

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, DECEMBER 5, 2019, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of November 21, 2019.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **VESTA INTERMEDIATE FUNDING INC. (OWNED BY THE LUBRIZOL CORPORATION, A BERKSHIRE HATHAWAY COMPANY) ENCROACHMENT OF A DEHUMIDIFIER EQUIPMENT PLATFORM INTO MINIMUM REQUIRED REAR YARD [recommendation to Board of Zoning and Building Appeals].** Application by Vesta Intermediate Funding Inc. (owned by The Lubrizol Corporation, a Berkshire Hathaway Company) for an Area Exception from §12.10(10)(b) of Planned Development District No. 7 (Franklin Industrial Park Phase II) Ordinance No. 85-864, to allow for the encroachment of a dehumidifier equipment platform into the minimum required rear yard. Pursuant to §12.10(10)(b), the minimum building rear setback is 25 feet, while the requested rear setback is approximately 16 feet and 8 inches, for placement of the support posts of the equipment platform of a dehumidification unit required for the manufacturing facility (the proposed platform is 8 feet 4 inches wide and 22 feet long), in the rear yard of the facility, property located at 9900 South 57th Street, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 899-0006-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

2. **MATT TALBOT RECOVERY SERVICES, INC. RESIDENTIAL HOME CONSTRUCTION.** Rezoning application by Matt Talbot Recovery Services, Inc., to amend the City's Zoning Map for a portion of a property located at 9132 South 92nd Street from C-1 Conservancy District to R-3 Suburban/Estate Single-Family Residence District, to comply with condition number 8 of Resolution 2019-7498, which conditionally approved a 2 lot Certified Survey Map ("The applicant shall apply for a Rezoning from the City to remove the existing C-1 Conservancy District" (approximately 1.94 acres)); Tax Key No. 886-9987-000. [The area to be rezoned is subject to a conservation easement per the conditionally approved Certified Survey Map, therefore, it is intended for protection of the existing wetlands. The applicant is not proposing to develop this

area within conservation easements.] **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

3. **BEAR DEVELOPMENT RECONFIGURATION OF TWO LOTS FOR POTENTIAL FUTURE INDUSTRIAL DEVELOPMENT.** Rezoning, Certified Survey Map and Land Division Variance applications by Bear Development, LLC (Franklin Mills, LLC and Daniel L. Mathson and Virginia K. Mathson, property owners), to:
Rezoning: change the zoning of the proposed Lot 1 from R-2 Estate Single-Family Residence District to M-2 General Industrial District [the applicant is not proposing to rezone the proposed Lot 2 (it will remain as currently zoned, R-8 Multiple-Family Residence District, R-2 Estate Single-Family Residence District and C-1 Conservancy District)] [rezoning of entire property bearing Tax Key No. 939-9995-000 and a portion (13 acres) of the property bearing Tax Key No. 939-9994-000 (10082 South 124th Street)];
Certified Survey Map: reconfigure two subject lots: the southernmost lot abutting South North Cape Road (10082 South 124th Street) is approximately 41.24 acres and is owned by Daniel L. and Virginia K. Mathson (Tax Key No. 939-9994-000) and the lot to the north (property generally located south of Loomis Court and east of South North Cape Road, is approximately 20.58 acres of land located on the west side of State Highway 45, approximately 815 feet south of Loomis Court (20.01 acres of land within the City of Franklin and 0.58 acres in the City of Muskego)) and is owned by Franklin Mills, LLC (Tax Key No. 939-9995-000) [the Certified Survey Map creates two new lots with Lot 1 having an area of approximately 33.051 acres (to be owned by Franklin Mills LLC) and Lot 2 approximately 28.408 acres (to remain owned by Daniel L. and Virginia K. Mathson)];
Land Division Variance: (in conjunction with the proposed Certified Survey Map) to allow Franklin Mills, LLC to purchase approximately 13 acres of land from Daniel L. and Virginia K. Mathson to combine to their existing parcel, as the proposed Lot 1 does not abut 60-feet of frontage along a public right-of-way as required by Section 15-5.0101B.1. of the Unified Development Ordinance [this property does have access through a 60-foot wide ingress/egress easement on the property to the west, which was designated on Certified Survey Map No. 11704 and, in part, for the specific benefit of this parcel]; properties located at 10082 South 124th Street (Tax Key No. 939-9994-000, zoned R-8 Multiple-Family Residence District, R-2 Estate Single-Family Residence District and C-1 Conservancy District) and property generally located south of Loomis Court and east of South North Cape Road (Tax Key No. 939-9995-000, zoned R-2 Estate Single-Family Residence District). **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

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D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: December 19, 2019