

**City of Franklin
Plan Commission Meeting
February 7, 2019
Minutes**

Approved
February 21, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the February 7, 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, Kevin Haley, Patricia Hogan and David Fowler and Assistant City Engineer Sara Arnold. Excused was Alderman Mark Dandrea. Also present was Alderman John Nelson, Planning Manager Joel Dietl and Principal Planner Orrin Sumwalt.

B. Approval of Minutes

- 1. Regular Meeting of January 24, 2019.

Commissioner Burckhardt moved and Commissioner Haley seconded approval of the January 24, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. VILLAGE OF HALES CORNERS USE OF THE CITY OF FRANKLIN DEPARTMENT OF PUBLIC WORKS FACILITY.

Special Use application by Michael J. Martin, Director of Public Works for the Village of Hales Corners, to temporarily relocate the Village of Hales Corners Department of Public Works equipment and employees to the site of the City of Franklin Department of Public Works facility located at 7979 West Ryan Road [the request involves the indoor uses of vehicle repair, office(s), desk(s), breakroom, etc. and outdoor storage of equipment, parts, tools, portable storage containers, vehicles, trailers, etc. (including the overnight parking of vehicles over 8,000 pounds rated Gross Vehicle Weight) and minor repair and maintenance of such equipment and vehicles (projected need of the City of Franklin site through April 26, 2020)], property zoned I-1 Institutional District; Tax Key No. 896-9990-001.

Planning Manager Joel Dietl presented the request by Michael J. Martin, Director of Public Works for the Village of Hales Corners, to temporarily relocate the Village of Hales Corners Department of Public Works equipment and employees to the site of the City of Franklin Department of Public Works facility located at 7979 West Ryan Road [the request involves the indoor uses of vehicle repair, office(s), desk(s), breakroom, etc. and outdoor storage of equipment, parts, tools, portable storage containers, vehicles, trailers, etc. (including the overnight parking of vehicles over 8,000 pounds rated Gross Vehicle Weight) and minor repair and maintenance of such equipment and vehicles (projected need of the City of Franklin site through April 26, 2020)], property zoned I-1 Institutional District; Tax Key No. 896-9990-001.

The Official Notice of Public hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:04 p.m. and closed at 7:04 p.m.

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to temporarily relocate the Village of Hales Corners Department of Public Works equipment and employees to the site of the City of Franklin Department of

Public Works facility located at 7979 West Ryan Road. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. STAR TRUCKING LLC OVER-THE-ROAD TRUCKING COMPANY BUSINESS. Special Use application by Boris Strbac, owner, Star Trucking LLC, to operate an over-the-road trucking company business with overnight truck parking on the east side of the property (such use also possibly requiring the approval of an application for a Natural Resource Features Special Exception pursuant to §15-10.0208 of the City of Franklin Unified Development Ordinance), or in the event of and upon a requirement to remove the existing “soccer field” immediately to the north of the existing buildings on the property, and to pave the area, potentially in phases, up to a maximum of forty semi-trucks and trailers parked overnight upon such then former “soccer field” area; property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11141 West Forest Home Avenue; Tax Key No. 704-9990-003.

Planning Manager Joel Dietl presented the request by Boris Strbac, owner, Star Trucking LLC, to operate an over-the-road trucking company business with overnight truck parking on the east side of the property (such use also possibly requiring the approval of an application for a Natural Resource Features Special Exception pursuant to §15-10.0208 of the City of Franklin Unified Development Ordinance), or in the event of and upon a requirement to remove the existing “soccer field” immediately to the north of the existing buildings on the property, and to pave the area, potentially in phases, up to a maximum of forty semi-trucks and trailers parked overnight upon such then former “soccer field” area; property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11141 West Forest Home Avenue; Tax Key No. 704-9990-003.

The Official Notice of Public hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:08 p.m. and closed at 7:09 p.m.

Commissioner Fowler moved and Commissioner Hogan seconded a motion to strike condition No. 4. On voice vote, all voted ‘aye’. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Fowler seconded a motion to revise condition No. 6 by striking “new” and replacing “lot” with “lots”. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Fowler seconded a motion to revise condition No. 9 and condition No. 11 as read into the record by the City Attorney. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Burkhart moved and Commissioner Fowler seconded a motion to strike condition No. 12. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for and over-the-road trucking company business use upon property located at 11141 West Forest Home Avenue, as previously acted upon. On voice vote, all voted 'aye'. Motion carried (5-0-1).

