allow a front porch with a front yard setback of 24.7-feet, opposed to the required front yard setback of 25-feet, upon property located at 9428 S. Parkside Lane (Tax Key No. 890 1012 000).

Planning Manager Martinez-Montilva presented the Area Exception request.

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

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of an application for an Area Exception from Section 15-3.0445F.1.(d) of Planned Development District No. 40 (Cape Crossing) of the Unified Development Ordinance to allow a front porch with a front yard setback of 24.7-feet, opposed to the required front yard setback of 25-feet, upon property located at 9428 S. Parkside Lane (Tax Key No. 890 1012 000). On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 2. Minor site plans review standards in Planned Development District (PDD) No. 18, Major PDD Amendment.** The City of Franklin proposes to amend the text of the Planned Development District No. 18 Ordinance to streamline the site plan approval process in the Franklin Business Park (PDD No. 18) by allowing and adding standards for administrative review of minor site plans by Department of City Development staff exclusively.

Associate Planner Hamill presented the Planned Development District (PDD) Amendment request.

The Official Notice of Public Hearing was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:12 pm and closed at 6:13 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend Planned Development District No. 18 to allow for Minor Site Plan Amendments to be approved by City Development Staff. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 3. Prime Pack LLC, Unified Development Ordinance (UDO) Text Amendment.** Request to amend Table 15-3.0603 of the Unified Development Ordinance to add Standard Industrial Classification Title No. 7389 "Business Services, Not Elsewhere Classified" as a permitted use in the B-3 Community Business District.

Associate Planner Hamill presented the Unified Development Ordinance (UDO) Text Amendment request. Applicant's representative Sam Schultz was present.

The Official Notice of Public Hearing was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:17 pm and closed at 6:17 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance Text at Table 15-5.0603 Standard Industrial Classification Title No. 7389 "Business Services, Not Elsewhere Classified" to allow such use as a permitted use in the B-3 Community Business District. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 4. Unified Development Ordinance (UDO) Rewrite.** The City of Franklin proposes to repeal and replace its Unified Development Ordinance (UDO) and Zoning Map. A major component of the update includes consolidating redundant zoning districts to make the UDO and Zoning Map more user-friendly. This remapping action is not intended to "downzone" properties, affect property rights, or limit development potential – rather, it is intended to improve clarity around allowable uses, reduce confusion, and increase alignment between the UDO regulations and the type of development on the ground in Franklin.

Planning Manager Martinez-Montilva and Principal Planner Ecks presented the Unified Development Ordinance (UDO) Rewrite request.

The meeting recessed at 7:21 and reconvened at 7:31.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 7:34 pm and closed at 8:18 pm.

Commissioner Shawgo moved and Commissioner Haley seconded a motion to table this item to the March 6, 2025 meeting. On roll call vote, 3 voted 'aye', 1 abstention, and 2 absences; motion failed (3-0-3). The Chair chose to bring this item back to the March 6, 2025 meeting.

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

The citizen comment period opened at 9:34 p.m. and closed at 9:35 p.m.

- E. Business Matters**

- 1. Department of Public Works, Site Plan Amendment.** Request for approval of a Site Plan Amendment to revise the previously proposed berm and landscape plan, on property located at 7979 W. Ryan Road (896 9990 001).

Principal Planner Ecks presented the Site Plan Amendment request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to adopt a resolution approving a Site Plan Amendment for changes to the approved landscape plan and site design of the Department of Public Works Facility upon property located at 7979 W. Ryan Rd. (City of Franklin, Applicant and Property Owner). On voice vote, all voted 'aye'; motion carried (4-0-2).

- 2. Krones, Land Combination.** Land Combination Application for properties located at approximately 5921 W. Ryan Road bearing Tax Key Nos. 899 9991 002, 899 9991 003 and 899 9991 005.

Principal Planner Ecks presented the Land Combination request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a resolution conditionally approving a land combination for Tax Key Nos. 899 9990 069; 899 9990 023; and 899 9990 024, (9600 S 58th St. and adjacent lots), (Krones Inc., applicant and owner). On voice vote, all voted 'aye'; motion carried (4-0-2).

F. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 9:42 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).