A. Call to Order and Roll Call

Alderman Mark Dandrea called the March 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, Kevin Haley, Patricia Hogan Adam Burckhardt and David Fowler and City Engineer Glen Morrow. Excused was Mayor Steve Olson. Also present was City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Principal Planner Benjamin Kohout.

B. Approval of Minutes


Commissioner Hogan moved and Commissioner Haley seconded approval of the February 21, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (6-0-1).

C. Public Hearing Business Matters

1. SECTION 15-3.0603 TABLE OF PERMITTED AND SPECIAL USES IN ALL NONRESIDENTIAL ZONING DISTRICTS AMENDMENTS: STANDARD INDUSTRIAL CLASSIFICATION CODE ADDITIONS/CHANGES IN THE M-1 LIMITED INDUSTRIAL DISTRICT [CITY-WIDE]. Unified Development Ordinance Text Amendment application by Kendall G. Breunig, Manager and Owner of Sunset Investors Venture, LLC, to amend Section 15-3.0603 Table of Permitted and Special Uses in all Nonresidential Zoning Districts by adding the following Standard Industrial Classification (SIC) Code Nos. as permitted uses in the M-1 Limited Industrial District: 6162 Mortgage Bankers and Loan Correspondents and 6163 Loan Brokers, and to change the following Standard Industrial Classifications from Special Use to Permitted Use in the M-1 Limited Industrial District: 1521 General Contractors-Single-Family Houses; 1541 General Contractors-Industrial Buildings and Warehouses; 1542 General Contractors-Nonresidential Buildings, Other than Industrial Buildings and Warehouses; 1742 Plastering, Drywall, Acoustical, and Insulation Work; 1743 Terrazzo, Tile, Marble, and Mosaic Work; 1793 Glass and Glazing Work; 1799 Special Trade Contractors, Not Elsewhere Classified and 5145 Confectionary.

The Official Notice of Public hearing was read in to the record by Principal Planner Benjamin Kohout and the Public Hearing was opened at 7:06 p.m. and closed at 7:13 p.m.

Planner Manger Joel Dietl presented the request by Kendall G. Breunig, Manager and Owner of Sunset Investors Venture, LLC, to amend Section 15-3.0603 Table of Permitted and Special Uses in all Nonresidential Zoning Districts by adding the following Standard Industrial Classification (SIC) Code Nos. as permitted uses in the M-1 Limited Industrial District: 6162 Mortgage Bankers and Loan Correspondents and 6163 Loan Brokers, and to change the following Standard Industrial Classifications from Special Use to Permitted Use in the M-1 Limited Industrial District: 1521 General Contractors-Single-Family Houses; 1541 General Contractors-Industrial Buildings and Warehouses; 1542 General Contractors-Nonresidential Buildings, Other than Industrial Buildings and Warehouses; 1742 Plastering, Drywall, Acoustical, and Insulation Work; 1743 Terrazzo, Tile, Marble, and Mosaic Work; 1793 Glass and Glazing Work; 1799 Special Trade Contractors, Not Elsewhere Classified and 5145 Confectionary.

The Official Notice of Public hearing was read in to the record by Principal Planner Benjamin Kohout and the Public Hearing was opened at 7:06 p.m. and closed at 7:13 p.m.

Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend

Section 15-3.0603 Table of Permitted and Special Uses in all Nonresidential Zoning Districts by adding the following Standard Industrial Classification (SIC) Code Nos. as permitted uses in the M-1 Limited Industrial District: 6162 Mortgage Bankers and Loan Correspondents and 6163 Loan Brokers, and to change the following Standard Industrial Classifications from Special Use to Permitted Use in the M-1 Limited Industrial District: 1521 General Contractors-Single-Family Houses; 1541 General Contractors-Industrial Buildings and Warehouses; 1542 General Contractors-Nonresidential Buildings, Other than Industrial Buildings and Warehouses; 1742 Plastering, Drywall, Acoustical, and Insulation Work; 1743 Terrazzo, Tile, Marble, and Mosaic Work; 1793 Glass and Glazing Work; 1799 Special Trade Contractors, Not Elsewhere Classified and 5145 Confectionary, as recommended by staff in the report to the Commission. On voice vote, all voted 'aye'. Motion carried (6-0-1).

Planning Manager Joel Dietl presented the request by Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., to allow for a two-family residential side by side ranch townhouse use with 1,371 square feet of living space and basement in each ranch unit and a proposed shared driveway entrance off of West Cortez Circle, upon property zoned R-8 Multiple-Family Residence District, located at 10504 West Cortez Circle (northeast corner of the intersection of South Lovers Lane Road and West Cortez Circle); Tax Key No. 747-9979-000.

The Official Notice of Public hearing was read into the record by Principal Planner Benjamin Kohout and the Public Hearing was opened at 7:35 p.m. and closed at 7:35 p.m.

Commissioner Hogan moved and Commissioner Fowler seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a two-family residential side by side ranch townhouse use upon property located at 10504 West Cortez Circle. On voice vote, all voted 'aye'. Motion carried (6-0-1).

Planning Manager Joel Dietl presented the request proposed for recommendation to the Common Council: A Resolution to Amend Resolution No. 2017-7291, A Resolution Conditionally Approving a Condominium Plat for Park Circle Condominiums at Approximately 9733 South 76th Street (Neumann Developments, Inc., Applicant), to Include
Condominium Plat for Park Circle
Condominiums at Approximately 9733
South 76th Street (Neumann
Developments, Inc., Applicant), to
Include and Depict All Proposed 54
Condominium Units upon the Plat,
Including in the Wis. Stat. § 703.26
Expanding Condominiums Areas; to
ratify and approve Nunc Pro Tunc the
Recording of the Plat on February 21,
2019 as Document # 10849951; to
Waive any Prior Regulatory Time
Limits for the Recording of the Plat; to
Authorize Department of City
Development and Engineering
Department Staff to Review for
Approval All Forthcoming Addendums
to the Plat in the Wis. Stat. § 703.26
Expanding Condominiums Areas, and
to Rename the Development The Glen at Park Circle
Condominium, property zoned R-8 Multiple-Family
Residence District; Tax Key No. 896-9999-007.

E. Adjournment

Commissioner Hogan moved and Commissioner Fowler
seconded a motion to adjourn the Plan Commission meeting
of March 7, 2019 at 7:53 p.m. All voted ‘aye’; motion
carried. (6-0-1).