

**City of Franklin
Plan Commission Meeting
August 8, 2019
Minutes**

Approved
August 22, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the August 8, 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, Adam Burckhardt and Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners David Fowler and Patricia Hogan. Also present was Planning Manager Joel Dietl, Associate Planner Régulo Martínez-Montilva and Assistant Planner Marion Ecks.

B. Approval of Minutes

1. Regular Meeting of July 18, 2019.

Alderman Dandrea moved and City Engineer Morrow seconded approval of the July 18, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. **MILLS HOTEL WYOMING, LLC SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Natural Resource Features Special Exception application for portions of two properties, by Mills Hotel Wyoming, LLC, for the purpose of clearing, grading, filling and developing approximately 1.2 acres of mature woodlands (removal of approximately 70 trees) to create Bear Franklin subdivision, an 87 lot subdivision with 83 lots and 4 outlots, properties generally located at the southwest corner of West Ryan Road and South 112th Street, property 1 being zoned R-6 Suburban Single-Family Residence District, Tax Key No. 891-9009-000; property 2 being zoned R-2 Estate Single-Family Residence District and C-1 Conservancy District, Tax Key No. 892-9993-001.

Planning Manager Joel Dietl presented the request by Mills Hotel Wyoming, LLC, for the purpose of clearing, grading, filling and developing approximately 1.2 acres of mature woodlands (removal of approximately 70 trees) to create Bear Franklin subdivision, an 87 lot subdivision with 83 lots and 4 outlots, properties generally located at the southwest corner of West Ryan Road and South 112th Street, property 1 being zoned R-6 Suburban Single-Family Residence District, Tax Key No. 891-9009-000; property 2 being zoned R-2 Estate Single-Family Residence District and C-1 Conservancy District.

The Official Notice of Public Hearing for a Natural Resource Features Special Exception was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:07pm and closed at 7:09 pm.

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of the Mills Hotel Wyoming, LLC Natural Resource Features Special Exception pursuant to the standard, findings and decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations with the revision of condition No. 4 as

follows: The developer will work with city staff regarding off-site mitigation, consisting primarily of street trees. On voice vote, all voted ‘aye’. Motion carried (4-0-2).

2. GREGORY DAVID MARSO SINGLE-FAMILY RESIDENCE CONSTRUCTION [recommendation to Board of Zoning and Building Appeals]. Application by Gregory David Marso for an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of 19% (5,215 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (4,117 square feet), for property located at 7570 South Kensington Way (Lot 59 of Wyndham Hills Addition No. 1 Subdivision), for construction of a single-family residence structure (which will increase lot coverage by approximately 4%), property zoned R-3E Suburban/Estate Single-Family Residence District and C-1 Conservancy District; Tax Key No. 837-0235-000.

Planning Manager Joel Dietl presented the request by Gregory David Marso for an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of 19% (5,215 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (4,117 square feet), for property located at 7570 South Kensington Way (Lot 59 of Wyndham Hills Addition No. 1 Subdivision), for construction of a single-family residence structure (which will increase lot coverage by approximately 4%), property zoned R-3E Suburban/Estate Single-Family Residence District and C-1 Conservancy District; Tax Key No. 837-0235-000.

The Official Notice of Public Hearing for an Area Exception was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:18pm and closed at 7:30 pm.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an application for an Area Exception to allow for construction of a single-family residence structure (which will increase lot coverage by approximately 3%) [application request an Area Exception from table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of 18% (4,940 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (4,117 square feet)], for property located at 7570 South Kensington Way (lot 59 of Wyndham Hills Addition No. 1 Subdivision). On voice vote, all voted ‘aye’. Motion carried (4-0-2).

D. Business Matters

1. OZINGA READY MIX CONCRETE, INC. CHANGE OF DAYS AND HOURS OF OPERATION OF THE TEMPORARY PORTABLE CONCRETE BATCH PLANT. Temporary Use Amendment application by Ozinga Ready Mix Concrete, Inc., to further change the days and hours of operation of the temporary, portable concrete batch plant located partly on

Planning Manager Joel Dietl presented the request by Ozinga Ready Mix Concrete, Inc., to further change the days and hours of operation of the temporary, portable concrete batch plant located partly on the existing parking lot (former golf dome property) for the purpose of revisioning/resurfacing the north and southbound lanes of Interstate 94 beginning at Highway G (Racine County) north to College Avenue (Milwaukee County); batch plant operation for 8 months, from April 1, 2019 to November 30, 2019, with proposed days and hours of operation Monday

the existing parking lot (former golf dome property) for the purpose of revising/resurfacing the north and southbound lanes of Interstate 94 beginning at Highway G (Racine County) north to College Avenue (Milwaukee County); batch plant operation for 8 months, from April 1, 2019 to November 30, 2019, with proposed days and hours of operation Monday through Saturday, 5:00 a.m. to 8:00 p.m., property located at 11027 South 27th Street, zoned Planned Development District No. 39 (Mixed-Use Business Park), FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 978-9998-000.

through Saturday, 5:00 a.m. to 8:00 p.m., property located at 11027 South 27th Street, zoned Planned Development District No. 39 (Mixed-Use Business Park), FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 978-9998-000.

City Engineer Morrow moved and Commissioner Haley seconded a motion to suspend the regular order of business at 7:38 pm. Public input was received, then City Engineer Morrow moved and Commissioner Haley seconded a motion to return to the regular order of business at 7:40 pm.

Alderman Dandrea moved and Commissioner Haley seconded a motion to approve a Resolution to amend Resolution No. 2019-002, a Resolution imposing conditions and restriction for the approval of a Temporary Use for a portable concrete batch plant and construction of laydown yard for Ozinga Ready Mix Concrete, Inc. upon property located at 11027 South 27th Street, to change the days and hours of operation of the concrete batch plant, removing condition No. 1. On voice vote all voted “aye”. Motion carried (4-0-2).

Adjournment

Alderman Dandrea moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of August 8, 2019 at 7:45 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).