

**City of Franklin
Plan Commission Meeting
January 5, 2023
Minutes**

Approved
February 9, 2023

A. Call to Order and Roll Call

Mayor Steve Olson called the January 5, 2023, regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Alderwoman Shari Hanneman, Commissioners Patrick Leon, Kevin Haley and Patricia Hogan, and City Engineer Glen Morrow. Absent was Commissioner Adam Burckhardt. Also present was Principal Planner Régulo Martínez-Montilva, City Attorney Jesse Wesolowski and Director of Economic Development John Regetz, as well as Alderman Holpfer and Alderwoman Eichmann.

B. Approval of Minutes

- 1. Regular Meeting of December 1, 2022.

Commissioner Leon moved and Alderwoman Hanneman seconded a motion to approve the December 1, 2022 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. PLANNED DEVELOPMENT DISTRICT NO. 8 (TWIN OAKS OF TUCKAWAY) ORDINANCE AMENDMENT. Unified Development Ordinance §15-3.0413 Planned Development District No. 8 (Twin Oaks of Tuckaway) Planned Development District Amendment (Major) application by Dennis C. Sauer and Lori J. Sauer, applicants, Quail Haven LLC property owner, to revise the district to add professional services as a permitted use (to operate a surveying services business in the existing converted farmhouse on the property (property purchased with the intent of restoring and maintaining the historic building)) property zoned Planned Development District No. 8 (Twin Oaks of Tuckaway), generally located at 8482 South 76th Street.

The Official Notice of Public Hearing for a Unified Development Ordinance §15-3.0413 Planned Development District No. 8 (Twin Oaks of Tuckaway) Planned Development District Amendment (Major) was read in to the record by Principal Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:07 p.m. and closed at 7:16 p.m.

Principal Planner Régulo Martínez-Montilva presented the request by Dennis C. Sauer and Lori J. Sauer, applicants, Quail Haven LLC property owner, to revise the district to add professional services as a permitted use (to operate a surveying services business in the existing converted farmhouse on the property (property purchased with the intent of restoring and maintaining the historic building)) property zoned Planned Development District No. 8 (Twin Oaks of Tuckaway), generally located at 8482 South 76th Street, specific addresses and Tax Key Numbers within the condominium complex.

Commissioner Leon moved and City Engineer Morrow seconded a motion to waive the requirement of a presentation by the applicant. On voice vote, all voted ‘aye’; motion carried (5-0-1).

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend section 15-3.0413 of the Unified Development Ordinance Planned Development District No.8 (Twin Oaks of

Tuckaway) to revise the district to add professional services as a permitted use (generally at 8482 South 76th Street). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

D. Business Matters

1. VITALOGY DEVELOPMENT: CREATION OF A NEW RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENT DISTRICT.

Comprehensive Master Plan Amendment and Planned Development District and Rezoning applications by Wetland Treehouse LLC, Rawson-Loomis, LLC, current property owner, to amend the Future Land Use Map designation of an approximately 51.61 acre parcel of land from Commercial Use and Areas of Natural Resource Features Use to Mixed Use, and to create Vitalogy, a new mixed-use, luxury residential and commercial planned development district which includes 358 apartments, 2.52 acres of retail outlots, a public street connecting Terrace Drive with South Loomis Road, private drives to serve 10 multi-family buildings, 2 townhouse clusters and a clubhouse, with resident amenities including patio space with an outdoor kitchen and private pool, and adjacent outdoor uses including pickleball courts, putting and chipping green, professionally managed gardens and open green space, on the approximately 51.61 acres of land located at 8301 West Old Loomis Road, and to rezone the property from R-6 Suburban Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 41 (Vitalogy); Tax Key No. 755-9997-000. [THE MATTER WAS OPENED AND CLOSED AT THE DECEMBER 1, 2022 MEETING AND THE SUBJECT MATTER WAS PUT OVER TO THE JANUARY 5, 2023 PLAN COMMISSION MEETING.]

