

**City of Franklin
Plan Commission Meeting
February 22, 2018
Minutes**

Approved

A. Call to Order and Roll Call

Mayor Steve Olson called the February 22, 2018 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 Adam Burckhardt, Kevin Haley and Patricia Hogan, City Engineer Glen Morrow and Alderman Dandrea. Excused was Commissioner David Fowler. Also present was Assistant to the Mayor for Economic Development Nick Fuchs.

B. Approval of Minutes

- 1. Regular Meeting of February 8, 2018.

Commissioner Haley moved and Commissioner Hogan seconded approval of the February 8, 2018 minutes of the regular meeting of the Plan Commission as corrected. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. COMPLIANCE WITH 2017 WISCONSIN ACT 67 UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT. Unified Development Ordinance Text Amendment application by the City of Franklin to amend the Unified Development Ordinance text for compliance with 2017 Wisconsin Act 67, an act to amend in part §§ 62.23(7)(hb) (title), 62.23(7)(hb)1.a. and 62.23(7)(hb)2. and to create in part §§ 62.23(7)(de), 62.23(7)(e)7.a., 62.23(7)(e)7.d., 66.10015(1)(e), 66.10015(2)(e), 66.10015(4) of the Wisconsin Statutes, an act relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to

Assistant to the Mayor for Economic Development Nick Fuchs presented the request by the City of Franklin to amend the Unified Development Ordinance text for compliance with 2017 Wisconsin Act 67, an act to amend in part §§ 62.23(7)(hb) (title), 62.23(7)(hb)1.a. and 62.23(7)(hb)2. and to create in part §§ 62.23(7)(de), 62.23(7)(e)7.a., 62.23(7)(e)7.d., 66.10015(1)(e), 66.10015(2)(e), 66.10015(4) of the Wisconsin Statutes, an act relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; Unified Development Ordinance amendments including [as may be necessary for compliance and not limited for compliance to Division 15-3.0700 Special Use Standards and Regulations, §§15-3.0701 General Standards for Special Uses, 15-3.0702 Detailed Standards for Special Uses in Residential Districts, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit; §§15-9.0106 Applications for Zoning Variance, 15-9.0107 Applications for Minor Zoning Variance and 15-10.0206

repair, rebuilding, and maintenance of certain nonconforming structures; Unified Development Ordinance amendments including [as may be necessary for compliance and not limited for compliance to Division 15-3.0700 Special Use Standards and Regulations, §§15-3.0701 General Standards for Special Uses, 15-3.0702 Detailed Standards for Special Uses in Residential Districts, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit; §§15-9.0106 Applications for Zoning Variance, 15-9.0107 Applications for Minor Zoning Variance and 15-10.0206 Variances; and Division 15-3.1000 Nonconforming Buildings, Structures, and Uses, §§15-3.1002 Existing Nonconforming Structures, 15-3.1003 Existing Substandard Lots, 15-3.1004 Continuance of Use, 15-3.1006 Repairs and Alterations, and 15-11.0100 Definitions].

Variances; and Division 15-3.1000 Nonconforming Buildings, Structures, and Uses, §§15-3.1002 Existing Nonconforming Structures, 15-3.1003 Existing Substandard Lots, 15-3.1004 Continuance of Use, 15-3.1006 Repairs and Alterations, and 15-11.0100 Definitions].

The Official Notice of Public Hearing was read in to the record by Assistant to the Mayor for Economic Development Nick Fuchs and the Public Hearing was opened at 7:03 and closed at 7:03.

Commissioner Haley moved and Commissioner Hogan seconded a motion to postpone and continue the subject matter and public hearing to the March 8, 2018 Plan commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-1).

D. Business Matters

1. KRONES, INC. PRODUCT DEMONSTRATION AND TRAINING FACILITY BUILDING RELOCATION AND ASSOCIATED GRADING CHANGES. Site Plan Amendment application by Krones, Inc., to move the recently approved but not yet constructed Krones, Inc. product demonstration and training facility building approximately 11 feet closer to South 58th Street in order to provide more space between the west side of the proposed building and an existing drainage swale located along the west property boundary, and associated grading changes, property located at 9611 South 58th Street, zoned M-1 Limited Industrial District; Tax Key No. 899-9990-062.

Assistant to the Mayor for Economic Development Nick Fuchs presented the request by Krones, Inc., to move the recently approved but not yet constructed Krones, Inc. product demonstration and training facility building approximately 11 feet closer to South 58th Street in order to provide more space between the west side of the proposed building and an existing drainage swale located along the west property boundary, and associated grading changes, property located at 9611 South 58th Street, zoned M-1 Limited Industrial District.

Commissioner Burckhardt moved and Alderman Dandrea seconded a motion to approve a Resolution amending the Site Plan for the property located at 9611 South 58th Street (Krones, Inc.) to allow for relocation of the product demonstration and training facility building and associated grading changes, on the existing property. On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of February 22, 2018 at 7:09 p.m. All voted 'aye'; motion carried. (5-0-1).