

**City of Franklin
Plan Commission Meeting
August 5, 2021
Minutes**

Approved
September 9, 2021

A. Call to Order and Roll Call

Acting Chair Commissioner Hogan called the August 5, 2021, 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 Hogan, Burckhardt and Hailey, and City Engineer Glen Morrow. Absent were Mayor Olson and Commissioner Leon. The aldermanic position is currently vacant. Also present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva and Associate Planner Marion Ecks.

B. Approval of Minutes

1. Regular Meeting of July 22, 2021

Commissioner Haley moved and Commissioner Burckhardt seconded approval of the July 22, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. PLEASANT VIEW RESERVE RESIDENTIAL SUBDIVISION DEVELOPMENT AND TRAIL.

Natural Resource Features Special Exception and Final Plat application by Veridian Homes, LLC, Franklin 49th Street LLC and Creative Custom Homes, LLC, property owners (VH PVR, LLC property owner for the Natural Resource Features Special Exception, Outlot 2), for a 53 lot single-family residential subdivision (which combines two previously proposed subdivision developments, Oak Ridge of Franklin Subdivision and Pleasant View Reserve Subdivision, into a single project (38.66 total acres)), containing two outlots, Outlot 1 containing a stormwater detention pond and Outlot 2 consisting primarily of protected natural resource features, including an additional stormwater pond, also including the extension of Marquette Avenue from its current location westward to South 51st Street, to be completed as part of Phase 1 of 2

The Official Notice of Public hearing was read in to the record by Principal Planner Martínez and the Public Hearing was opened at 7:11 p.m. and closed at 7:12 p.m.

Associate Planner Ecks presented these Natural Resource Features Special Exception and Final Plat applications by Veridian Homes, LLC, Franklin 49th Street LLC and Creative Custom Homes, LLC, property owners (VH PVR, LLC property owner).

Natural Resource Special Exception

City Engineer Morrow moved and Commissioner Hailey seconded a motion to recommend approval of the Veridian Homes, LLC, natural resource features special exception pursuant to the standards, findings and decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations. In addition, recommended condition number 8 will be revised to require that there will be monitoring submitted on an annual basis. On voice vote, all voted 'aye'. Motion carried (4-0-2).

of the development which will include 25 home sites, and an asphalt trail connecting the cul-de-sac of 49th Court southward and eastward to the City’s Pleasant View Park (Phase 2 includes 28 remaining home sites); Natural Resource Features Special Exception application for the purpose of allowing for grading and fill of approximately 1,905 square feet of wetland and 2,574 square feet of wetland buffer (at 7501 South 49th Street, Tax Key No. 791-9979-003), for the development of the asphalt trail (culverts will be installed to maintain wetland hydrology and the applicant is proposing mitigation on site, adjacent to a nearby section of the same wetland), properties located at 7475 South 49th Street and 7501 South 49th Street, zoned R-6 Suburban Single-Family Residence District; Tax Key Nos. 759-9981-010 and 788-9981-003.

Final Plat

City Engineer Morrow moved and Commissioner Hailey seconded a motion to recommend approval of a resolution conditionally approving a final plat for Pleasant View Reserve subdivision (at 7475 and 7501 south 49th street). On voice vote, all voted 'aye'. Motion carried (4-0-2).

D. Business Matters

1. TORBENSON SHOWS LLC HOLIDAY CRAFT AND GIFT EXPO AT THE MILWAUKEE COUNTY SPORTS COMPLEX.

James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, on Friday, November 26, 2021, from 9:00 a.m. to 5:00 p.m., Saturday, November 27, 2021 from 9:00 a.m. to 4:00 p.m., and Sunday, November 28, 2021, from 10:00 a.m. to 2:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999-001 and 882-9987-001.

Associate Planner Ecks presented a request by James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road.

City Engineer Morrow moved and Commissioner Hailey seconded a motion to adopt a resolution imposing conditions and restrictions for the approval of a temporary use for a holiday craft and gift expo for property located at 6000 West Ryan Road (Milwaukee County Sports Complex). On voice vote, all voted 'aye'. Motion carried (4-0-2).

2. CLUBHOUSE ADDITION, PARTIAL RENOVATION OF THE MANAGEMENT OFFICES AND RENOVATION OF THE EXTERIOR SWIMMING POOL, DECK, POOL EQUIPMENT BUILDING AND BARBECUE AREA ADDITION.

Principal Planner Martínez presented a Site Plan Amendment application by Whitnall Pointe Limited Partnership, for a single-story addition of approximately 1,200 square feet to the clubhouse building to expand and renovate the fitness center (hot tub upgrades, reconfiguration of the locker rooms (including replacing the saunas), creation of a recreation room with a

Site Plan Amendment application by Whitnall Pointe Limited Partnership, for a single-story addition of approximately 1,200 square feet to the clubhouse building to expand and renovate the fitness center (hot tub upgrades, reconfiguration of the locker rooms (including replacing the saunas), creation of a recreation room with a kitchenette and a larger fitness center), partial renovation of the management offices located north of the existing fitness center, replacement of the exterior swimming pool, enlargement of the pool deck, addition of a new pool equipment building with a pergola and two toilet rooms and a grass barbecue area with charcoal grills and picnic tables, for Whitnall Pointe Apartment Homes, property zoned R-8 Multiple-Family Residence District, located at 10591 West Cortez Circle; Tax Key No. 747-0035-001.

kitchenette and a larger fitness center), partial renovation of the management offices located north of the existing fitness center, replacement of the exterior swimming pool, enlargement of the pool deck, addition of a new pool equipment building with a pergola and two toilet rooms and a grass barbecue area with charcoal grills and picnic tables, for Whitnall Pointe Apartment Homes.

City Engineer Morrow moved and Commissioner Hailey seconded a motion to adopt a resolution amending the site plan for property located at 10591 West Cortez Circle to allow for renovations to the clubhouse and pool area of Whitnall Pointe Apartment Homes (tax key no. 747-0035-001), removing the conditions noted in the engineering memo. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Adjournment

Commissioner Hailey moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of August 5, 2021 at 7:23 p.m. On voice vote, all voted 'aye'; motion carried. (4-0-2).