Commissioner Leon left the council chambers at 7:50.

Aldерwoman Hanneman moved and Commissioner Haley seconded a motion to postpone this item to the call of the chair. On voice vote, 4 voted ‘aye’ with 1 abstention; motion carried. (4-0-1).

Commissioner Leon returned to the council chambers at 7:54

2. SAPUTO CHEESE USA INC. CONSUMER FOOD PRODUCT CONVERTING FACILITY

City Attorney Wesolowski presented the request by Saputo Cheese USA Inc.

DEVELOPMENT. A Resolution to Amend Resolution No. 2022-7815, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use to Allow a 310,485 Square Foot “Office/Light Industrial Flex Space” to Develop a Food Processing Operation, Including the Provision of Materials Delivery, Processing, Packaging and Distribution of Food Products, with Supporting Office and Employee Welfare Facilities upon Property Located on the Eastern Half of the Parcel at the Intersection of West Oakwood Road and South 27th Street (Lot 2 of Certified Survey Map No. 9362), to Extend the Time for Commencement of the Special Use Development; and A Resolution to Amend Resolution No. 2022-001, A Resolution Imposing Conditions and Restrictions for the Approval of a Site Plan for Construction of an Approximately 310,485 Square Foot Consumer Food Product Converting Facility, Including a Two-Story Welfare and Office Area Supporting the Production Facility at the Northeast Portion of the Facility, 459 Parking Spaces for Cars in Front of the Building on West Oakwood Road and South 27th Street, Loading Areas for Trucks on the West and South Facing Sides of the Proposed Building and Stormwater Ponds on the North and South Sides of the Site for Onsite Stormwater Management and Visual Amenities (the Proposed Stormwater Elements Have Been Designed to Account for Potential Future Expansion of Key Areas of the Facility to Accommodate Growth for Saputo) upon Property Zoned Planned Development District No. 39 (Mixed-Use Business Park) Located on the Eastern Half of the Parcel at the Intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 of Certified Survey Map No. 9362, Recorded on November 5, 2021) (Part of Tax Key No. 951-9994-001, Otherwise Known as Lot 2 of Certified Survey Map

Special Use Amendment

Alderman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution to amend Resolution No. 2022-7815, a Resolution imposing conditions and restrictions for the approval of a Special Use to allow a 310,485 square foot “office/light industrial flex space” to develop a food processing operation, including the provision of materials delivery, processing, packaging and distribution of food products, with supporting office and employee welfare facilities upon property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th street (lot 2 of Certified Survey Map No. 9362) (by Saputo Cheese USA Inc., applicant, HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, property owner), to extend the time for commencement of the Special Use development. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Site Plan Amendment

Alderman Hanneman moved and City Engineer Morrow seconded a motion to adopt a Resolution to amend Resolution No. 2022-001, a Resolution imposing conditions and restrictions for the approval of a Site Plan for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities (the proposed stormwater elements have been designed to account for potential future expansion of key areas of the facility to accommodate growth for Saputo) upon property zoned Planned Development District No. 39 (Mixed-Use Business Park) located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the gateway area district of Planned Development District No. 39 (Mixed-Use Business Park) (lot 2 of Certified Survey Map No. 9362, recorded on November 5, 2021) (part of tax key no. 951-9994-001, otherwise known as lot 2 of Certified Survey Map No. 9362) (Saputo Cheese USA, applicant, H.S.A. Commercial Real Estate, property owner), to extend the time for commencement of the Site Plan use development . On voice vote, all voted ‘aye’; motion carried. (5-0-1).

No. 9362) (Saputo Cheese USA, Applicant, H.S.A. Commercial Real Estate, Property Owner), to Extend the Time for Commencement of the Site Plan Use Development.

Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of January 5, 2023 at 7:33 p.m.. On voice vote, all voted ‘aye’; motion carried (5-0-1).