

**City of Franklin
Plan Commission Meeting
June 3, 2021
Minutes**

Approved
June 17, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the June 3, 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 Patrick Leon and Adam Burckhardt and City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner Patricia Hogan. Participating remotely was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Associate Planner Marion Ecks.

B. Approval of Minutes

1. Regular Meeting of May 20, 2021

Commissioner Leon moved and Commissioner Burckhardt seconded approval of the May 20, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. CROATIAN PARK CONVERSION OF A GRASS SOCCER FIELD INTO AN ARTIFICIAL TURF SOCCER FIELD AND INSTALLATION OF ADDITIONAL LIGHTING. Natural Resource Features Special Exception and Site Plan Amendment applications by Croatian Eagles Soccer Club, Federation of Croatian Societies, Inc., property owner, for the purpose of allowing for grading of approximately 0.05 acres of wetland buffer and 0.19 acres of wetland setback, and installation of stormwater facilities (west of the turf field), for conversion of the existing grass soccer field into a 230 foot by 355 foot artificial turf soccer field, and installation of additional lighting, upon properties located at 9100 South 76th Street and 9220 South 76th Street, such properties zoned P-1 Park District and C-1 Conservancy District; Tax Key Nos. 884-9995-000 and 884-9996-000.

Associate Planner Marion Ecks presented the request by Croatian Eagles Soccer Club, Federation of Croatian Societies, Inc., property owner, for the purpose of allowing for grading of approximately 0.05 acres of wetland buffer and 0.19 acres of wetland setback, and installation of stormwater facilities (west of the turf field), for conversion of the existing grass soccer field into a 230 foot by 355 foot artificial turf soccer field, and installation of additional lighting, upon properties located at 9100 South 76th Street and 9220 South 76th Street, such properties zoned P-1 Park District and C-1 Conservancy District; Tax Key Nos. 884-9995-000 and 884-9996-000

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:08 p.m. and closed at 7:13 p.m..

Natural Resource Special Exception

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of the Croatian Eagles Soccer Club 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. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Site Plan Amendment

Commissioner Leon moved and Alderman Dandrea seconded a motion to adopt a Resolution amending the Site Plan for properties located at 9100 South 76th Street and 9220 South 76th Street to allow for conversion of the existing grass soccer field in Croatian Park into an artificial turf soccer field, and installation of stormwater facilities (Tax Key Nos. 884-9995-000 and 884-9996-000) On voice vote, all voted ‘aye’. Motion carried (5-0-1).

D. Business Matters

1. LOT DIVISION TO ACCOMMODATE THE CITY OF FRANKLIN INDUSTRIAL PARK MUNICIPAL SANITARY LIFT STATION REPLACEMENT. Certified Survey Map application in conjunction with a Land Division Variance application, by the City of Franklin, applicant (Zeta Company, LLP, property owner), to create a new lot for a new sanitary lift station in the City of Franklin Industrial Park [division of the 11 acre property located at 5801 West Franklin Drive into 2 lots: lot 1 with an area of 10.41 acres for the existing manufacturing facility owned by Zeta Company, LLP and lot 2, with 0.47 acres, for the new sanitary lift station to be owned by the City of Franklin] (the Site Plan for this sanitary lift station, including: lift station building, below-grade wet well, asphalt driveway, landscaping and site lighting, was approved by the Plan Commission in February, per Resolution No. 2021-003), and this Certified Survey Map requires a land division variance to allow for the creation of the lift station lot with an area of 0.47 acres, while the minimum lot area in Planned Development District No. 7 (Franklin Industrial Park) is 1 acre, per Ordinance No. 85-864, property located at 5801 West Franklin Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0006-001.

Planning Manager Heath Eddy presented the request by the City of Franklin, applicant (Zeta Company, LLP, property owner), to create a new lot for a new sanitary lift station in the City of Franklin Industrial Park [division of the 11 acre property located at 5801 West Franklin Drive into 2 lots: lot 1 with an area of 10.41 acres for the existing manufacturing facility owned by Zeta Company, LLP and lot 2, with 0.47 acres, for the new sanitary lift station to be owned by the City of Franklin] (the Site Plan for this sanitary lift station, including: lift station building, below-grade wet well, asphalt driveway, landscaping and site lighting, was approved by the Plan Commission in February, per Resolution No. 2021-003), and this Certified Survey Map requires a land division variance to allow for the creation of the lift station lot with an area of 0.47 acres, while the minimum lot area in Planned Development District No. 7 (Franklin Industrial Park) is 1 acre, per Ordinance No. 85-864, property located at 5801 West Franklin Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0006-001.

Land Division Variance

Alderman Dandrea moved and Commissioner Leon seconded a motion to adopt a Resolution conditionally approving a Land Division Variance for a 2 Lot Certified Survey Map, being a redivision of Lot 1 and 2 in block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Franklin by Quit Claim Deed recorded as document No.6934853 (at 5801 West Franklin Drive). On voice vote, all voted ‘aye’. Motion carried (5-0-1).

Certified Survey Map

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution conditionally approving a 2 Lot Certified Survey Map, being a redivision of Lot 1 and 2 in block 6 of Franklin Industrial

Park located in the Northwest 1/4 of the Southwest 1/4, and lot 3 in block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Franklin by Quit Claim Deed recorded as document No.6934853 (at 5801 West Franklin Drive). On voice vote, all voted ‘aye’. Motion carried (5-0-1).

2. GARAGE ENLARGEMENT ENCROACHING INTO SIDE YARD SETBACK IN A PRIME AGRICULTURAL ZONING

DISTRICT. Site Plan Amendment application by Brent A. Maynard, to extend the back of an existing garage by 16 feet, encroaching into the property’s side setback [the encroachment is permitted pursuant to a variance from Table 15-3.0315 of the Unified Development Ordinance granted by the Board of Zoning & Building Appeals at its May 19, 2021 meeting] [a site plan amendment is required because this property is located in the Prime Agricultural zoning district (A-2) and the resulting garage floor area (1,380 square feet) exceeds the maximum size for residential accessory structures (900 square feet)], upon property zoned A-2 Prime Agricultural District, located at 10953 South 92nd Street; Tax Key No. 986-9999-000..

Planning Manager Heath Eddy presented the request by Brent A. Maynard, to extend the back of an existing garage by 16 feet, encroaching into the property’s side setback [the encroachment is permitted pursuant to a variance from Table 15-3.0315 of the Unified Development Ordinance granted by the Board of Zoning & Building Appeals at its May 19, 2021 meeting] [a site plan amendment is required because this property is located in the Prime Agricultural zoning district (A-2) and the resulting garage floor area (1,380 square feet) exceeds the maximum size for residential accessory structures (900 square feet)], upon property zoned A-2 Prime Agricultural District, located at 10953 South 92nd Street; Tax Key No. 986-9999-000.

Commissioner Burckhardt moved and Commissioner Leon seconded a motion to adopt a Resolution amending the Site Plan for property located at 10953 South 92nd Street to allow for the enlargement of an existing garage in the prime agricultural zoning district (Tax Key No. 986-9999-000). On voice vote, all voted ‘aye’. Motion carried (5-0-1).

Adjournment

Commissioner Leon moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of June 3, 2021 at 7:32 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).