

**City of Franklin
Plan Commission Meeting
August 17, 2017
Minutes**

Approved
September 7, 2017

A. Call to Order and Roll Call

Alderman Mark Dandrea called the August 17, 2017 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Kevin Haley and David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioner Patrick Leon, Patricia Hogan and Mayor Steve Olson. Also present was Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

B. Approval of Minutes

- 1. Regular Meeting of August 3, 2017.

Commissioner Fowler moved and Commissioner Haley seconded approval of the August 3, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-3).

C. Public Hearing Business Matters

- 1. None

D. Business Matters

1. CREATIVE HOMES, INC. SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.
Rezoning application by Rick J. Przybyla, President of Creative Homes, Inc., to rezone the property located at 7543 South North Cape Road (approximately 18.35 acres) from R- 2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District to allow for a single-family residential subdivision development which includes a cul-de-sac with 26 lots ranging in size from 20,378 square feet to 31,605 square feet; Tax Key No. 797-9946-000. [THE PUBLIC HEARING WAS HELD AT THE PLAN COMMISSION MEETING ON JULY 20, 2017. SUBJECT MATTER CONTINUED

Planning Manager Joel Dietl presented the request by Rick J. Przybyla, President of Creative Homes, Inc., to rezone the property located at 7543 South North Cape Road (approximately 18.35 acres) from R- 2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District to allow for a single-family residential subdivision development which includes a cul-de-sac with 26 lots ranging in size from 20,378 square feet to 31,605 square feet.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District (7543 South North Cape Road) (approximately 18.35 acres). On voice vote, 2 voted 'aye' and 2 voted 'nay'. Motion failed (2-2-3).

FROM THE JULY 20, 2017
MEETING.]

2. AMERICAN TRANSMISSION COMPANY LLC TEMPORARY CONSTRUCTION LAYDOWN YARD PROJECT. Temporary Use application by American Transmission Company LLC, for a construction laydown yard located within the parking lot of the former golf dome property, for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin, from September 1, 2017 through November 29, 2017 (90 days), property located at 11027 South 27th Street and South County Line Road, zoned Planned Development District No. 39 (Mixed-Use Business Park); Tax Key No. 978-9998-000.

Planning Manager Joel Dietl presented the request by American Transmission Company LLC, for a construction laydown yard located within the parking lot of the former golf dome property, for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin, from September 1, 2017 through November 29, 2017 (90 days), property located at 11027 South 27th Street and South County Line Road, zoned Planned Development District No. 39 (Mixed-Use Business Park); Tax Key No. 978-9998-000.

Commissioner Haley moved and Commissioner Fowler seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a temporary use for a construction laydown yard for American Transmission Company LLC’s electric transmission communication facilities upgrade project upon property located at 11027 South 27th Street and South County Line Road. On voice vote, all voted 'aye'. Motion carried (4-0-3).

3. JAMES RICHEY LAND COMBINATION. Land Combination application by James Richey, for combining two adjacent parcels into one parcel on South 68th Street south of Root River Drive and west of Hillside Drive, specifically, at 7236 South 68th Street (approximately 0.95 acres, developed for a single-family residential use) and 7232 South 68th Street (approximately 0.54 acres of vacant land), for construction of a detached garage on a portion of the vacant parcel, property zoned R-6 Suburban Single-Family Residence District; Tax Key Nos. 757-9990-001 and 757-9989-000.

Planning Manager Joel Dietl presented the request by James Richey, for combining two adjacent parcels into one parcel on South 68th Street south of Root River Drive and west of Hillside Drive, specifically, at 7236 South 68th Street (approximately 0.95 acres, developed for a single-family residential use) and 7232 South 68th Street (approximately 0.54 acres of vacant land), for construction of a detached garage on a portion of the vacant parcel, property zoned R-6 Suburban Single-Family Residence District; Tax Key Nos. 757-9990-001 and 757-9989-000.

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for Tax Key No. 757-9990-001 and 757-9989-000 (7236 South 68th Street and 7232 South 68th Street). On voice vote, all voted 'aye'. Motion carried (4-0-3).

E. Adjournment

Commissioner Fowler moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of August 17, 2017 at 7:44 p.m. All voted ‘aye’; motion carried. (4-0-3).