

**City of Franklin
Plan Commission Meeting
January 20, 2022
Minutes**

Approved
February 17, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the January 20, 2022, regular Plan Commission meeting to order at 7:08 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Patrick Leon, and Adam Burckhardt and City Engineer Glen Morrow. Commissioner Kevin Haley participated remotely and joined the meeting at 7:31 pm. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy, Principal Planner Régulo Martínez-Montilva and Associate Planner Marion Ecks. Associate Planner Ecks left the meeting at 8:45.

B. Approval of Minutes

1. Regular Meeting of January 6, 2022

Commissioner Hogan moved and Alderwoman Hanneman seconded approval of the January 6, 2022 regular meeting minutes. On voice vote, five 'ayes' and one absent. Motion carried (5-0-2).

C. Public Hearing Business Matters

**1. BEAR DEVELOPMENT, LLC
DUPLEX ONDOMINIUMS/SINGLE-
FAMILY HOME DEVELOPMENT.**

Natural Resource Features Special Exception application by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), for the purpose of grading of approximately 23,970 square feet of wetland buffer (temporary) and construction impact (building footprint-permanent) to approximately 1,350 square feet of wetland buffer and construction impact (building footprint-permanent) to approximately 3,586 square feet of wetland setback, property located at 12000 West Loomis Road, such property being zoned R-8 Multiple-Family Residence District and C-1 Conservancy District; Tax Key Nos. 891-9011-000 and 891-9012-000.

The Official Notice of Public hearing was read in to the record by Planning Manager Eddy and the Public Hearing was opened at 7:32 p.m. and closed at 7:42 p.m.

Associate Planner Ecks presented the request by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), for the purpose of grading of approximately 23,970 square feet of wetland buffer (temporary) and construction impact (building footprint-permanent) to approximately 1,350 square feet of wetland buffer and construction impact (building footprint-permanent) to approximately 3,586 square feet of wetland setback, property located at 12000 West Loomis Road, such property being zoned R-8 Multiple-Family Residence District and C-1 Conservancy District; Tax Key Nos. 891-9011-000 and 891-9012-000.

Natural Resource Special Exception

Motion #1

Alderwoman Hanneman moved and City Engineer Morrow seconded a motion to recommend approval of the revised request by Stephen R. Mills, president of Bear Development, LLC Natural Resource Features Special Exception, to allow for only temporary impacts to wetland setback and buffer,

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 (6-0-1).

Motion #2

Commissioner Haley moved and Commissioner Leon seconded a motion to add conditions of approval to require the applicant to remove all invasive species from both wetland features on the property, and to require a financial surety be imposed for this work. On voice vote, one voted ‘aye’ and five voted ‘nay’; motion failed. (1-5-1).

Motion #3

Commissioner Leon moved and City Engineer Morrow seconded a motion to add conditions of approval to require that the applicant provide for repair of the pond drainage tile/pipe between the pond edge and the outlet at Ryan Road, subject to a revised conservation easement; and for the removal of buckthorn with a minimum expenditure of \$10,000. On voice vote, all voted ‘aye’; motion carried (6-0-1).

2. BEAR DEVELOPMENT, LLC INDUSTRIAL DEVELOPMENT.

Certified Survey Map and Rezoning applications by Stephen R. Mills, President of Bear Development, LLC (Loomis & Ryan, Inc. and Gurjit Singh and Gurmit Kaur, property owners), to reconfigure Lot 84 of Ryan Meadows subdivision and an adjacent property located on the west side of South 112th Street:

Certified Survey Map: the proposed Certified Survey Map reconfigures the subject two properties: Lot 84 of Ryan Meadows is owned by Loomis & Ryan, Inc. on the east side of Monarch Drive and south of Chicory Street (approximately 24.06 acres); the other property bearing Tax Key Number 938-9994-004 is owned by Gurjit Singh and Gurmit Kaur (approximately 31.93 acres), [the Certified Survey Map creates three new lots with Lot 1 having an area of approximately 9.39 acres (to be owned by Loomis & Ryan, Inc.); Lot 2 approximately 22.88

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 8:49 p.m. and closed at 8:56 p.m.

Principal Planner Martinez-Montilva presented the request by Stephen R. Mills, President of Bear Development, LLC (Loomis & Ryan, Inc. and Gurjit Singh and Gurmit Kaur, property owners), to reconfigure Lot 84 of Ryan Meadows subdivision and an adjacent property located on the west side of South 112th Street.

Rezoning

Alderman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land from M-1 Limited Industrial District and R-2 Estate Single-Family Residence District to M-1 Limited Industrial District (generally located at the end of Monarch Drive in the Ryan Meadows subdivision (lot 84 of Ryan Meadows and an adjacent property located on the west side of South 112th Street) (approximately 22.88 acres) On voice vote, all voted ‘aye’; motion carried (6-0-1).

Certified Survey Map

Commissioner Hogan moved and Alderman Hanneman

acres (to be owned by Loomis & Ryan, Inc.) and Lot 3 with 23.57 acres (to be owned by Singh and Kaur) (the land division request essentially allows Loomis & Ryan, Inc. to purchase about 8 acres of land), also including a temporary turn around easement at the end of Monarch Drive and a 20 foot trail easement.

Rezoning: the applicant is requesting to change the zoning of the proposed Lot 2 from M-1 Limited Industrial District and R-2 Estate Single-Family Residence District to M-1 Limited Industrial District for industrial development; properties generally located at the end of Monarch Drive in the Ryan Meadows subdivision, zoned M-1 Limited Industrial District, R-2 Estate Single-Family Residence District and C-1 Conservancy District; Tax Key Nos. 891-1084-000 and 938- 9994-004.

seconded a motion to table the Certified Survey Map to the next meeting. On voice vote, all voted ‘aye’; motion carried. (6-0-1).

D. Business Matters

1. None

Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of January 20, 2022 at 9:25 p.m. On voice vote, all voted ‘aye’; motion carried. (6-0-1).