

**City of Franklin  
Plan Commission Meeting  
May 9, 2024  
Minutes**

Approved  
May 23, 2024

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

Mayor John Nelson called the May 9, 2024 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, City Engineer Glen Morrow, Alderwoman Courtney Day and Commissioners Kevin Haley, Michael Shawgo and Rebecca Specht. Excused was Commissioner Patrick Leon. Also, present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva, Principal Planner Marion Ecks, Planning Associate Nick Fuchs, Director of Administration Kelly Hersh and Alderpersons Jason Craig and Yousef Hasan.

**B. Approval of Minutes – Regular Meeting of April 18, 2024**

Commissioner Haley moved and Commissioner Shawgo seconded a motion to approve the April 18, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**C. Public Hearing Business Matters**

- 1. Field 99, Special Use.** Request to operate a soccer training facility upon property located at 11141 W. Forest Home Avenue (704 9990 003).

Planning Associate Fuchs presented the Special Use request. Applicant Kelley Legler was present.

The Official Notice of Public Hearing was read in to the record by Planning Associate Fuchs and the Public Hearing opened at 6:10 pm and closed at 6:14 pm.

Alderwoman Day moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for an indoor and outdoor youth soccer training business use upon property located at 11141 West Forest Home Avenue (Kelley Legler, Field 99, applicant) (Bast Marshall, LLC, property owner), subject to the applicant obtaining a formal parking agreement with the adjacent property owner, Holz Motors. On voice vote, all voted ‘aye’; motion carried (5-0-1).

- 2. Safari Homes, Special Use and Site Plan.** Special Use to allow for multi-family residential use and density increase; as well as Site Plan for five multifamily buildings upon property located 3709 W College Avenue (713 9996 003).

Principal Planner Martínez presented the Special Use request. Applicant Manzur Hassan Khan and applicant’s representative Greg Schumacher were present.

**Special Use**

The Official Notice of Public Hearing was read in to the record by Principal Planner Martínez and the Public Hearing opened at 6:29 pm and closed at 6:51 pm.

City Engineer Morrow moved and Alderwoman Day seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for Lake Grove Place, a multi-family development with 38 dwelling units upon property located at approximately 3709 W. College Avenue (Safari Homes Franklin, LLC). On voice vote, 2 voted 'aye' and 3 voted 'nay'; motion failed (2-3-1).

#### **Site Plan**

City Engineer Morrow moved and Alderwoman Day seconded a motion to adopt a Resolution approving a Site Plan for Lake Grove Place, a multi-family residential development (3709 W College Avenue) (Safari Homes Franklin LLC, applicant), with the requirement of a sidewalk along College Avenue. On voice vote, 2 voted 'aye' and 3 voted 'nay'; motion failed (2-3-1).

- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

The citizen comment period opened at 7:28 p.m. and closed at 7:47 p.m. Six citizens were present.

#### **E. Business Matters**

- 1. Cape Crossing, Site Plan.** Request to allow construction of a swimming pool, pool house, driveway, fencing, fire pit, playground, landscaping, walking paths, and water fountain within Outlot No. 7 and Outlot No. 8 of the Cape Crossing Subdivision (890 1070 000 and 890 1071 000).

Planning Associate Fuchs presented the Site Plan request.

City Engineer Morrow moved and Alderwoman Day seconded a motion to adopt a Resolution approving a Site Plan for the construction of a swimming pool, pool house, driveway, fencing, fire pit, playground, landscaping, walking paths, and water fountain within Outlot No. 7 and Outlot No. 8 of the Cape Crossing subdivision (Tax Key Nos. 890 1070 000 and 890 1071 000) (Neumann Developments, Inc., applicant), subject to providing a minimum of ten parking spaces, including two ADA compliant spaces. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. Rock'n Food Truck Rally, Temporary Use.** Food truck event from May 30 to September 19, 2024 (Thursdays only) at the Umbrella Bar upon property located at 7005 S. Ballpark Drive (744 1003 000).

Principal Planner Martínez presented the Temporary Use request. Applicants Mike Atkins and Carinn Hoffman were present.

City Engineer Morrow moved and Commissioner Specht seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for the Rock'n Food Truck Rally for property located at 7005 S. Ballpark Drive (ROC Ventures, LLC, applicant). On voice vote, all voted 'aye'; motion carried (5-0-1).

- 3. Franklin Field, Temporary Use.** 2024 Milwaukee Milkmen baseball season starting on May 10, and related operations: food and beverage sales, beverage carts, food truck, graduation ceremony and candy drop; upon property located at 7035 S. Ballpark Drive (744 1003 000).

Principal Planner Martínez presented the Temporary Use request. Applicant Mike Atkins was present.

Alderwoman Day moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Temporary Use for the Franklin Field 2024 baseball season for property located at 7035 S. Ballpark Drive (ROC Ventures, LLC, applicant), draft dated May 9, 2024, with the following additional condition: the applicant must submit a noise monitoring report within 30 days from the date noise monitoring data is live on the city's website. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 4. Home Depot, Temporary Use.** Temporary Use application by Home Depot USA, Inc. for outdoor seasonal trees, shrubs and landscape bagged good sales, for property located at 6489 South 27<sup>th</sup> Street (714 9996 015).

Principal Planner Martínez presented the Temporary Use request.

Commissioner Haley moved and Commissioner Specht seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for outdoor seasonal tree and shrub sales for property located at 6489 South 27<sup>th</sup> Street (Home Depot USA, applicant). On voice vote, all voted 'aye'; motion carried (5-0-1).

- 5. Boomtown, Certified Survey Map (CSM).** Request to create four residential lots upon property located at 11607 W Ryan Road (891 9989 005).

Principal Planner Martínez presented the Certified Survey Map request. Applicant Dan Szczap was present.

Commissioner Haley moved and Alderwoman Day seconded a motion to recommend approval of a Resolution conditionally approving a 4 lot Certified Survey Map, being a part of parcel 2 of Certified Survey Map No. 3104 and that part of vacated South 116<sup>th</sup> Street in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (S.R. Mills, Boomtown, LLC, property owner) (11607 W Ryan Road). On voice vote, 4 voted 'aye', 1 voted 'nay'; motion carried (4-1-1).

- 6. Fox Glen, Temporary Use.** Temporary Use for stockpiling of dirt for up to a five-year duration during remediation of natural resource ordinance violations and development upon property located at 11027 S 27<sup>TH</sup> ST (978 9998 000) and 0 W South County Line Rd. 99978 9999 001).

Principal Planner Ecks presented the Temporary Use request. Applicant representatives Chris Smith and Sam Schultz were present.

Commissioner Haley moved and Alderwoman Day seconded a motion to grant this Temporary Use [for the purpose of allowing the existing soil stockpile for 180 days] to assist in the conveyance of the subject property for new development purposes within Tax Incremental District No. 8, for the time of 180 days, no enforcement hereunder does not remove, ultimate enforcement of all laws, ultimately federal, state and local, have to be complied with on the property commencing no later than 180 days from the date hereof.

On voice vote, all voted 'aye'; motion carried (5-0-1).

**F. Adjournment**

Commissioner Specht moved and Commissioner Haley seconded to adjourn the meeting at 10:09 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).