

**City of Franklin
Plan Commission Meeting
April 3, 2025
Minutes**

Approved
April 17, 2025

A. Call to Order and Roll Call

Mayor John Nelson called the April 3, 2025 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, Alderwoman Courtney Day, Alderwoman Michelle Eichmann, Commissioners Kevin Haley, Michael Shawgo, Rebecca Specht and Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Planning Associate Nick Fuchs and Director of Administration Kelly Hersh.

Commissioner Leon left the meeting at 6:55. Commissioner Specht left the meeting at 7:20 and returned at 7:21.

B. Approval of Minutes – Regular Meeting of March 20, 2025.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve the March 20, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

C. Public Hearing Business Matters

- 1. Ryan Commons, Planned Development District.** Request for recommendation of an Ordinance to create Section 15-3.0448 of the Unified Development Ordinance for a new Planned Development District (PDD) for a mixed-use development upon property located at 7220 W. Ryan Road (884 9999 000) and to rezone said property from R-8 Multiple-Family Residence District to Planned Development District No. 43 (Ryan Commons).

Planning Associate Fuchs presented the Planned Development District (PDD) request.

The Official Notice of Public Hearing was read in to the record by Planning Associate Fuchs and the Public Hearing opened at 6:07 pm and closed at 6:07 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Ordinance to create Section 15-3.0448 of the Unified Development Ordinance for a new Planned Development District (PDD) for a mixed-use development upon property located at 7220 W. Ryan Road (884 9999 000) and to rezone said property from R-8 Multiple-Family Residence District to Planned Development District No. 43 (Ryan Commons). On voice vote, all voted ‘aye’; motion carried (6-0-0).

E. Business Matters

- 1. Ryan Commons, Comprehensive Master Plan Amendment.** Request to amend the Future Land Use Map designation for property located at 7220 W. Ryan Road (884 9999 000) from Commercial Use to Mixed Use and Areas of Natural Resource Features

Planning Associate Fuchs presented the Comprehensive Master Plan Amendment request.

Alderwoman Eichmann moved and Commissioner Haley seconded a motion to recommend approval of a request to amend the Future Land Use Map designation from Commercial Use to Mixed Use and Areas of Natural Resource Features for property located at 7220 W. Ryan Road (Tax Key No. 884 9999 000). On voice vote, all voted 'aye'; motion carried (6-0-0).

C. Public Hearing Business Matters

- 1. Excel Custom Contractors, Area Exception.** Request for approval of an Area Exception to allow for a lot coverage increase for the installation of a deck and stairs, upon property located at 8017 W Bruss Lane (TKN 792 0256 000).

Planning Manager Martínez-Montilva presented the Area Exception request.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez-Montilva and the Public Hearing opened at 6:17 pm and closed at 6:17 pm.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to recommend approval of an Area Exception from Table 15-3.0207 of the Unified Development Ordinance to allow for a maximum lot coverage of 29% (2,994.5 square feet) for the installation of a deck and stairs, exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage of 25% (2,581.5 square feet), upon property located at 8017 W Bruss Lane (TKN 792 0256 000). On voice vote, all voted 'aye'; motion carried (6-0-0).

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

The citizen comment period opened at 6:19 p.m. and closed at 6:30 p.m..

E. Business Matters

- 2. Robert Montgomery, Certified Survey Map.** Request for recommendation of a 2 Lot Certified Survey Map for the creation of two single-family residential lots upon property located at 8570 South 116th Street (Tax Key No. 842 9995 015).

Planning Associate Fuchs presented the Certified Survey Map application request.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a 2-Lot Certified Survey Map for the creation of two single-family residential lots upon property located at 8570 South 116th Street (Tax Key No. 842 9995 015). On voice vote, all voted 'aye'; motion carried (6-0-0).

- 3. Ridgewood Reserve, Final Plat.** Request for recommendation of a Final Plat for the creation of nine single-family residential lots and one outlot upon four existing parcels generally located to the north of West Drexel Avenue, east of South Ridgewood Drive, and west of South 76th Street (Tax Key Nos. 792-9003-000, 792-9005-000, 792-9994-000, and 792-9996-003).

