

**City of Franklin
Plan Commission Meeting
August 3, 2017
Minutes**

Approved
August 17, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the August 3, 2017 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 Commissioners Patricia Hogan, Kevin Haley and David Fowler, Alderman Mark Dandrea and Assistant City Engineer Sara Arnold. Excused was Commissioner Patrick Leon. Also present was Planning Manager Joel Dietl and Associate Planner Orrin Sumwalt.

B. Approval of Minutes

1. Regular Meeting of July 20, 2017.

Commissioner Hogan moved and Commissioner Haley seconded approval of the July 20, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C.1. MILLS HOTEL WYOMING, LLC SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Rezoning and Comprehensive Master Plan Amendment applications by Mills Hotel Wyoming, LLC, to rezone the C-1 Conservancy District portion of land located upon Lots 1, 2 and 3 of Certified Survey Map No. 8907, located at 11906 and 11908 West Loomis Road, to R-8 Multiple-Family Residence District and to amend the Future Land Use Map designation of Lot 3 of Certified Survey Map No. 8907 from Areas of Natural Resource Features Use and Water Use to Residential Use and Areas of Natural Resource Features Use and Water Use; Tax Key No. 891-9989-001.

Planning Manager Joel Dietl presented the request by Mills Hotel Wyoming, LLC, to rezone the C-1 Conservancy District portion of land located upon Lots 1, 2 and 3 of Certified Survey Map No. 8907, located at 11906 and 11908 West Loomis Road, to R-8 Multiple-Family Residence District and to amend the Future Land Use Map designation of Lot 3 of Certified Survey Map No. 8907 from Areas of Natural Resource Features Use and Water Use to Residential Use and Areas of Natural Resource Features Use and Water Use.

The Official Notice of Public Hearing was read into the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:04 p.m. and closed at 7:11 p.m..

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (zoning map) to rezone the C-1 Conservancy District portion of land located upon Lots 1, 2 and 3 of Certified Survey Map No. 8907, located at 11906 and 11908 West Loomis Road, to R-8 Multiple-Family Residence District (approximately 3.7271 acres (tax key No. 891-9989-001)). On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Commissioner Haley

seconded a motion to approve a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2015 Comprehensive Master Plan to change the City of Franklin 20125 Future Land Use Map for property located at 11906 and 11908 West Loomis Road from areas of Natural Resource Features Use and Water Use to Residential use, areas of Natural Resource Features Use and Water Use, pursuant to WIS. STAT. § 66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (5-0-1).

C.2. ZENA’S COCINA LLC; “DIRECT SELLING ESTABLISHMENTS” USE. Special Use application by Corrine Roszina, owner/operator of Zena’s Cocina LLC, to operate a commercial kitchen/home base for a food truck business use upon the Creative Wood Products, Inc. property zoned M-1 Limited Industrial District, located at 9710-9720 South 58th Street; Tax Key No. 899-9990-034.

Planning Manager Joel Dietl presented the request by Corrine Roszina, owner/operator of Zena’s Cocina LLC, to operate a commercial kitchen/home base for a food truck business use upon the Creative Wood Products, Inc. property zoned M-1 Limited Industrial District, located at 9710-9720 South 58th Street; Tax Key No. 899-9990-034.

The Official Notice of Public Hearing was read into the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:15 p.m. and closed at 7:16 p.m..

Commissioner Hogan moved and Commissioner Fowler seconded a motion to recommend approval of a Resolution imposing conditions and restriction for the approval of a Special Use for a commercial kitchen/home base for a food truck business use upon The Creative Wood Products, Inc. property located at 9710-9720 South 58th Street subject to the food truck being parked on the portion of pavement in the south parking lot behind the building, to screen the food truck from the view of the South 58th Street right-of-way. On voice vote, all voted 'aye'. Motion carried (5-0-1).

