

**City of Franklin
Plan Commission Meeting
March 6, 2025
Minutes**

Approved
March 20, 2025

A. Call to Order and Roll Call

Mayor John Nelson called the March 6, 2025 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, Alderwoman Michelle Eichmann, Commissioners Kevin Haley, Michael Shawgo, Rebecca Specht and Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Planning Associate Nick Fuchs and Director of Administration, Kelly Hersh.

Mayor Nelson left the meeting at 6:40 and returned at 6:53. Commissioner Leon left the meeting at 7:03 and returned at 7:09.

B. Approval of Minutes – Regular Meeting of February 6, 2025.

Alderwoman Eichmann moved and Commissioner Haley seconded a motion to approve the February 6, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

C. Public Hearing Business Matters

- 1. Sanicola, Area Exception.** Request for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow construction of a deck exceeding the maximum lot coverage of 0.20 of the R-3 Suburban/Estate Single-Family Residence District Special Use Option 1 by approximately 211 square feet, upon property located at 8755 S. Yorkshire Court (TKN 855 0070 000).

Planning Associate Fuchs presented the Area Exception request.

The Official Notice of Public Hearing was read in to the record by Planner Associate Fuchs and the Public Hearing opened at 6:04 pm and closed at 6:04 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow construction of a deck exceeding the maximum lot coverage of 0.20 of the R-3 Suburban/Estate Single-Family Residence District Special Use Option 1 by approximately 211 square feet, upon property located at 8755 S. Yorkshire Court (TKN 855 0070 000). 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 6:05 p.m. and closed at 6:13 p.m..

E. Business Matters

- 1. 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. [The Plan Commission held a public hearing for this item on January 23, 2025].

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

Motions on questions for policy direction

1 – Community living arrangements (9-15 persons)

Alderman Eichmann moved and Alderman Day seconded a motion to recommend the standards as presented in the draft UDO for community living arrangements with a capacity of 9-15 persons. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

2 – Plan Commission and Zoning Administrator roles

Alderman Day moved and Commissioner Specht seconded a motion to recommend the role of the Plan Commission and Zoning Administrator as presented in the draft UDO, with Zoning Administrator approval role for site plans up to 20,000 sf of floor area. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

3 – Plan Commission approval role for NRSEs

Commissioner Hailey moved and Alderman Day seconded a motion to recommend that the approval role for natural resource special exception applications shall be held by the Plan Commission. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

4 – Environmental Corridors

Commissioner Specht moved and Alderman Eichmann seconded a motion to table discussion on impacts to environmental corridors and its buffers, until staff gathers additional information. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

5 – Zoning map (9141 S. 51st Street)

Alderman Day moved and Alderman Eichmann seconded a motion to recommend designating parcel located at 9140 S. 51st Street as Planned Development Legacy, and direct staff to prepare a Planned Development District application for such parcel. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

6 – Zoning map (TKN 896 9996 001, owned by Franklin Public Schools)

Commissioner Specht moved and Commissioner Shawgo seconded a motion to recommend designating parcel bearing TKN 896 9996 001 as I Institutional, and direct staff to prepare a comprehensive master plan amendment application for such parcel from Commercial and Business Park to Institutional. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

UDO Draft

Commissioner Specht moved and Commissioner Shawgo seconded a motion to table the Unified Development Ordinance (UDO) and Zoning Map drafts, until staff gathers additional information. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

- 2. Firewise BBQ, Temporary Use.** Request for approval of a Temporary Use Permit for a Food Truck Operation until October 31, 2025, upon property located at 10925 W Speedway Drive (704 1007 000).

Planning Manager Régulo Martínez-Montilva presented the Temporary Use request.

Commissioner Specht moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a food truck operated located at 10925 W. Speedway Drive, (Alexander Obradovich, applicant). On voice vote, all voted ‘aye’; motion carried (6-0-0).

F. Adjournment

Commissioner Haley moved and Commissioner Leon seconded to adjourn the meeting at 8:44 pm. On voice vote, all voted ‘aye’; motion carried (6-0-0).