3. RYANWOOD MANOR (FORMERLY KNOWN AS OAKWOOD AT RYAN CREEK) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. Rezoning, Comprehensive Master Plan Amendment and Final Plat applications by Oakwood at Ryan Creek, LLC, to rezone a portion of a certain parcel of land located at the northwest corner of South 76th Street and West Oakwood Road from R-2 Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District and to amend the Future Land Use Map designation for a portion of the property located at the northwest corner of South 76th Street and West Oakwood Road from Business Park Use to Residential Use, and as part of the Ryanwood Manor Phase 1 Subdivision (formerly known as Oakwood at Ryan Creek) Final Plat [Phase 1 has 32 lots (average size of 15,621 square feet) and 3 outlots, including a public trail within Outlot 3, on the north end of the Subdivision], reconfiguration of Outlot 3 and Outlot 5 of the Oakwood at Ryan Creek Preliminary Plat into Outlot 2 and three future single-family lots to be developed in future Phase 2 of Ryanwood Manor (the stormwater basin depicted on Outlot 3 of the Oakwood at Ryan Creek Preliminary Plat would be shifted south onto the new Outlot 2) [these changes are requested by Neumann Developments, Inc. to create a subdivision identifying feature in the southeast corner of the project, including a stormwater pond with a fountain, subdivision monument sign and extensive landscaping]; Comprehensive Master Plan Amendment and Rezoning property zoned R-2 Estate Single-Family Residence District, Final Plat property zoned R-5 Suburban Single-Family Residence District and FW Floodway District; all property located at

Planning Manager Joel Dietl presented the request by Oakwood at Ryan Creek, LLC, to rezone a portion of a certain parcel of land located at the northwest corner of South 76th Street and West Oakwood Road from R-2 Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District and to amend the Future Land Use Map designation for a portion of the property located at the northwest corner of South 76th Street and West Oakwood Road from Business Park Use to Residential Use, and as part of the Ryanwood Manor Phase 1 Subdivision (formerly known as Oakwood at Ryan Creek) Final Plat [Phase 1 has 32 lots (average size of 15,621 square feet) and 3 outlots, including a public trail within Outlot 3, on the north end of the Subdivision], reconfiguration of Outlot 3 and Outlot 5 of the Oakwood at Ryan Creek Preliminary Plat into Outlot 2 and three future single-family lots to be developed in future Phase 2 of Ryanwood Manor (the stormwater basin depicted on Outlot 3 of the Oakwood at Ryan Creek Preliminary Plat would be shifted south onto the new Outlot 2) [these changes are requested by Neumann Developments, Inc. to create a subdivision identifying feature in the southeast corner of the project, including a stormwater pond with a fountain, subdivision monument sign and extensive landscaping]; Comprehensive Master Plan Amendment and Rezoning property zoned R-2 Estate Single-Family Residence District, Final Plat property zoned R-5 Suburban Single-Family Residence District and FW Floodway District; all property located at approximately South 76th Street and West Oakwood Road, bearing Tax Key No. 934-9992-010.

The Official Notice of Public hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 8:04 p.m. and closed at 8:07 p.m.

Commissioner Hogan moved and Commissioner Fowler seconded a motion to approve a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for a portion of the property located at the northwest corner of South 76th Street and West Oakwood Road from Business Park Use to Residential Use, pursuant to WIS.STAT.§ 66.1001(4)(b), subject to striking the language within brackets on page 2 of the Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (Zoning Map)

approximately South 76th Street and West Oakwood Road, bearing Tax Key No. 934-9992-010.

to rezone a portion of a certain parcel of land from R-2 Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District (the northwest corner of South 76th Street and West Oakwood Road) (approximately 3.25 acres), subject to removing the N.B. language in brackets on page 2 of the draft resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for Ryanwood Manor Subdivision (at approximately South 76th Street and West Oakwood Road), subject to striking condition No. 9 from the draft resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Burckhardt moved and Commissioner Hogan seconded a motion to adjourn the Plan Commission meeting of February 7, 2019 at 8:21 p.m. All voted 'aye'; motion carried. (5-0-1).