

**City of Franklin
Plan Commission Meeting
February 20, 2020
Minutes**

Approved
March 5, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the February 20, 2020 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 Mayor Steve Olson, Commissioners Patricia Hogan, Patrick Leon and Adam Burckhardt, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Kevin Haley. Also present were Associate Planner Régulo Martínez-Montilva and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of February 6, 2020.

Alderman Dandrea moved and Commissioner Leon seconded approval of the February 6, 2020 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. KEVIN M. SPIEGL AND SONDRA J. SPIEGL HOME REMODELING AND ADDITIONS. Special Use application by Kevin M. Spiegl and Sondra J. Spiegl, to allow for a One-family residential dwelling in an R-8 Multiple-Family Residence District [the Special Use application is for the purpose of constructing substantial improvements to an existing One-family dwelling, which dwelling on the property was constructed and existed before the adoption of the Unified Development Ordinance; pursuant to Unified Development Ordinance Table 15-3.0602 “Permitted and Special Uses in the Residential Zoning Districts”, a Special Use is required for One-family dwellings in the R-8 Multiple-Family Residence District], and for improvements to the existing Spiegl dwelling, consisting of: first floor interior remodeling; a second floor addition and a first floor two car garage addition, and ancillary exterior work including, but not limited to regrading,

Associate Planner Régulo Martínez-Montilva presented the request by Kevin M. Spiegl and Sondra J. Spiegl, to allow for a One-family residential dwelling in an R-8 Multiple-Family Residence District [the Special Use application is for the purpose of constructing substantial improvements to an existing One-family dwelling, which dwelling on the property was constructed and existed before the adoption of the Unified Development Ordinance; pursuant to Unified Development Ordinance Table 15-3.0602 “Permitted and Special Uses in the Residential Zoning Districts”, a Special Use is required for One-family dwellings in the R-8 Multiple-Family Residence District], and for improvements to the existing Spiegl dwelling, consisting of: first floor interior remodeling; a second floor addition and a first floor two car garage addition, and ancillary exterior work including, but not limited to regrading, and the installation of a concrete apron for the garage, property located at 9323 West Puetz Road, zoned R-8 Multiple-Family Residence District; Tax Key No. 847-9980-000.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:06 p.m. and closed at 7:08 p.m.

and the installation of a concrete apron for the garage, property located at 9323 West Puetz Road, zoned R-8 Multiple-Family Residence District; Tax Key No. 847-9980-000.

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a one-family residential dwelling use upon property located at 9323 West Puetz Road, to remove condition No. 4 and to add the following condition: Pursuant to the Unified Development Ordinance §15-10.0302., whereas this proposal requires zoning approval, this Special Use bypasses the Architectural Review Board. The architectural elevations date-stamped February 10, 2020, are hereby approved by the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

D. Business Matters

1. **5100 LLC LAND DIVISION.**

Certified Survey Map application by Anup K. Khullar, 5100 LLC, to divide the existing property into two separate lots (Lot 1: 2.49 acres, currently used as “Andy’s” gas station; Lot 2: 1.29 acres, currently vacant, proposed for future development) [on June 18, 2019, the Common Council adopted Resolution 2019-7512 imposing conditions for the approval of a 125-foot telecommunication monopole tower in the northwest corner of proposed Lot 2], property zoned B-3 Community Business District, located at 5112 West Ryan Road; Tax Key No. 882-9999-002.

Associate Planner Régulo Martínez-Montilva presented the request by Anup K. Khullar, 5100 LLC, to divide the existing property into two separate lots (Lot 1: 2.49 acres, currently used as “Andy’s” gas station; Lot 2: 1.29 acres, currently vacant, proposed for future development) [on June 18, 2019, the Common Council adopted Resolution 2019-7512 imposing conditions for the approval of a 125-foot telecommunication monopole tower in the northwest corner of proposed Lot 2], property zoned B-3 Community Business District, located at 5112 West Ryan Road; Tax Key No. 882-9999-002.

Commissioner Hogan moved and Commissioner Leon seconded a motion to table this land division request, subject to signature by the applicant of a time extension for an additional 30 days. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. **JHB PROPERTIES, LLC LAND DIVISION.**

Certified Survey Map application by JHB Properties, LLC, to divide an existing 80 acre property into three lots and one outlot which will contain a storm water detention pond, located at 3617 West Elm Road (immediately north of the proposed lift station for Planned Development District No. 39), property zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 979-9997-000 [the Certified Survey Map will dedicate right-of-way (ROW) for three public roads: ROW for Hickory Street, 120 feet; Aspen Way

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Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot and 1 outlot certified survey map, being parcel 1 of Certified Survey

and Birch Street, 80 feet wide, and will include utilities and a pedestrian path].

Map No. 5285, as recorded in the Register of Deeds Office for Milwaukee County as document No. 6286497, being a part of the northeast 1/4 and northwest 1/4 of the southwest 1/4 of Section 36, Township 5 north, Range 21 east, in the City of Franklin, Milwaukee County, Wisconsin (3617 West Elm Road).

City Engineer Morrow moved and Commissioner Leon seconded to amend the motion by adding the following condition: The applicant shall provide a commitment that if a driveway is not created in nine (9) months they will install a hammer head (temporary t). On voice vote, all voted 'aye'. Motion amended (5-0-1).

On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of February 20, 2020 at 7:43 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).