

**City of Franklin
Plan Commission Meeting
June 9, 2022
Minutes**

Approved
June 23, 2022

A. Call to Order and Roll Call

Mayor Steve Olson called the June 9, 2022, regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon and Kevin Haley, Alderwoman Shari Hanneman and City Engineer Glen Morrow. Absent was Patricia Hogan. Excused was Adam Burckhardt. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Regular Meeting of May 19, 2022.

Commissioner Leon moved and Alderwoman Hanneman seconded a motion to approve the May 19, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

**1. WOODFIELD TRAIL
CONDOMINIUM DEVELOPMENT.**

Special Use and Site Plan applications by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), to allow for the development of a condominium complex (Woodfield Trail), consisting of 26 dwelling units arranged in 13 side-by-side duplex structures, which will include a new cul-de-sac street connecting to West Ryan Road, with sidewalks on both sides, street trees, a landscaped berm along West Loomis Road, 3 stormwater management areas and public water and sewer service to all dwelling units, property located at 12000 West Loomis Road (15.6 acres), such property being zoned R-8 Multiple-Family Residence District; Tax Key No. 891-9011-000 [a Special Use permit is required in the R-8 Multiple-Family Residence District for all residential uses, either single-family, two-family or multi-family].

The Official Notice of Public hearing for a Special Use was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:13 p.m. and closed at 7:13 p.m.

Special Use

Principal Planner Régulo Martínez-Montilva presented the request by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), to allow for the development of a condominium complex (Woodfield Trail), consisting of 26 dwelling units arranged in 13 side-by-side duplex structures, which will include a new cul-de-sac street connecting to West Ryan Road, with sidewalks on both sides, street trees, a landscaped berm along West Loomis Road, 3 stormwater management areas and public water and sewer service to all dwelling units, property located at 12000 West Loomis Road (15.6 acres), such property being zoned R-8 Multiple-Family Residence District; Tax Key No. 891-9011-000 [a Special Use permit is required in the R-8 Multiple-Family Residence District for all residential uses, either single-family, two-family or multi-family].

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a condominium complex development use

upon property located at 12000 West Loomis Road, and to remove condition of approval no. 6. On roll call vote, four ‘ayes’, one ‘no’ and two absents; motion carried. (4-1-2).

Site Plan

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to adopt a Resolution approving a Site Plan for the development of a condominium complex with associated cul-de-sac street construction, sidewalks, landscaping, stormwater management and public water and sewer service (12000 West Loomis Road). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

D. Business Matters

1. None.

Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of June 9, 2022 at 7:49 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-2).