

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, MARCH 8, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of February 22, 2018.

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

1. **BRYAN O'BOYLE DETACHED ACCESSORY STRUCTURE CONSTRUCTION ON EXISTING SINGLE-FAMILY HOME PROPERTY [recommendation to Board of Zoning and Building Appeals].** Application by Bryan O'Boyle for an Area Exception from Table 15-3.0314 of the Unified Development Ordinance to allow for a 20 foot side yard setback (5 feet less than the A-1 Agricultural District minimum required side yard setback of 25 feet), for property located at 10199 West Oakwood Road, for construction of an approximately 276 square foot detached accessory structure on the west side of the existing single-family home [the proposed accessory structure would be setback 20 feet from the west property line], property zoned A-1 Agricultural District and C-1 Conservancy District; Tax Key No. 942-0003-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **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 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]. [SUBJECT MATTER CONTINUED FROM THE FEBRUARY 22, 2018 MEETING. **THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON FEBRUARY 22, 2018, AND THEN POSTPONED AND CONTINUED TO THE MARCH 8, 2018 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.**]

- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
1. **BALLPARK COMMONS/THE ROCK SPORTS COMPLEX.** Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment application by Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, to revise the district as it pertains to certain site preparation work in the following manner: To clarify that only those land disturbance activities within the Milwaukee Metropolitan Sewerage District (MMSD) landfill gas pipeline easement require prior MMSD approval, pursuant to Condition Number 8 in Planned Development District NO. 37, Ordinance No. 2016-2212; to allow general site clearing and grading to occur prior to establishment of any new roadway bond for the portion of any roadway located on the landfill, pursuant to Condition Number 13 in Planned Development District No. 37, Ordinance No. 2016-2212; and to allow general site clearing and grading to occur prior to approval of a comprehensive stormwater management plan which plan must be approved prior to issuance of any Building Permits, pursuant to Condition Number 25 in Planned Development District No. 37, Ordinance No. 2016-2212.
  2. **MOLLY MAID PROFESSIONAL HOME CLEANING SERVICE BUSINESS USE.** Special Use application by R & R Swan Investments, LLC d/b/a Molly Maid, to operate a maid service business with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday, which application also includes a property owner requested revised Site Plan approval for existing site improvements constructed without prior City approval, specifically, reconfiguration of the parking lot in the northwest corner of the property and addition of a new parking lot in the rear of the property, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 200; Tax Key No. 704-9978-002. [THE PUBLIC

HEARING WAS HELD AT THE PLAN COMMISSION MEETING ON DECEMBER 7, 2017. SUBJECT MATTER CONTINUED FROM THE JANUARY 4, 2018 MEETING.]

3. **FABU EYES EYELASH EXTENSION SERVICE BUSINESS USE.** Special Use application by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabu Eyes, to operate an eyelash extension service business with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and Sunday, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 240; Tax Key No. 704-9978-002. [THE PUBLIC HEARING WAS HELD AT THE PLAN COMMISSION MEETING ON DECEMBER 7, 2017. SUBJECT MATTER CONTINUED FROM THE JANUARY 4, 2018 MEETING.]

#### 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: March 22, 2018