

**City of Franklin  
Plan Commission Meeting  
August 9, 2018  
Minutes**

Approved  
**August 23, 2018**

**A. Call to Order and Roll Call**

Acting Chair Alderman Dandrea called the August 9, 2018 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. Alderman Dandrea indicated he would only vote to break a tie.

Present were Commissioners Kevin Haley, Adam Burckhardt and David Fowler, City Engineer Glen Morrow and Alderman Mark Dandrea. Excused were Mayor Olson and Commissioner Patricia Hogan. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

**B. Approval of Minutes**

1. Regular Meeting of July 19, 2018.

Commissioner Fowler moved and Commissioner Haley seconded approval of the July 19, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

**C. Public Hearing Business Matters**

**1. OAK LEAF TRAIL WINTER TRAIL EXTENSION WITHIN BALLPARK COMMONS PROPERTY; NATURAL RESOURCE SPECIAL EXCEPTIONS.**

Natural Resource Features Special Exception application by Milwaukee County Department of Administrative Services, applicant, BPC County Land, LLC, property owner, to remove certain mature woodlands (approximately 0.12 acres) located on the subject property, in order to construct a Winter Trail Extension (10 feet wide, approximately 1,100 feet long) for the recently constructed Oak Leaf Trail, to be located north of the ski hill and around the base of the ski and tubing hill (north of and parallel to the recently constructed Oak Leaf Trail), in order to allow for year round use of the trail [to offset this impact, the applicant

Planning Manager Joel Dietl presented the request by Milwaukee County Department of Administrative Services, applicant, BPC County Land, LLC, property owner, to remove certain mature woodlands (approximately 0.12 acres) located on the subject property, in order to construct a Winter Trail Extension (10 feet wide, approximately 1,100 feet long) for the recently constructed Oak Leaf Trail, to be located north of the ski hill and around the base of the ski and tubing hill (north of and parallel to the recently constructed Oak Leaf Trail), in order to allow for year round use of the trail [to offset this impact, the applicant proposes woodland mitigation planting at the Wehr Nature Center], and to fill 0.003 acres of an existing wetland which has been exempted by the Wisconsin Department of Natural Resources, about 0.04 acre of wetland buffer, and about 0.027 acre of wetland setback (as such Natural Resource Special Exception mitigation is not required, however, the applicant is proposing to mitigate the wetland impacts in any event, to consist of construction of a small wetland at the Wehr Nature Center), all property located at approximately 7900 West Crystal Ridge Drive, zoned Planned Development District No. 37 (The Rock Sports

proposes woodland mitigation planting at the Wehr Nature Center], and to fill 0.003 acres of an existing wetland which has been exempted by the Wisconsin Department of Natural Resources, about 0.04 acre of wetland buffer, and about 0.027 acre of wetland setback (as such Natural Resource Special Exception mitigation is not required, however, the applicant is proposing to mitigate the wetland impacts in any event, to consist of construction of a small wetland at the Wehr Nature Center), all property located at approximately 7900 West Crystal Ridge Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key No. 744-8980-001.

Complex/Ballpark Commons).

The Official Notice of Public Hearing was read into the record by Principal Planner Nick Fuchs and the Public Hearing was opened at 7:05 p.m. and closed at 7:07 p.m. Acting Chair Dandrea read an email from Mr. Andy Kleist of 6025 Parkview Road, Greendale, WI 53129 into the record as requested by Mr. Kleist.

Commissioner Burckhardt moved and Commissioner Haley seconded a motion to recommend approval of the Milwaukee County Department of Administrative Services 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 (4-0-2).

#### **D. Business Matters**

##### **1. REDEVELOPMENT OF AN EXISTING GAS STATION PROPERTY.**

Site Plan Amendment application by Khaled Aloul, Chief Manager and President of Franklin Property & Fuel Services Holdings LLC, property owner/applicant, to redevelop the existing gas station, convenience store and car wash, specifically, to raze the existing convenience store and detached car wash to construct a new single-story, 4,927 square foot convenience store with an attached 1,050 square foot car wash, along with the following: a new dumpster enclosure, vacuum stations, remodeling of the gas station canopy, relocation of the existing storm water pond, modification of the existing parking lot, addition of new landscaping and lighting and shifting the existing driveway access to Sycamore Street, property located at 6611 South 27th Street, property zoned Planned Development District No. 13 (Wal-

Planning Manager Joel Dietl presented the request by Khaled Aloul, Chief Manager and President of Franklin Property & Fuel Services Holdings LLC, property owner/applicant, to redevelop the existing gas station, convenience store and car wash, specifically, to raze the existing convenience store and detached car wash to construct a new single-story, 4,927 square foot convenience store with an attached 1,050 square foot car wash, along with the following: a new dumpster enclosure, vacuum stations, remodeling of the gas station canopy, relocation of the existing storm water pond, modification of the existing parking lot, addition of new landscaping and lighting and shifting the existing driveway access to Sycamore Street, property located at 6611 South 27th Street, property zoned Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club).

Commissioner Haley moved and Commissioner Fowler seconded a motion to approve a Resolution amending the Site Plan for property located at 6611 South 27th Street to allow for redevelopment of the existing gas station, convenience store and car wash; with removal of condition No. 10. On voice vote all voted ‘aye’. Motion carried (4-0-2).

Mart/Sam’s Wholesale Club);  
Tax Key No. 714-0001-001.

**2. FAITHWAY RESERVE  
SINGLE-FAMILY RESIDENTIAL  
SUBDIVISION DEVELOPMENT.**

Preliminary Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide the existing approximately 3.9148 acre property at 7711 and 7725 South 76th Street and 7700 West Faith Drive, to create an eight lot single-family subdivision, (home sites ranging in size from 12,232 square feet to 38,983 square feet (a portion of the development is on Faith Community Church property (Lot 8) which will be combined with two properties to the south of West Faith Drive as part of the subdivision development), property zoned R-6 Suburban Single-Family Residence District, FW Floodway District and I-1 Institutional District; Tax Key Nos. 792-0264-000, 792-0263-000 and 792-9984-001.

Planning Manager Joel Dietl presented the request by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide the existing approximately 3.9148 acre property at 7711 and 7725 South 76th Street and 7700 West Faith Drive, to create an eight lot single-family subdivision, (home sites ranging in size from 12,232 square feet to 38,983 square feet (a portion of the development is on Faith Community Church property (Lot 8) which will be combined with two properties to the south of West Faith Drive as part of the subdivision development), property zoned R-6 Suburban Single-Family Residence District, FW Floodway District and I-1 Institutional District.

Commissioner Fowler moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution conditionally approving a Preliminary Plat for Faithway Reserve subdivision (at 7711 and 7725 South 76th Street and 7700 West Faith Drive). On voice vote all voted ‘aye’. Motion carried (4-0-2).

**E. Adjournment**

Commissioner Haley moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of August 9, 2018 at 7:37 p.m. All voted ‘aye’; motion carried. (4-0-2).