

**City of Franklin
Plan Commission Meeting
March 4, 2021
Minutes**

Approved
March 18, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the March 4, 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 Patricia Hogan and Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Adam Burckhardt. Also present were Planning Manager Heath Eddy, Associate Planner Marion Ecks and City Attorney Jesse Wesolowski. Commissioner Kevin Haley participated remotely.

B. Approval of Minutes

- 1. Regular Meeting of February 18, 2021

Commissioner Leon moved and Commissioner Hogan seconded approval of the February 18, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. OAKWOOD INDUSTRIAL PROPOSED BUILDINGS I AND II AND SITE DEVELOPMENTS; NATURAL RESOURCE FEATURES SPECIAL EXCEPTION AND SPECIAL USE. Natural Resource Features Special Exception and Special Use applications by WP Property Acquisitions LLC, Wendt Family Trust, property owner, to allow for the development of two industrial buildings totaling approximately 500,000-600,000 square foot in area (potentially up to 600,000 square feet), the Natural Resource Features Special Exception impacting one of the three wetlands on the property (2.167 acres), specifically, grading and filling 0.23 acres (9,784 square feet) of wetland, 0.60 acres (26,132 square feet) of wetland buffer and 0.79 acres (34,466 square feet) of wetland setback, and the development will also remove 39% of young woodland on the site (the City of Franklin Unified Development

Planning Manager Heath Eddy provided an introduction to the requests for a Natural Resource Features Special Exception and a Special Use. The applicant, WP Property Acquisitions LLC, and Wendt Family Trust, property owner, is requesting approval to develop two industrial buildings totaling approximately 500,000 square foot in area. The Natural Resource Features Special Exception request is for approval to impact one of the three wetlands on the property (2.167 acres), specifically, grading and filling 0.23 acres (9,784 square feet) of wetland, 0.60 acres (26,132 square feet) of wetland buffer and 0.79 acres (34,466 square feet) of wetland setback, and the development will also remove 39% of young woodland on the site (the City of Franklin Unified Development Ordinance permits impacts up to 50% without requiring an exception). The Special Use request is for approval to permit off-street overnight parking (along the west property line behind the proposed industrial buildings) for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238) of the Unified Development Ordinance) (tenants have yet to be identified).

Ordinance permits impacts up to 50% without requiring an exception) and a Special Use to permit off-street overnight parking (along the west property line behind the proposed industrial buildings) for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238) of the Unified Development Ordinance) (tenants have yet to be identified) [proposed Site Plan application for a phased development of the former Wendt Farm will follow at a future date].

D. Business Matters

PLEASANT VIEW RESERVE RESIDENTIAL SUBDIVISION DEVELOPMENT. Preliminary Plat application by Veridian Homes, LLC, Franklin 49th Street LLC and Creative Custom Homes, LLC, property owners, 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 of the development which will include 25 home sites, and a trail

The Official Notice of Public Hearing for the Natural Resource Features Special Exception was read into the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:05 p.m. The applicant requested deferral of the public hearing to April 8, 2021. Therefore the public hearing was left open with the following motion.

A. Natural Resource Special Exception

Alderman Dandrea moved and Commissioner Leon seconded a motion to postpone and continue the subject matter and public hearing to the April 8, 2021 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-1).

The Official Notice of Public Hearing for the Special Use was read into the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:07 p.m. The applicant requested deferral of the public hearing to April 8, 2021. Therefore the public hearing was left open with the following motion.

B. Special Use

Alderman Dandrea moved and Commissioner Leon seconded a motion to postpone and continue the subject matter and public hearing to the April 8, 2021 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Associate Planner Marion Ecks presented the request by Veridian Homes, LLC, Franklin 49th Street LLC and Creative Custom Homes, LLC, property owners, 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 of the development which will include 25 home sites, and a 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), 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.

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution

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), 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.

conditionally approving a preliminary plat for Pleasant View Reserve subdivision (at 7475 South 49th Street and 7501 South 49th Street) 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 March 4, 2021 at 7:44 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).