

**City of Franklin
Plan Commission Meeting
April 4, 2019
Minutes**

Approved
April 18, 2019 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the April 4, 2019 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, Kevin Haley and Adam Burckhardt, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners Patricia Hogan and David Fowler. Also present were Planning Manager Joel Dietl, Principal Planner Orrin Sumwalt, Alderman John Nelson, and Alderwoman Kristin Wilhelm.

B. Approval of Minutes

- 1. Regular Meeting of March 21, 2019.

No action taken. The March 21, 2019 meeting minutes will be presented at the April 18, 2019 meeting.

C. Public Hearing Business Matters

1. 2 MIKE’S LLC LAND

DIVISION. Rezoning and Certified Survey Map applications by 2 Mike’s LLC to: rezone the properties located at 8547 and 8567 South 76th Street from R-6 Suburban Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District; and to subdivide two existing properties into three separate lots, to convey the properties where the residential buildings 8547 and 8567 South 76th Street (proposed Lot 1 and Lot 2, fronting onto South 76th Street) are located, and the remaining land, proposed Outlot 1 (located to the West of said lots), will be developed in the future, properties zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8547 and 8567 South 76th Street; Tax Key Nos. 838-9984-000 and 838-9985-000.

Planning Manger Joel Dietl presented the request by 2 Mike’s LLC to: rezone the properties located at 8547 and 8567 South 76th Street from R-6 Suburban Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District; and to subdivide two existing properties into three separate lots, to convey the properties where the residential buildings 8547 and 8567 South 76th Street (proposed Lot 1 and Lot 2, fronting onto South 76th Street) are located, and the remaining land, proposed Outlot 1 (located to the West of said lots), will be developed in the future, properties zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8547 and 8567 South 76th Street

The Official Notice of Public hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:05 p.m. and closed at 7:24 p.m.

Rezoning

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone two parcels of land from R-6 Suburban Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District for the property located at 8547 and 8567 South 76th Street (approximately 0.48 acres). On voice vote, all voted 'aye'.

Motion carried (4-0-2).

CSM

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot Certified Survey Map, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 5 North, Range 21 East, located in the City of Franklin, Milwaukee County, Wisconsin (8547 and 8567 South 76th Street) On voice vote, all voted 'aye'. Motion carried (4-0-2).

2. OAK RIDGE OF FRANKLIN SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.

Natural Resource Features Special Exception by Fred Arbanella, Arbanella/Carmody Homes, for the purpose of clearing, grading, filling and developing approximately 0.067 acre of wetlands, 0.242 acre of wetland buffer and 0.245 acre of wetland setback associated with 2 wetlands located within the proposed subdivision plat (and possible enhancement of the drainageway adjacent to one of the subject wetlands with native seed), to create Oak Ridge of Franklin Subdivision, a 23 lot subdivision (home sites ranging in size from 0.25 acres to 0.44 acres) and 1 outlot, located at 7475 South 49th Street, such property being zoned R-6 Suburban Single-Family Residence District; Tax Key No. 759-9981-010.

Planning Manger Joel Dietl presented the request by Fred Arbanella, Arbanella/Carmody Homes, for the purpose of clearing, grading, filling and developing approximately 0.067 acre of wetlands, 0.242 acre of wetland buffer and 0.245 acre of wetland setback associated with 2 wetlands located within the proposed subdivision plat (and possible enhancement of the drainageway adjacent to one of the subject wetlands with native seed), to create Oak Ridge of Franklin Subdivision, a 23 lot subdivision (home sites ranging in size from 0.25 acres to 0.44 acres) and 1 outlot, located at 7475 South 49th Street, such property being zoned R-6 Suburban Single-Family Residence District.

The Official Notice of Public hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:35 p.m. and closed at 7:53 p.m.

Commissioner Haley moved and City Engineer Morrow seconded a motion to recommend approval of the Fred Arbanella, Arbanella/Carmody Homes (Oak Ridge of Franklin Subdivision) 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 (4-0-2).

D. Business Matters

1. MATT TALBOT RECOVERY SERVICES, INC. LAND DIVISION.

Certified Survey Map application by Matt Talbot Recovery Services, Inc., to divide an existing 15.52 acre property into two separate lots (Lot 1 contains an existing Community Based Residential Facility and is proposed to be

Planning Manger Joel Dietl presented the request by Matt Talbot Recovery Services, Inc., to divide an existing 15.52 acre property into two separate lots (Lot 1 contains an existing Community Based Residential Facility and is proposed to be approximately 13.45 acres and Lot 2 is being created to facilitate a future residential home and is proposed to be approximately 2.07 acres), property located at 9132 South 92nd Street, zoned R-3 Suburban/Estate Single-

approximately 13.45 acres and Lot 2 is being created to facilitate a future residential home and is proposed to be approximately 2.07 acres), property located at 9132 South 92nd Street, zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District;

Family Residence District and C-1 Conservancy District.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to suspend the rules of order to allow Alderman Nelson to speak. On voice vote, all voted 'aye'. Motion carried (4-0-2). Commissioner Haley moved and Alderman Dandrea seconded a motion to return to the regular rules of order. On voice vote, all voted 'aye'. Motion carried (4-0-2).

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution conditionally approving a 2 lot Certified Survey Map, being part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (9132 South 92nd Street), excepting conditions number 6 and number 7 of the draft Resolution, with condition number 6 to be amended in regard to public water service as discussed at the Plan Commission meeting, and with condition number 7 to be amended to include the following language at the end of the sentence "to provide that the property is subject to the special assessment for public water service as set forth in condition number 5 of Resolution No. 2015-011". On voice vote, all voted 'aye'. Motion carried (4-0-2).

E. Adjournment

Commissioner Haley moved and Commissioner Burckhardt seconded a motion to adjourn the Plan Commission meeting of April 4, 2019 at 8:20 p.m. All voted 'aye'; motion carried. (4-0-2).