

**City of Franklin
Plan Commission Meeting
July 8, 2021
Minutes**

Approved
July 22, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the July 8, 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 Mayor Steve Olson, Commissioners Patricia Hogan and Kevin Haley, City Engineer Glen Morrow and Alderman Mark Dandrea. Commissioners Adam Burckhardt and Patrick Leon were absent. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Regular Meeting of June 17, 2021

Alderman Dandrea moved and Commissioner Hogan seconded approval of the June 17, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. JAMES A. ROGOSIENSKI AND SANDRA D. ROGOSIENSKI SINGLE-FAMILY RESIDENCE DETACHED GARAGE EXPANSION [recommendation to Board of Zoning and Building Appeals]. Application by James A. Rogosienksi and Sandra D. Rogosienksi for an Area Exception from Section 15-3.0801C.1. of the Unified Development Ordinance to allow for an 864 square foot accessory structure, exceeding the 720 square feet maximum size by 20%, for property located at 3800 West Acre Avenue [an existing dwelling totaling 1100 square feet and two existing detached accessory buildings are currently on the property, the first building is a detached 24 foot by 24 foot frame garage totaling 576 square feet and the second building is a detached 12 foot by 20 foot frame accessory building totaling 240 square feet-proposal is to remove the 12 foot by 20 foot accessory building to provide clearance to expand the existing 24 foot by 24 foot garage to 24 feet by 36 feet for a total of 864

Principal Planner Régulo Martínez-Montilva presented the request by James A. Rogosienksi and Sandra D. Rogosienksi for an Area Exception from Section 15-3.0801C.1. of the Unified Development Ordinance to allow for an 864 square foot accessory structure, exceeding the 720 square feet maximum size by 20%, for property located at 3800 West Acre Avenue [an existing dwelling totaling 1100 square feet and two existing detached accessory buildings are currently on the property, the first building is a detached 24 foot by 24 foot frame garage totaling 576 square feet and the second building is a detached 12 foot by 20 foot frame accessory building totaling 240 square feet-proposal is to remove the 12 foot by 20 foot accessory building to provide clearance to expand the existing 24 foot by 24 foot garage to 24 feet by 36 feet for a total of 864 square feet], property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 833-0065-000.

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:03 p.m. and closed at 7:03 p.m.

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of an application for an Area Exception to allow for an 864 square foot accessory structure [application requests an

square feet], property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 833-0065-000.

Area Exception from Section 15-3.0801c.1. of the Unified Development Ordinance to exceed the 720 square feet maximum size by 20%) [an existing dwelling totaling 1100 square feet and two existing detached accessory buildings are currently on the property, the first building is a detached 24 foot by 24 foot frame garage totaling 576 square feet and the second building is a detached 12 foot by 20 foot frame accessory building totaling 240 square feet-proposal is to remove the 12 foot by 20 foot accessory building to provide clearance to expand the existing 24 foot by 24 foot garage to 24 feet by 36 feet for a total of 864 square feet], for property located at 3800 West Acre Avenue. On voice vote, all voted ‘aye’. Motion carried (4-0-2).

D. Business Matters

1. DETACHED ACCESSORY BUILDING ADDITION TO A CHILD CARE CENTER. Site Plan Amendment application by Christopher W. Colton, President of Ingenious Inc., for the addition of an approximately 880 square foot (40 feet by 22 feet) detached accessory building to Ingenious Inc, a child care facility (proposed building would be located east of the existing parking lot and would be used for storage), property zoned B-3 Community Business District, located at 7260 South 76th Street; Tax Key No. 756-9993-011.

Principal Planner Régulo Martínez-Montilva presented a request by Christopher W. Colton, President of Ingenious Inc., for the addition of an approximately 880 square foot (40 feet by 22 feet) detached accessory building to Ingenious Inc, a child care facility (proposed building would be located east of the existing parking lot and would be used for storage), property zoned B-3 Community Business District, located at 7260 South 76th Street; Tax Key No. 756-9993-011.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to adopt a Resolution amending the Site Plan for property located at 7260 South 76th Street to allow for a detached accessory building addition to Ingenious Inc., a child care facility (tax key no. 756-9993-011). On voice vote, all voted ‘aye’. Motion carried (4-0-2).

2. BEAR DEVELOPMENT, LLC RECONFIGURATION OF THREE LOTS FOR POTENTIAL FUTURE CONDOMINIUM DEVELOPMENT. Certified Survey Map application by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), to reconfigure 3 properties (Tax Key No. 891-9993-000, 8.58 acres, 12000 West Loomis Road, with access to Ryan Road; Tax Key No. 891-9996-000, 6.68 acres, generally between 12000 and 12204 West Loomis Road and Tax Key No. 891-9997-000, 3.54 acres, 12204 West Loomis Road) to create 2 lots as follows: Lot 1 with 15.06 acres north of Loomis Road and access

Principal Planner Régulo Martínez-Montilva presented a request by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), to reconfigure 3 properties (Tax Key No. 891-9993-000, 8.58 acres, 12000 West Loomis Road, with access to Ryan Road; Tax Key No. 891-9996-000, 6.68 acres, generally between 12000 and 12204 West Loomis Road and Tax Key No. 891-9997-000, 3.54 acres, 12204 West Loomis Road) to create 2 lots as follows: Lot 1 with 15.06 acres north of Loomis Road and access to Ryan Road, and Lot 2 with 0.91 acres south of Loomis Road and access to West Loomis Court [a Concept Review was presented before the Common Council on April 5, 2021, for the “Ryan Road Duplexes”, a two-family residential condominium development, with 26 units in 13 two-family attached dwellings on the area designated as Lot 1 in this Certified Survey Map]; properties located at 12000 West Loomis Road and 12204 West Loomis Road, zoned R-8

to Ryan Road, and Lot 2 with 0.91 acres south of Loomis Road and access to West Loomis Court [a Concept Review was presented before the Common Council on April 5, 2021, for the “Ryan Road Duplexes”, a two-family residential condominium development, with 26 units in 13 two-family attached dwellings on the area designated as Lot 1 in this Certified Survey Map]; properties located at 12000 West Loomis Road and 12204 West Loomis Road, zoned R-8 Multiple-Family Residence District and C-1 Conservancy District.

3. SIGN CODE INTERIM AMENDMENTS, CITY-WIDE (REVIEW OF STAFF’S PROPOSALS FOR MINOR AMENDMENTS TO CHAPTER 210 OF THE MUNICIPAL CODE).

Adjournment

Multiple-Family Residence District and C-1 Conservancy District.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution conditionally approving a 2 lot Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (at 12000 West Loomis Road and 12204 West Loomis Road), subject to the additional language provided by the City Attorney relative to the recording. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Planning Manager Heath Eddy presented the sign code interim amendments, review of staff’s proposals for minor amendments to chapter 210 of the municipal code.

Commissioner Haley moved and Commissioner Hogan seconded a motion to recommend to the Common Council the changes outlined in the staff memo and the ordinance attached to Common Council. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Commissioner Hogan moved and Alderman Dandrea seconded to adjourn the Plan Commission meeting of July 8, 2021 at 7:26 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).