

**City of Franklin
Plan Commission Meeting
December 21, 2023
Minutes**

**Approved
February 8, 2024**

A. Call to Order and Roll Call

Mayor John Nelson called the December 21, 2023 Plan Commission meeting to order at 6:03 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 Patrick Leon, Kevin Haley and Michael Shawgo. Also present were Director of Administration Kelly Hersh, City Attorney Jesse Wesolowski, Alderman Mike Barber, Principal Planner Regulo Martinez-Montilva and Director of Economic Development John Regetz. Excused was Commissioner Patricia Hogan and City Engineer Glen Morrow.

B. Approval of Minutes – Regular Meeting of December 7, 2023

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the December 7, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Administrative review for sign permitting in the Franklin Industrial Park.** Request to amend the sign permitting process for the Franklin Industrial Park (Planned Development District No. 7) by providing for administrative review of sign permits by the Department of City Development staff, without the prerequisite of an additional review and approval by the Economic Development Commission (EDC).

Principal Planner Martinez-Montilva presented the request by the City, applicant.

The Official Notice of Public Hearing for administrative review for sign permitting in the Franklin Industrial Park was read in to the record by Principal Planner Martinez-Montilva and the Public Hearing opened at 6:09 pm and closed at 6:09 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to determine the proposed amendment to Planned Development District No. 7 to be a Major Amendment. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of an Ordinance to amend Planned Development District No. 7 as it pertains to the administration of sign permits. On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 2. Hiller Ford Special Use Amendment.** Request for an amendment to a Special Use Permit for a proposed building addition of a parts warehouse use at the west end of the existing shop building located at 6455 South 108th Street (TKN 704 1014 000).

Principal Planner Martinez-Montilva presented the request by Hiller Ford. Mark Castensen, applicant's representative, presented the Special Use amendment request.

The Official Notice of Public Hearing for a Special Use Amendment was read in to the record by Principal Planner Martinez-Montilva and the Public Hearing opened at 6:35 pm and closed at 6:36 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of an amendment to a Special Use permit for Hiller Ford for a proposed building addition of a parts warehouse use at the west end of the existing shop building located at 6455 South 108th Street (TKN 704 1014 000). On roll call vote, all voted 'aye'; motion carried (4-0-2).

D. Business Matters

- 1. Anhalt, release of plat restriction.** Request to allow for a fence and shed within the 30 foot "Planting Strip" upon Lot 2 in Southwood East Addition No. 2 Subdivision, 4107 W. Barnwood Court (TKN 880 0021 000).

Alderwoman Day moved and Commissioner Leon seconded a motion to recommend approval of a Resolution authorizing the installation of a fence within the 30 foot planting strip plat restriction, upon lot 2 in Southwood East addition No. 2 subdivision (4107 West Barnwood Court). On roll call vote, all voted 'aye'; motion carried (4-0-2).

- 2. Poths General Certified Survey Map.** Request to combine three existing properties bearing Tax Key Nos. 756 9993 012, 756 9993 016, and 756 9993 021 into a single parcel to accommodate the Poths General development located at approximately 7154 South 76th Street.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Certified Survey Map to combine three existing properties bearing Tax Key Nos. 756 9993 012, 756 9993 016, and 756 9993 021 into a single parcel to accommodate the Poths General development located at approximately 7154 South 76th Street. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 3. Poths General Minor PDD Amendment.** Request to amend Planned Development District No. 42 to revise landscaping requirements for the Poths General development located at approximately 7154 South 76th Street (TKNS 756 9993 012, 756 9993 016, and 756 9993 021).

Commissioner Leon moved and Alderwoman Day seconded a motion to suspend the rules to allow the public to speak. On voice vote, all voted 'aye'; motion carried (4-0-2). 12 public comments. Commissioner Leon moved and Commissioner Haley seconded a motion to return to the rules. On voice vote, all voted 'aye'; motion carried (4-0-2).

Commissioner Leon moved and Commissioner Haley seconded a motion to determine the proposed amendment to Planned Development District No. 42 to be a Minor Amendment. On voice vote, all voted 'aye'; motion carried (4-0-2).

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend Planned Development District No. 42 as it pertains to landscaping requirements for the Poths General development. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 4. Poths General Site Plan.** Request for approval of a Site Plan for the mixed use Poths General development located at approximately 7154 South 76th Street (TKNS 756 9993 012, 756 9993 016, and 756 9993 021).

Commissioner Leon moved and Commissioner Haley seconded a motion to approve a Site Plan for the construction of the mixed use Poths General development located at approximately 7154 South 76th Street, subject to the conditions in the draft resolution. On voice vote, all voted 'aye'; motion carried (4-0-2).

E. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 8:37 p.m. On voice vote, all voted 'aye'; motion carried (4-0-2).