

**City of Franklin
Plan Commission Meeting
April 20, 2023
Minutes**

Approved
May 4, 2023

A. Call to Order and Roll Call

Mayor John Nelson called the April 20, 2023 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 John Nelson, Commissioners Patrick Leon Patricia Hogan and Kevin Haley, City Engineer Glen Morrow and Alderwoman Courtney Day. Absent was Commissioners Adam Burckhardt. Also present was Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meetings of March 23, 2023.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the March 23, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. XUEJUN WANG AND AILING TONG DECK INSTALLATION [recommendation to Board of Zoning and Building Appeals]. Application by Xuejun Wang and Ailing Tong for an Area Exception from Table 15-3.0206 of the Unified Development Ordinance to allow for the installation of a deck onto an existing single-family residence (21.19% lot coverage (2,852 square feet)), exceeding the 20% (2,691 square feet) maximum lot coverage standard in an R-5 Suburban Single-Family Residence District, by approximately 1.19% , for property located at 7911 West Oakwood Way, property zoned R-5 Suburban Single-Family Residence District; Tax Key No. 934-0108-000.

The Official Notice of Public Hearing for an Area Exception was read in to the record by Principal Planner Martínez-Montilva and the Public Hearing was opened at 7:08 p.m. and closed at 7:09 p.m..

Principal Planner Martínez-Montilva presented the request by Xuejun Wang and Ailing Tong for an Area Exception from Table 15-3.0206 of the Unified Development Ordinance to allow for the installation of a deck onto an existing single-family residence (21.19% lot coverage (2,852 square feet)), exceeding the 20% (2,691 square feet) maximum lot coverage standard in an R-5 Suburban Single-Family Residence District, by approximately 1.19% , for property located at 7911 West Oakwood Way, property zoned R-5 Suburban Single-Family Residence District; Tax Key No. 934-0108-000

Commissioner Leon moved and Alderwoman seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 21.19% (2,852 square feet) [application requests an Area Exception from table 15-3.0206 of the Unified Development Ordinance to exceed the R-5 Suburban Single-Family Residence District maximum lot coverage standard of 20% (2,691 square feet) by approximately 1.19%] to allow for the installation of a deck onto an existing single-family residence, property located at 7911 West Oakwood Way, provided that the deck size as currently proposed is reduced so the property meets the impervious surface requirement. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

D. Business Matters

1. FIREWISE BARBECUE COMPANY FOOD TRUCK OPERATION.

Temporary Use application by Alexander M. Obradovich, owner of Firewise Barbecue Company LLC, to allow for a food truck operation in the Menards parking lot located at 10925 West Speedway Drive (the tow vehicle is 22 feet in length and the food trailer is 30 feet in length (both vehicles are 8.5 feet wide) and will occupy 9 parking stalls), from April 1, 2023 through October 31, 2023, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.) [the applicant is planning to operate at this location 1 to 2 days per week but is requesting permission for 7 days a week], property zoned M-1 Limited Industrial District; Tax Key No. 704-1007-000.

Principal Planner Martínez-Montilva presented the request by Alexander M. Obradovich, owner of Firewise Barbecue Company LLC, to allow for a food truck operation in the Menards parking lot located at 10925 West Speedway Drive (the tow vehicle is 22 feet in length and the food trailer is 30 feet in length (both vehicles are 8.5 feet wide) and will occupy 9 parking stalls), from April 1, 2023 through October 31, 2023, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.) [the applicant is planning to operate at this location 1 to 2 days per week but is requesting permission for 7 days a week], property zoned M-1 Limited Industrial District; Tax Key No. 704-1007-000.

Commissioner Leon moved and Alderwoman Day seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a Firewise Barbecue Company food truck operation in the parking lot of the Menards store located at 10925 West Speedway Drive. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

2. OAKWOOD INDUSTRIAL LLC LOT DIVISION.

Certified Survey Map application by Stewart M. Wangard, member of Oakwood Industrial LLC, (Wangard Partners, Inc., property owner), to separate a portion of a parcel of land with frontage on West Oakwood Road from the portion of the property to the south for future development of a 300,000 square foot building on the newly created southern parcel (the northern portion contains approved development including a special use and site plan), property located at 3617 West Oakwood Road, zoned Planned Development District 39 (Mixed Use Business Park); Tax Key No. 950-9997-002.

Associate Planner Ecks presented the request by Stewart M. Wangard, member of Oakwood Industrial LLC, (Wangard Partners, Inc., property owner), to separate a portion of a parcel of land with frontage on West Oakwood Road from the portion of the property to the south for future development of a 300,000 square foot building on the newly created southern parcel (the northern portion contains approved development including a special use and site plan), property located at 3617 West Oakwood Road, zoned Planned Development District 39 (Mixed Use Business Park); Tax Key No. 950-9997-002

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a 2 lot Certified Survey Map, being that part of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 36, Township 5 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin (at 3617 West Oakwood Road) On voice vote, all voted ‘aye’; motion carried. (5-0-1).

3. FAITHWAY RESERVE SUBDIVISION INTERIOR BOUNDARY CORRECTION.

Affidavit of Correction application by Rick J. Przybyla (property owner), for Faithway Reserve Subdivision, Lot 8, to change the side yard setback on the recorded plat from 30 feet to 10 feet,

Associate Planner Ecks presented the request by Rick J. Przybyla (property owner), for Faithway Reserve Subdivision, Lot 8, to change the side yard setback on the recorded plat from 30 feet to 10 feet, property located at 7780 West Faith Drive, zoned R-6 Suburban Single-Family Residence District; Tax Key No. 792-0272-000.

property located at 7780 West Faith Drive, zoned R-6 Suburban Single-Family Residence District; Tax Key No. 792-0272-000.

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution approving an Affidavit of Correction for Faithway Reserve subdivision, lot 8, to correct the side yard setback on the recorded plat, property located at 7780 West Faith Drive (tax key no. 792-0272-000). On voice vote, all voted ‘aye’; motion carried (5-0-1).

4. HOME DEPOT (STORE 4907) OUTDOOR SALES. Temporary Use application by Home Depot USA, Inc., for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) and FW Floodway District, located at 6489 South 27th Street; Tax Key No. 714-9996-015.

Principal Planner Martínez-Montilva presented the request by Home Depot USA, Inc., for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) and FW Floodway District, located at 6489 South 27th Street; Tax Key No. 714-9996-015.

Commissioner Leon moved and Commissioner Hogan seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for outdoor seasonal tree and shrub sales for property located at 6489 South 27th Street. On voice vote, all voted ‘aye’; motion carried (5-0-1).

Adjournment

Commissioner Haley moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of April 20, 2023 at 7:39 p.m.. On voice vote, all voted ‘aye’; motion carried (5-0-1).