

City of Franklin
Plan Commission Meeting
December 3, 2015
Minutes

Approved
December 17, 2015

Call to Order and Roll Call

- A. Mayor Steve Olson called the December 3, 2015 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 Alderman Mark Dandrea, City Engineer Glen Morrow, and Commissioners Kevin Haley and Scott Thinnes. Excused were Commissioners Patricia Hogan and David Fowler. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs. Also present was Alderwoman Kristen Wilhelm.

Approval of Minutes

Regular Meeting of November 19, 2015.

- B.
1. Commissioner Thinnes moved and Commissioner Haley seconded approval of the November 19, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

**CREATIVE HOMES, INC.
SUBDIVISION DEVELOPMENT.**

Rezoning and Comprehensive Master Plan Amendment applications by Rick J. Przybyla, President of Creative Homes, Inc., to rezone a portion of the property located at 7700 West Faith Drive (0.3875 acres) from I-1 Institutional District to R-6 suburban Single-Family Residence District and to amend the Future Land Use Map for a portion of the property located at 7700 West Faith Drive from Institutional Use to Residential Use; Tax Key No. a part of 792-9984-001.

- C.
1. Planning Manager Dietl presented the request by Rick Przybyla, President, Creative Homes, Inc. for rezoning of a part of a parcel located at 7700 West Faith Drive to allow for single-family subdivision development. The request would also require approval to amend the 2025 Comprehensive Master Plan Future Land Use Map to Residential Use.

The Official Notice of Public Hearing for the rezoning was read in to the record by Senior Planner Fuchs and the Public Hearing was opened at 7:04 p.m. and closed at 7:08 p.m.

Commissioner Morrow moved to approve 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 approximately 7700 West Faith Drive from Institutional Use to Residential Use, pursuant to Wis. Stat. §66.1001(4)(b). Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-2 Hogan/Fowler).

Alderman Dandrea moved to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a part of a certain parcel of land from I-1 Institutional District to R-6 Suburban single-Family Residence District.

Item C.1. continued

STRAUSS BRANDS INCORPORATED BUILDING ADDITIONS. Special Use Amendment application by Randal Strauss, President, Strauss Brands Incorporated, for construction of a 24 foot by 36 foot metal building addition on the north side of the existing building, a 25 foot by 26 foot rail building addition on the north side of the existing building and an 18 foot 9 inch wide by 46 foot 8 inch long by 16 foot 1 1/2 inch high pump room addition above the existing first floor of the building, upon property zoned M-1 Limited Industrial District located at 9775 South 60th Street; Tax Key No. 898-9997-004.

Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

2. Planning Manager Dietl presented the request by Randal Strauss, President, Strauss Brands Incorporated, for Special Use Amendment.

Senior Planner Fuchs read the Official Notice of Public Hearing in to the record. The Public Hearing was opened at 7:18 p.m. and closed at 7:18 p.m.

Commissioner Morrow moved to recommend approval of a resolution to amend Resolution No. 477 imposing conditions and restrictions for the approval of a Special Use and Site Plan Amendment Resolution Nos. 2000-10, 2003-001, 2004-001 and 2014-008, and any other amendments to date, property located at 9775 South 60th Street, to allow for the construction of a metal building addition, rail building addition and pump room addition to the existing Strauss Brands Incorporated building. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried.

Business Matters

- D. (None.)

Adjournment

- E. Commissioner Morrow moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of December 3, 2015 at 7:23 p.m. All voted 'aye'; motion carried.