

**City of Franklin  
Plan Commission Meeting  
March 23, 2023  
Minutes**

Approved  
**April 20, 2023**

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

Mayor Steve Olson called the March 23, 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, Commissioners Patrick Leon and Kevin Haley, City Engineer Glen Morrow and Alderwoman Shari Hanneman. Absent were Commissioners Adam Burckhardt and Patricia Hogan. Also present was Principal Planner Regulo Martinez-Montilva, Associate Planner Marion Ecks, Economic Development Director, John Regetz and City Attorney Jesse Wesolowski.

**B. Approval of Minutes**

**1. Regular Meetings of March 9, 2023.**

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the March 9, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

**C. Public Hearing Business Matters**

**1. UNIFIED DEVELOPMENT ORDINANCE ZONING AND LAND DIVISION ADMINISTRATIVE FEE SCHEDULE UPDATE [CITY-**

**WIDE].** Unified Development Ordinance Text Amendment application by the City of Franklin, to amend Section 15-9.0401. Administrative Fees A. Fee Schedule to adjust the application fees to today’s prices with the Consumer Price Index (CPI) of the U.S. Bureau of Labor Statistics [the last update to the fee schedule was in 2004, the average increase from January 2004 to November 2022 is approximately 1.6 times using the CPI Inflation Calculator available at the website of the U.S. Bureau of Labor Statistics].

The Official Notice of Public Hearing for a Unified Development Ordinance Text Amendment was read in to the record by Principal Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:03 p.m. and closed at 7:05 p.m..

Principal Planner Regulo Martinez-Montilva presented the request by the City of Franklin, to amend Section 15-9.0401. Administrative Fees A. Fee Schedule to adjust the application fees to today’s prices with the Consumer Price Index (CPI) of the U.S. Bureau of Labor Statistics [the last update to the fee schedule was in 2004, the average increase from January 2004 to November 2022 is approximately 1.6 times using the CPI Inflation Calculator available at the website of the U.S. Bureau of Labor Statistics].

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text in section 15-9.0401 Administrative Fees A. Fee Schedule to adjust the application fees to today’s prices with the Consumer Price Index (CPI) of the U.S. Bureau of Labor Statistics, and add a section that requires staff to annually adjust according to CPI, subject to Common Council Approval. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

**D. Business Matters**

**1. KRONES, INC. PRODUCT DEMONSTRATION AND TRAINING FACILITY LAND COMBINATION.** Land Combination application by Krones, Inc., to combine parcel 1 located at 5601 West Ryan Road and 9600 South 58th Street, Tax Key No. 899-9990-067 (18.02 acres) with parcel 2 located at West Airways Avenue, Tax Key No. 899-9990-065 (1.06 acres), for a solar array project crossing the common lot line between these two parcels, property zoned M-1 Limited Industrial District.

Principal Planner Regulo Martinez-Montilva presented the request by Krones, Inc., to combine parcel 1 located at 5601 West Ryan Road and 9600 South 58th Street, Tax Key No. 899-9990-067 (18.02 acres) with parcel 2 located at West Airways Avenue, Tax Key No. 899-9990-065 (1.06 acres), for a solar array project crossing the common lot line between these two parcels, property zoned M-1 Limited Industrial District.

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for Tax Key Nos. 899-9990-067 and 899-9990-065 (5601 West Ryan Road/9600 South 58th Street and West Airways Avenue). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

**2. VACATE APPROXIMATELY 0.57 ACRES OF RIGHT-OF-WAY PREVIOUSLY USED FOR SERVICE ROAD PURPOSES WHICH ABUTS THE SOUTH SIDE OF WEST RYAN ROAD (STH 100) FROM SOUTH 60TH STREET TO SOUTH 58TH STREET AND WHICH IS ABUTTED ON ITS SOUTH BOUNDARY BY THE 5921 WEST RYAN ROAD (TAX KEY NO. 899-9991-002), 5921 WEST RYAN ROAD (TAX KEY NO. 899-9991-003) AND 5825 WEST RYAN ROAD (TAX KEY NO. 899-9991-004) PROPERTIES.** The right-of-way vacation process was commenced by the Common Council by the introduction of a Resolution therefore on January 3, 2023. The deliberation process by the City includes that the Plan Commission prepare a report of its recommendation upon the right-of-way vacation and deliver the report to the Common Council.

City Engineer Glen Morrow presented the request by Common Council by the introduction of a Resolution therefore on January 3, 2023. The deliberation process by the City includes that the Plan Commission prepare a report of its recommendation upon the right-of-way vacation and deliver the report to the Common Council.

Commissioner Leon moved and Alderwoman Hanneman seconded a motion to recommend to the Common Council to approve the Street Vacation pursuant to the Resolution it introduced therefore, as amended pursuant to staff recommendations, to vacate a total of approximately 0.57 acres of right-of-way previously used for service road purposes which abuts the south side of West Ryan Road (STH 100) from South 60th Street to South 58th Street and which is abutted on its south boundary by the 5921 West Ryan Road (Tax Key No. 899-9991-002), 5921 West Ryan Road (Tax Key No. 899-9991-003) and 5825 West Ryan Road (Tax Key No. 899-9991-004) properties, and to direct the City Engineer to prepare and deliver the Plan Commission report that the Street Vacation is reasonable and is being processed pursuant to law. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

**3. UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE TASK FORCE:** session with project consultants Houseal Lavigne Associates and Birchline Planning, re: articles: 10. Planned Development Districts and 11. Nonconforming Structures, Lots and Uses.

Discussion only. No action taken.

**Adjournment**

Alderman Hanneman moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of March 23, 2023 at 8:30 p.m.. On voice vote, all voted 'aye'; motion carried (4-0-2).