D. Business Matters

1. NEUMANN DEVELOPMENTS, INC. PARK CIRCLE DUPLEX SINGLE- FAMILY ONDOMINIUMS DEVELOPMENT. Certified Survey Map and Condominium Plat applications by Neumann Developments, Inc., to create three lots from two existing lots (Lot 1 is approximately 4.65 acres, Lot 2 is approximately 2.36 acres and Lot 3 is 7.25 acres) for the Park Circle Condominiums development (total development includes 54 duplex single-family condominiums; the plat includes

Planning Manager Joel Dietl presented the request by Neumann Developments, Inc., to create three lots from two existing lots (Lot 1 is approximately 4.65 acres, Lot 2 is approximately 2.36 acres and Lot 3 is 7.25 acres) for the Park Circle Condominiums development (total development includes 54 duplex single-family condominiums; the plat includes three building pads for three 2-unit condominiums, the remainder of the properties being expansion lands), located at approximately 9733 South 76th Street, property zoned R-8 Multiple-Family Residence District; Tax Key Nos. 896-9999-007 and 896-9999-008. [The Certified Survey Map will also dedicate rights-of-way for future roads, including West Park Circle Way, West Park Circle and half of the right-of-way of South 80th Street.]

three building pads for three 2-unit condominiums, the remainder of the properties being expansion lands), located at approximately 9733 South 76th Street, property zoned R-8 Multiple-Family Residence District; Tax Key Nos. 896-9999-007 and 896-9999-008. [The Certified Survey Map will also dedicate rights-of-way for future roads, including West Park Circle Way, West Park Circle and half of the right-of-way of South 80th Street.]

Commissioner Haley moved and Commissioner Fowler seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot Certified Survey Map, being that part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin and including the dedication of rights-of-way for future roads, including West Park Circle Way and West Park Circle and the reservation of half of the right-of-way of South 80th Street, and subject to addition of the wetland setback to the conservation easement (approximately 9733 South 76th Street). On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution conditionally approving a Condominium Plat for Park Circle Condominiums at approximately 9733 South 76th Street. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. CROATIAN EAGLES SOCCER CLUB FUTSAL COURTS

CONSTRUCTION. Site Plan Amendment application by Croatian Eagles Soccer Club, for construction of two futsal (variant of United States soccer (English football)) courts occupying a 100 foot by 130 foot (13,000 square feet) area, extending partly over an existing gravel surface and partly over existing lawn at the northeast corner of the Croatian Eagles Soccer Club property located at 9100 South 76th Street, property zoned P-1 Park District and C-1 Conservancy District; Tax Key No. 884-9995-000.

Planning Manager Joel Dietl presented the request by Croatian Eagles Soccer Club, for construction of two futsal (variant of United States soccer (English football)) courts occupying a 100 foot by 130 foot (13,000 square feet) area, extending partly over an existing gravel surface and partly over existing lawn at the northeast corner of the Croatian Eagles Soccer Club property located at 9100 South 76th Street, property zoned P-1 Park District and C-1 Conservancy District; Tax Key No. 884-9995-000.

Commissioner Hogan moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution amending the Site Plan for property located at 9100 South 76th Street to allow for construction of three futsal courts at the northeast corner of the existing Croatian Eagles Soccer Club property (tax key No. 884-9995-000). On voice vote, all voted 'aye'. Motion carried (5-0-1).

3. DAVID GUDGEON AND JAMES L. LOUDON LAND DIVISION OF PORTIONS OF 2 LOTS INTO 1 LOT.

Certified Survey Map application by David Gudgeon, to create a third developable lot from the rear of two existing properties located at 7270 South 51st Street (David Gudgeon property owner) and 5050 West Minnesota Avenue (James L. Loudon

Planning Manager Joel Dietl presented the request by David Gudgeon, to create a third developable lot from the rear of two existing properties located at 7270 South 51st Street (David Gudgeon property owner) and 5050 West Minnesota Avenue (James L. Loudon Property owner), properties zoned R-6 Suburban Single-Family Residence District; Tax Key Nos. 759-0025-000 and 759-0024-000. [The proposed newly created lot would have frontage on West Minnesota Avenue.]

Property owner), properties zoned R-6 Suburban Single-Family Residence District; Tax Key Nos. 759-0025-000 and 759-0024-000. [The proposed newly created lot would have frontage on West Minnesota Avenue.]

Commissioner Haley moved and Commissioner Fowler seconded a motion to recommend denial of a Resolution conditionally approving a portions of 2 lots into 1 lot Certified Survey Map, being Lot 8, Block 3, in Smolen’s Rawson Manor No. 2 and the east twenty five feet of the vacated service road adjoining on the west, in the Northeast 1/4 of Section 11, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (7270 South 51st Street and 5050 West Minnesota Avenue). On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of August 3, 2017 at 7:47 p.m. All voted ‘aye’; motion carried. (5-0-1).