

City of Franklin
Special Plan Commission Meeting
October 24, 2023
Minutes

Approved
November 9, 2023

A. Call to Order and Roll Call

Mayor John Nelson called the October 24, 2023 Special Plan Commission meeting to order at 5:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Patricia Hogan and Kevin Haley. Also present was City Attorney Jesse Wesolowski and Associate Planner Marion Ecks. Excused was Commissioner Patrick Léon.

B. Approval of Minutes – None.

C. Public Hearing Business Matters

- 1. Carma Rezoning [Public Hearing is continued from its commencement at and during the October 19, 2023 Plan Commission meeting agenda item C.2.].** Request for approval of an ordinance to allow for a rezoning of property located at 9410 S 76th St. (884 9997 000) currently zoned R-8 Multiple-Family Residence District and B-3 Community Business District; and 7520 W Ryan Rd. (884 9998 000), currently zoned B-3 Community Business District. Contingent upon approval of the related Certified Survey Map (Item D.1. on the October 19, 2023 Plan Commission meeting agenda) future Lot 1 (currently part of 9410 S 76th St.), is requested to be rezoned to M-1 Limited Industrial District, and future Lot 2 (currently part of 9410 S 76th St.), and future Lot 3 (currently part of 9410 S 76th St. and 7520 W Ryan Rd.), are requested to be rezoned to B-3 Community Business District.

The Plan Commission may take action on this rezoning application following the Public Hearing. Mayor Nelson reopened the public hearing, which was continued from the October 19, 2023 meeting, and closed at 6:01 p.m.

Associate Planner Ecks reiterated the purpose of the submitted Rezoning application. The applicant, Carma Laboratories, Inc. is requesting approvals pertaining to the development of a toiletries and cosmetics facility. Pursuant to that, Plan Commission recommended approval of a Certified Survey Map and Special Use application to allow for overnight parking that the Commission has also recommended approval of, and a Site Plan for the factory itself.

Associate Planner Ecks went on to describe the different areas of the rezoning map. Currently, the proposed development property is zoned R-8 Multi-Family Residence District. Also discussed were the surrounding zonings.

The applicant is proposing Rezoning of the new lot 1 of the CSM from R-8 to M-1. Lot 2 and 3 will be rezoned from R-8 to B-3 to allow for commercial development in the future.

The applicant is required to provide landscape buffers, specifically the north lot line.

The newly proposed development will relocate 310 jobs from the current facilities in the Franklin Business Park to consolidate and retain Carma Labs here in Franklin.

Alderwoman Day expressed concerns regarding the two B-3 properties. Will B-3 allow a wide enough scope for future development and remain desirable? Would we need to revisit in the future to rezone again?

Associate Planner Ecks responded that B-3 does allow for a wider scope of development, including office uses.

City Engineer Morrow also commented post Covid business commercial is not going well currently but has potential for turn around. The State indicates W. Ryan Road is one of the busiest state roads and most heavily populated in the area and will increase in the future.

Associate Planner read into the record the proposed motion.

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone lot 1 of Certified Survey Map no. ____ from R-8 Multiple-Family Residence District and B-3 Community Business District to M-1 Limited Industrial District, and lots 2 and 3 of Certified Survey Map no. ____ to B-3 Community Business District, the approval and passage of which is contingent upon the approval and recording of the related Certified Survey Map. (property located at 9410 S. 76th Street and 7520 W. Ryan Rd) (by Alex Scheler, Carma Laboratories, Inc, applicant, Carma Laboratories, Inc, property owner). On voice vote, all voted 'aye'; motion carried (4-0-1).

At the request of Mayor Nelson, a roll call vote was taken. All in favor.

D. Business Matters

1. None.

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the meeting at 7:17 p.m. On voice vote, all voted 'aye'; motion carried (4-0-1).