

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

Approved
March 21, 2019

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

- 1. Regular Meeting of February 21, 2019.

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

Planning 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

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.

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).

2. NISENBAUM HOMES & REALTY, INC. TWO-FAMILY RESIDENTIAL STRUCTURE.

Special Use application by Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., to allow for a two-family residential side by side ranch townhome 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.

Planning Manger 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 townhome 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)

The Official Notice of Public hearing was read in to the record by Principal Planner Benjamin Kohout and the Public Hearing was opened at 7:35 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 townhome use upon property located at 10504 West Cortez Circle. On voice vote, all voted 'aye'. Motion carried (6-0-1).

D. Business Matters

1. PARK CIRCLE CONDOMINIUMS/THE GLEN AT PARK CIRCLE CONDOMINIUM PLAT. Proposed for recommendation to the Common Council: A Resolution to Amend Resolution No. 2017-7291, A Resolution Conditionally Approving a

Planning Manger 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.

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.

City Engineer Morrow moved and Commissioner Hogan seconded a motion to recommend approval of 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 and depict all proposed 54 condominium units upon the plat, including in the WIS.STAT. §703.26 expanding condominiums areas; to ratify and approve *NUN 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. On voice vote, all voted 'aye'. Motion carried (6-0-1).

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).