Planning Associate Fuchs presented the Final Plat request.

Alderwoman Eichmann moved and Commissioner Specht seconded a motion to recommend approval of a Final Plat for the creation of nine single-family residential lots and one outlot upon four existing parcels generally located to the north of West Drexel Avenue, east of South Ridgewood Drive, and west of South 76th Street (Tax Key Nos. 792-9003-000, 792-9005-000, 792-9994-000, and 792-9996-003). On voice vote, all voted ‘aye’; motion carried (6-0-0).

4. **Cape Crossing Addition No. 2, Final Plat.** Request for recommendation of a Final Plat for the creation of forty-two single-family residential lots upon Outlots 9 and 10 of the Cape Crossing subdivision and Outlot 13 of the Cape Crossing Addition No. 1 subdivision, generally located north of West Ryan Road and west of 116th Street (Tax Key Nos. 890 1072 000, 890 1073 000, and 890 1101 000).

Planning Associate Fuchs presented the Final Plat request.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to recommend approval of a Final Plat for the creation of forty-two single-family residential lots upon Outlots 9 and 10 of the Cape Crossing subdivision and Outlot 13 of the Cape Crossing Addition No. 1 subdivision, generally located north of West Ryan Road and west of 116th Street (Tax Key Nos. 890 1072 000, 890 1073 000, and 890 1101 000). On voice vote, all voted ‘aye’; motion carried (6-0-0).

5. **Whitnall Park Golf Course Clubhouse, Miscellaneous.** Request for an issuance of a Certificate of Appropriateness for proposed alterations to the Whitnall Park Golf Course Clubhouse, a structure within the Historic Root River Parkway District, upon property located at 6751 S 92nd Street (TKN 746 9999 000). Planning Associate Fuchs presented the Final Plat request.

Commissioner Leon moved and Alderwoman Day seconded a motion to approve a Certificate of Appropriateness for alterations to the Whitnall Park Golf Course Clubhouse, a structure within the Historic Root River Parkway District upon property located at 6751 S 92nd Street (TKN 746 9999 000), this approval should be valid for 24 months contingent upon code review by staff. On voice vote, all voted ‘aye’; motion carried (6-0-0).

6. **Unified Development Ordinance (UDO) Rewrite.** The City of Franklin proposes to repeal and replace its Unified Development Ordinance (UDO) and Zoning Map. A major component of the update includes consolidating redundant zoning districts to make the UDO and Zoning Map more user-friendly. This remapping action is not intended to “downzone” properties, affect property rights, or limit development potential – rather, it is intended to improve clarity around allowable uses, reduce confusion, and increase alignment between the UDO regulations and the type of development on the ground in Franklin. [The Plan Commission held a public hearing for this item on January 23, 2025, and a second meeting on March 6].

Alderwoman Day moved and Commissioner Haley seconded a motion to recommend listing outdoor commercial place of assembly as conditional use in the Institutional zoning district. On voice vote, all voted ‘aye’; motion carried (5-0-0).

Commissioner Haley moved and Commissioner Specht seconded a motion to recommend a compensation ratio of 1.5 for Environmental Corridors (primary and secondary), as well as Isolated Natural Resource Areas. On voice vote, all voted ‘aye’; motion carried (5-0-0).

Alderwoman Day moved and Commissioner Shawgo seconded a motion to recommend to the Common Council the adoption of this Unified Development Ordinance (UDO) and Zoning Map, and repeal the current UDO (Ordinance 98-1493), subject to changes of items as discussed on the record at the meeting and approved by staff upon further review. On voice vote, all voted 'aye'; motion carried (5-0-0).

F. Adjournment

Commissioner Haley moved and Alderwoman Eichmann seconded to adjourn the meeting at 8:13 pm. On voice vote, all voted 'aye'; motion carried (5-0-0).