

**City of Franklin
Plan Commission Meeting
October 6, 2016
Minutes**

Approved
November 3, 2016

Call to Order and Roll Call

- A. Mayor Steve Olson called the October 6, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

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

Approval of Minutes

Regular Meeting of September 22, 2016.

- B.
1. Commissioner Haley moved and Alderman Dandrea seconded approval of the September 22, 2016 minutes of the regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**Public Hearing Business Matters
REZONING OF THE LANDS
WITHIN THE SOUTH 27TH
STREET CORRIDOR AREA.**

Rezoning and Comprehensive Master Plan Amendment applications by the City of Franklin for rezoning of 29 separate parcels from current zoning to a proposed Mixed-Use/Business Park Planned Development District and to remove the South 27th Street Design Overlay District (approximately 605 acres), and to amend the City of Franklin South 27th Street Corridor Plan/2025 Comprehensive Master Plan to change the Future Land Use designation of the lands within the 27th Street Corridor lying south of Oakwood Road for the 30 properties listed upon the Plan Commission agenda, and to remove the design guidelines as they may pertain to this area.

- C.
1. Planning Manager Dietl presented the request by the City of Franklin to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin South 27th Street corridor Plan/2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map.

Commissioner Leon moved and Commissioner Fowler seconded a motion to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin South 27th Street Corridor Plan/2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map use designation of the lands within the 27th Street Corridor lying south of Oakwood Road from Mixed Use, Recreational use and Areas of Natural Resource Features use to Recreational use and Areas of Natural Resource Features use (Tax Key No. 950-9998-001) and from Mixed Use and Areas of Natural Resource Features use to Mixed Use Business Park Use and Areas of Natural Resource Features Use (balance of lands within the 27th Street Corridor Plan), and to remove the Design Guidelines as they may pertain to this area, pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (5-0-0).

The Rezoning to Planned Development District No. 39 (Mixed-Use Business Park) (approximately 504 acres) is proposed to include all of the parcels in the table within the Plan Commission agenda with the exception of parcel 950-9998-001 and the rezoning to remove the South 27th Street Design Overlay District (approximately 605 acres) is proposed to include all of the parcels in the table within the Plan Commission agenda.

Planning Manager Dietl presented the request by the City of Franklin for rezoning of the lands within the South 27th Street corridor area.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:06 p.m. and closed at 7:08 p.m.

Commissioner Fowler moved and Commissioner Leon seconded a motion to recommend approval of an ordinance to create Section 15-3.0444 of the Franklin Unified Development Ordinance establishing Planned Development District No. 39 (Mixed-Use Business Park) and to rezone property from B-7 South 27th Street Mixed-Use Office District, RC-1 Conservation Residence District, FW Floodway District, FC Floodplain Conservancy District, C-1 Conservancy District, and South 27th Street Design Overlay District to Planned Development District No. 39, FW Floodway District, and FC Floodplain Conservancy District (within the South 27th Street Corridor area lying south of Oakwood Road). On voice vote, all voted 'aye'. Motion carried (5-0-0).

TOM DONOVAN AND CAROLE DONOVAN SINGLE-FAMILY RESIDENCE CONSTRUCTION.

Natural Resource Features Special Exception application by Gregory David Marso, Marso Companies, LLC d/b/a Carstensen Homes and Tom Donovan and Carole Donovan (property owners) for the purpose of allowing for removal of vegetation and installation of native enhancement plantings within the approximately 8,793 square foot conservation easement, and for removal of vegetation located outside of the conservation easement, on vacant property located at 7280 West Fox Haven Court, Lot 8 within the Whispering Woods Subdivision, such property being zoned R-3 Suburban/Estate Single-Family Residence District (Tax Key No. 837-0219-000), to allow for construction of a single-family residence.

2. Planning Manager Dietl presented the request by Gregory David Marso, Marso Companies, LLC d/b/a Carstensen Homes and Tom Donovan and Carole Donovan (property owners) for a Natural Resource Special Exception.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:41 p.m. and closed at 7:41 p.m.

Alderman Dandrea moved and Commissioner Fowler seconded a motion to recommend approval of the Tom Donovan and Carole Donovan Natural Resource Features Special Exception pursuant to the standards, findings and decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Business Matters

RELEASE OF SETBACK

RESTRICTION. Release of the greater setback restrictions (particularly the minimum 60-foot side yard setback from the west property line) on Certified Survey Map No. 5763 application by Beata Chmura to allow for construction of a detached accessory building with an 11-foot side yard setback from the west property line at 8685 West Puetz Road, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 848-9992-003.

Adjournment

D.

- 1.** Planning Manager Dietl presented the application by Beata Chmura requesting release of a 60-foot side yard setback restriction set forth on Certified Survey Map No. 5763, previously approved by resolution No. 92-3875.

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of a resolution to release the 60-foot side yard setback restriction set forth on Certified Survey Map No. 5763, previously approved by resolution No. 92-3875. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

E.

Commissioner Haley moved and Alderman Dandrea seconded to adjourn the Plan Commission meeting of October 6, 2016 at 7:46p.m. All voted 'aye'. Motion carried. (5-0-0).