

**City of Franklin  
Plan Commission Meeting  
January 9, 2025  
Minutes**

Approved  
January 23, 2025

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

Mayor John Nelson called the January 9, 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 Rebecca Specht. Excused was Commissioner Michael Shawgo and Alderwoman Courtney Day. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Director of Administration Kelly Hersh and Assistant City Engineer Kaitlyn Hansel.

**B. Approval of Minutes – Regular Meeting of December 5, 2024 and December 19, 2024.**

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve the December 5, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve the December 19, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

**C. Public Hearing Business Matters**

- 1. Croatian Soccer, Natural Resource Special Exception (NRSE).** For proposed impacts to wetland setback for the installation of lighting poles upon property located at 9100 S 76th Street (Tax Key No. 884 9995 000 and 884 9996 000).

Principal Planner Ecks presented the Natural Resource Special Exception (NRSE) request.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:07 pm and closed at 6:09 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of the Standards, Findings and Decision of the City of Franklin Common Council upon the Application of Croatian Eagles Soccer Club, applicant, for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance for Croatian Eagles Soccer Club, Applicant, (9100 South 76th Street and 9220 South 76th Street). 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 6:14 p.m. and closed at 6:14 p.m.

**E. Business Matters**

- 1. M&J Krueger Trucking Services LLC, Site Plan Amendment.** After-the-fact application to resolve an open enforcement case (EN23-0241), specifically unpermitted filling for an outdoor storage area encroaching into the Floodfringe District (FF) and an unpermitted accessory building upon property located at 6705 W. Ryan Road (Tax Key No. 898 9999 000).

Planning Manager Martínez presented the Site Plan Amendment request.

Commissioner Leon moved and Commissioner Specht seconded a motion to adopt a resolution amending the Site Plan for property located at 6705 W Ryan Road to allow for after-the-fact outdoor storage area and accessory building (Tax Key No. 898 9999 000) (M&J Krueger Trucking LLC, applicant and property owner) with the following additional conditions:

- The applicant must install a physical barrier (boulders, posts, fence) to demarcate the outdoor storage area and avoid future encroachments into flood prone areas, within 12 months from the date of approval of this Site Plan Amendment;
- The applicant must submit a conservation easement to protect flood prone areas: flood fringe, FC and FW zoning, for Common Council review and approval. If such easement is approved by the Common Council, the applicant must record the easement document with the Milwaukee County Register of Deeds.
- The applicant is not required to install a solid wooden fence or masonry wall, between the outdoor storage area and adjacent property to the west zoned R-8 (6811 W Ryan Rd), if such property is rezoned to a nonresidential zoning district within 18 months.

On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 2. Plan Commission Membership, UDO Text Amendment.** An ordinance to amend §15-10.0102 Membership, of the Unified Development Ordinance (UDO) to change the Plan Commission membership to remove the City Engineer member and in place thereof provide an alderperson to serve on the Plan Commission (City of Franklin, applicant). [The Plan Commission held a public hearing for this item on December 19, 2024].

Planning Manager Martínez presented the UDO Text Amendment request.

Commissioner Haley moved and Commissioner Specht seconded a motion to recommend approval of an ordinance to amend §15-10.0102 Membership, of the Unified Development Ordinance (UDO) to change the Plan Commission membership to remove the City Engineer member and in place thereof provide an alderperson to serve on the Plan Commission, and authorize staff to amend the Plan Commission Administrative Procedures and Regulations if this ordinance is adopted (City of Franklin, applicant). On voice vote, 3 voted ‘aye’ and 1 voted ‘nay’; motion failed (3-1-2).

## **F. Adjournment**

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 6:52 pm. On voice vote, all voted ‘aye’; motion carried (4-0-2).