

**City of Franklin  
Plan Commission Meeting  
May 8, 2025  
Minutes**

Approved  
May 22, 2025

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

Mayor John Nelson called the May 8, 2025, 2025 Plan Commission meeting to order at 6:04 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, Alderman Nabil Salous, Commissioners Kevin Haley, Rebecca Specht and Michael Shawgo. Excused was Commissioner Patrick Leon. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Planning Associate Nick Fuchs and Planning Intern David Serna-Herrera.

**B. Approval of Minutes – Regular Meeting of April 17, 2025.**

Commissioner Haley moved and Alderman Salous seconded a motion to approve the April 17, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**C. Public Hearing Business Matters**

- 1. Department of City Development, Haselow Planned Development District.** Request for recommendation of an Ordinance to create Section 15-3.0449 of the Unified Development Ordinance for a new Planned Development District (PDD) to keep the owner’s vested property rights in the new Unified Development Ordinance rewrite upon property located at 9140 S. 51st Street and to rezone said property from R-1E Countryside/Estate Single-Family Multiple Residence Upon a Single Lot Estate District to Planned Development District No. 44 (Haselow).

Principal Planner Marion Ecks presented the Planned Development District (PDD) request.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:08 pm and closed at 6:16 pm.

Commissioner Specht moved and Alderwoman Day seconded a motion to recommend approval of an Ordinance to create Section §15-3.0449 of the Franklin Unified Development Ordinance establishing Planned Development District No. 44 (Haselow) and to rezone property from R-1E Countryside/Estate Single-Family Multiple Residence upon a Single Lot Estate District to Planned Development District No. 44, upon property located at 9140 S 51<sup>st</sup> Street. On voice vote, all voted ‘aye’; motion carried (5-0-1).

- 2. Bear Development, Rezoning (Public Hearing), Comprehensive Master Plan Amendment and Certified Survey Map.** Request for recommendation of approval to amend the Future Land Use Map designation from Business Park to Residential Multi-Family and Commercial, to rezone property from M-1 Limited Industrial District to B-2 General Business District and R-8 Multiple-Family Residence District, and approval of a 2-Lot Certified Survey Map being a redivision of Lot 80 and Lot 81 of Ryan Meadows for property located at 11590 W. Meadowview Drive.

Planning Associate Nick Fuchs presented the Rezone, Comprehensive Master Plan Amendment and Certified Survey Map request.

The Official Notice of Public Hearing was read in to the record by Planning Associate Nick Fuchs and the Public Hearing opened at 6:25 pm and closed at 6:26 pm.

### **Rezone**

Commissioner Specht moved and Alderman Salous seconded a motion to recommend approval of an Ordinance to rezone property located at 11590 W. Meadowview Drive from M-1 Limited Industrial District to B-2 General Business District and R-8 Multiple-Family Residence District. On voice vote, all voted 'aye'; motion carried (5-0-1).

### **Comprehensive Master Plan Amendment**

Alderman Day moved and Commissioner Specht seconded motion to adopt a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at 11590 W. Meadowview Drive from Business Park to Residential Multi-Family and Commercial. On voice vote, all voted 'aye'; motion carried (5-0-1).

### **Certified Survey Map**

Alderman Salous moved and Commissioner Haley seconded a motion to recommend approval of a resolution conditionally approving a 2-Lot Certified Survey Map, being a redivision of Lot 80 and Lot 81 of Ryan Meadows for property located at 11590 W. Meadowview Drive. On voice vote, all voted 'aye'; motion carried (5-0-1).

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

The citizen comment period opened at 6:30 p.m. and closed at 6:31 p.m..

### **E. Business Matters**

- 1. Ascension Hospital Food Truck Event, Temporary Use.** Request for approval of a Temporary Use Permit for a food truck operation until September 30, 2025 upon property located at 10101 S 27th Street.

Principal Planner Ecks presented the Temporary Use application request.

Alderman Salous moved and Commissioner Shawgo seconded a motion to adopt a resolution imposing conditions and restrictions for the approval of a Temporary Use for the multiple food truck events in the park lot of the Ascension Hospital for property located at 10101 S 27<sup>th</sup> Street. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. Home Depot Garden Center, 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).

Planning Intern Serna-Herrera presented the Temporary Use application request.

Alderman Day 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 27th street (Home Depot USA, Applicant). On voice vote, all voted 'aye'; motion carried (5-0-1).

3. **Home Path Financial, Miscellaneous.** Request for approval to allow for the installation of a fence within the 30-foot Landscape Bufferyard Easement upon Lot 6 of the Ryan Meadows subdivision, on property located at 9516 S. Bergamont Drive. (TKN 891 1006 000)

Planning Intern Serna-Herrera presented the Miscellaneous application request.

Alderman Day moved and Commissioner Haley seconded a motion to recommend approval of a resolution authorizing the installation of a fence within the 30-foot Landscape Bufferyard Easement Plat Restriction, upon Lot 6 in the Ryan Meadows Subdivision, on property located at 9516 S. Bergamont Drive (Home Path Financial, Applicants and Ryan Scott Mahoney, Property Owners). On voice vote, 4 voted 'aye' and 1 abstained; motion carried (4-0-1).

4. **Croatian Eagles Soccer Club, Site Plan Amendment Time Extension.** Request to amend Resolution 2024-021, to allow for a time extension for the paving of the parking lot, to be completed no later than June 31, 2028, upon property located at 9100-9140 South 76th Street.

Planning Associate Fuchs presented the Site Plan Amendment Time Extension application request.

Commissioner Shawgo moved and Commissioner Haley seconded a motion to adopt a resolution to amend Resolution 2024-021 to allow for a time extension for the paving of the parking lot, to be completed no later than June 31, 2028, upon property located at 9100-9140 South 76th Street. On voice vote, all voted 'aye'; motion carried (5-0-1).

5. **Department of City Development, Comprehensive Master Plan Amendment.** An application for a Comprehensive Master Plan Amendment Commercial, Business Park and Areas of Natural Resource Features Use to Institutional and Areas of Natural Resource Features. The site of the proposed CMP Amendment and is one vacant property of approximately 67.3 acres generally located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001)

Principal Planner Ecks presented the Comprehensive Master Plan Amendment application request.

Alderman Salous moved and Commissioner Shawgo seconded a motion to adopt a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for the property generally located on the south side of Ryan Rd., addressed as 0 W RYAN RD (TKN 896 9996 001), from Commercial, Business Park and Areas of Natural Resource Features Use to Institutional and Areas of Natural Resource Features; pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, all voted 'aye'; motion carried (5-0-1).

## F. Adjournment

Commissioner Haley moved and Commissioner Specht seconded to adjourn the meeting at 6:44 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).