

**City of Franklin  
Plan Commission Meeting  
March 20, 2025  
Minutes**

Approved  
**April 3, 2025**

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

Mayor John Nelson called the March 20, 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, and Assistant City Engineer Kaitlyn Witkowiak.

Commissioner Leon left the meeting at 6:06 and returned at 6:07.

**B. Approval of Minutes – Regular Meeting of March 6, 2025.**

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

**C. Public Hearing Business Matters**

- 1. Modine, Planned Development District Amendment (Major).** Request for recommendation for an Ordinance to amend Sec. 15-3.0444 of the Unified Development Ordinance (“UDO”) – Planned Development District No. 39 (Mixed Use Business Park), to allow for Outdoor Storage as a Special Use, and to revise design standards upon property located at 3303 W Oakwood Rd (TKN 951 9994 002)

Principal Planner Ecks presented the Major Planned Development District Amendment request. Applicant Eric Ortega was present.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:07 pm and closed at 6:13 pm.

**Motion #1**

Commissioner Leon moved and Alderwoman Day seconded a motion to determine the proposed Planned Development District Amendment to be a Major Amendment. On voice vote, all voted ‘aye’; motion carried (6-0-0).

**Motion #2**

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of an Ordinance to amend Sec. 15-3.0444 of the Unified Development Ordinance (“UDO”) – Planned Development District No. 39 (Mixed Use Business Park), to allow for Outdoor Storage as a Special Use, and to revise design standards upon property located at 3303 W Oakwood Rd (TKN 951 9994 002). 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 6:20 p.m. and closed at 6:20 p.m..

## **E. Business Matters**

- 1. ROC Ventures, Site Plan Amendment.** Request for approval of a Site Plan Amendment for the installation and modification of fencing systems at the ROC Sports Complex to ensure fencing meets the security and operational needs of the complex, upon property located at 7005 S. Ballpark Dr. (744 1003 000).

Planning Manager Martínez-Montilva presented the Site Plan Amendment request.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to adopt a resolution amending the Site Plan for property located at 7005 S. Ballpark Dr. to allow for the installation and modification of fencing systems at the ROC Sports Complex, subject to technical corrections (Tax Key No. 744 1003 000) (Yutka Fence, applicant and ROC Ventures, property owner). On voice vote, all voted 'aye'; motion carried (6-0-0).

- 2. Kent, Miscellaneous.** Request for approval to allow for the installation of a fence within the 30-foot Landscape Easement upon Lot 22 of the Riverview Pointe Subdivision, on property located at 6575 W River Pointe Drive (851 0022 000).

Planning Manager Martínez-Montilva presented the Miscellaneous application request.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to recommend approval of a resolution authorizing the installation of a fence within the 30-foot Landscape Easement Plat Restriction, upon Lot 22 in Riverview Pointe Subdivision, on property located at 6575 W River Pointe Drive, subject to technical corrections (Crystal & Keith Kent, Applicants and Property Owners). On voice vote, all voted 'aye'; motion carried (6-0-0).

## **F. Adjournment**

Commissioner Leon moved and Alderwoman Day seconded to adjourn the meeting at 6:27 pm. On voice vote, all voted 'aye'; motion carried (6-0-0).