

City of Franklin
Plan Commission Meeting
June 18, 2015
Minutes

Approved
July 9, 2015

Call to Order and Roll Call

- A. Mayor Steve Olson called the June 18, 2015 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 Kevin Haley, Patricia Hogan, Scott Thinner and City Engineer Glen Morrow. Excused were Alderwoman Susanne Mayer and Commissioner David Fowler. Also present were Planning Manager Joel Dietl and Senior Planner Nick Fuchs. In attendance was Alderwoman Janet Evans.

Approval of Minutes

Regular Meeting of June 4, 2015.

- B.
1. Commissioner Haley moved and Commissioner Hogan seconded approval of the June 4, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

- C. (None listed.)

Business Matters

AMERICAN ADVANTAGE

INSURANCE. Site Plan application by Lakeshore Property Investments, LLC/Brian Boucher, for the conversion of an approximately 985 square foot single-family residence into a commercial office for American Advantage Insurance agency, including an asphalt driveway addition for off-street parking for 4 vehicles, addition of a handicap accessible ramp to the front of the property and renovation of the interior of the existing building, for property zoned B-4 South 27th Street Mixed-Use Commercial District located at 2820 West Ryan Road; Tax Key No. 879-9991-003.

- D.
1. Planning Manager Dietl presented the application by Brian Boucher to convert a single-family residence in the B-4 South 27th Street Mixed-Use Commercial District into a commercial office, including driveway and off-street parking improvements, a handicap accessible ramp for entrance to the front of the building, and interior renovations for property located at 2820 West Ryan Road.

Commissioner Morrow moved and Commissioner Haley seconded a motion to approve a Site Plan for conversion of a single-family residence into a commercial office for American Advantage Insurance, with the additional changes of deletion at Item 7 of the draft resolution of the addition of brick or stone siding to the base of the building on the south and west elevations; and the additional conditions of installing a sidewalk on South 29th Street to the satisfaction of the City Engineering Department, and Applicant obtains approval of a variance for the parking lot setback prior to Occupancy. On voice vote, all voted 'aye'. Motion carried (4-0-2).

ADAM C. MURPHY AND TANYA M. MURPHY LAND DIVISION. Certified Survey Map application by Adam C.

2. Planning Manager Dietl presented the Certified Survey Map application by Adam C. Murphy and Tanya M. Murphy to divide an existing parcel

Item D.2. (continued)

Murphy and Tanya M. Murphy, for division of an existing lot containing residential and commercial buildings into 2 lots, for property zoned B-4 South 27th Street Mixed-Use Commercial District located at 9843, 9847 and 9851 South 27th Street; Tax Key No. 902-9970-001.

containing residential and commercial buildings into 2 lots on property located at 9843, 9847 and 9851 South 27th Street.

Commissioner Haley made a motion to recommend approval of a resolution conditionally approving a 2-Lot Certified Survey Map, being a part of Parcel 1 of Certified Survey Map No. 6044 and lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, with the following conditions that the applicant produce a bond or letter of credit for the amount of the removal costs of the breezeway prior to recording of the CSM and the applicant will produce a Natural Resource Protection Plan with R.A. Smith being approved as the consultant. Commissioner Morrow seconded the motion. On voice vote, all voted 'aye'. Motion carried.

RICHARD A. HEPP AND APRIL HEPP LAND DIVISION. Certified Survey Map application by Richard A. Hepp and April Hepp, for division of an existing lot containing a single-family residence into 2 lots, for property zoned R-3 Suburban/Estate Single-Family Residence District located at 8473 South 47th Street; Tax Key No. 834-0015-000.

3. Planning Manager Dietl presented the application by Richard A. Hepp and April Hepp for division of an existing single-family residential lot into 2 single-family lots zoned R-3 Suburban/Estate Single-Family Residence District located at 8473 South 47th Street.

Commissioner Thinnes made a motion to recommend approval of a resolution conditionally approving a 2-Lot Certified Survey Map, being a subdivision of a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 14, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Adjournment

- E. Commissioner Thinnes moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of June 18, 2015 at 7:35 p.m. All voted 'aye'; motion carried.