

**City of Franklin
Plan Commission Meeting
December 6, 2018
Minutes**

Approved
December 20, 2018

A. Call to Order and Roll Call

Mayor Steve Olsen called the December 6, 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.

Present were Commissioners Adam Burckhardt, Kevin Haley, Patricia Hogan, City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner David Fowler. Also present were, Planning Manager Joel Dietl and City Attorney Jesse Wesolowski .

B. Approval of Minutes

- 1. Regular Meeting of November 8, 2018.

Commissioner Haley moved and Commissioner Hogan seconded approval of the November 8, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. BRION THOMAS WINTERS DECK ADDITION TO EXISTING HOME [recommendation to Board of Zoning and Building Appeals].

Application by Brion Thomas Winters for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 18.9%, exceeding the R-3 Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%, for property located at 6828 West Fox Haven Court, for construction of a 385 square foot deck addition on the east side of the existing home (which will increase lot coverage by approximately 3.9%), property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 837-0235-000.

Planning Manager Joel Dietl presented the request by Brion Thomas Winters for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 18.9%, exceeding the R-3 Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%, for property located at 6828 West Fox Haven Court, for construction of a 385 square foot deck addition on the east side of the existing home (which will increase lot coverage by approximately 3.9%), property zoned R-3 Suburban/Estate Single-Family Residence District.

The official Notice of Public Hearing was read in to the record by Planning Manager Dietl and the Public Hearing was opened at 7:02.

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of an application for an Area Exception to allow for construction of a 385 square foot deck addition on the east side of the existing home (which will increase lot coverage by approximately 3.9% [application requests an Area Exception from table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 18.9%, exceeding the R-3

Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%, for property located at 6828 West Fox Haven Court “subject to the applicant holding the City harmless should any work in the easement be necessary and that the City and/or its contractors will not be held responsible for any damage or repairs that may occur to the portion of the deck that encroaches into the easement, and subject to technical corrections as noted by staff.” On voice vote all voted ‘aye’. Motion carried (5-0-1).

D. Business Matters

1. OZINGA READY MIX CONCRETE, INC. TEMPORARY, PORTABLE CONCRETE BATCH PLANT AND CONSTRUCTION LAYDOWN YARD PROJECT.

Temporary Use application by Ozinga Ready Mix Concrete, Inc., for a temporary, portable concrete batch plant and construction laydown yard located partly on the existing parking lot (former golf dome property (portable batch plant)), and partially extending into the adjacent farm field to the east (raw materials storage), for the purpose of revisioning/resurfacing the north and southbound lanes of Interstate 94 beginning at Highway G (Racine County) north to College Avenue (Milwaukee County); batch plant operation for 8 months, from April 1, 2019 to November 30, 2019, and the laydown yard operation from December 7, 2018 to approximately March 31, 2019 (25 days in 2018 and 90 days in 2019), with proposed hours of operation Monday through Saturday, 5:00 a.m. to 8:00 p.m., and on Sundays by request to the City, property located at 11027 South 27th Street, zoned Planned Development District No. 39 (Mixed-Use Business Park), FC Floodplain Conservancy District and FW Floodway District.

Planning Manager Joel Dietl presented the request by Ozinga Ready Mix Concrete, Inc., for a temporary, portable concrete batch plant and construction laydown yard located partly on the existing parking lot (former golf dome property (portable batch plant)), and partially extending into the adjacent farm field to the east (raw materials storage), for the purpose of revision/resurfacing the north and southbound lanes of Interstate 94 beginning at Highway G (Racine County) north to College Avenue (Milwaukee County); batch plant operation for 8 months, from April 1, 2019 to November 30, 2019, and the laydown yard operation from December 7, 2018 to approximately March 31, 2019 (25 days in 2018 and 90 days in 2019), with proposed hours of operation Monday through Saturday, 5:00 a.m. to 8:00 p.m., and on Sundays by request to the City, property located at 11027 South 27th Street.

Alderman Dandrea moved and Commissioner Haley seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a portable concrete batch plant and construction laydown yard for Ozinga Ready Mix Concrete, Inc.’s revision/resurfacing of the north and southbound lanes of Interstate 94 project upon property located at 11027 South 27th Street. On voice vote all voted ‘aye’. Motion carried (5-0-1).

E. Adjournment

Commissioner Hogan moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of December 6, 2018 at 7:55 p.m. All voted 'aye'; motion carried. (5-0-1).