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.

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
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.

   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 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 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).

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).