

**City of Franklin
Plan Commission Meeting
March 23, 2017
Minutes**

Approved
April 6, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the March 23, 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, Patrick Leon, Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner David Fowler. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl and Alderwoman Susan Mayer.

B. Approval of Minutes

1. Regular Meeting of March 9, 2017.

Commissioner Hogan moved and Commissioner Haley seconded approval of the March 9, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Business Matters

1. **LIBAN'S LAWN SERVICE, INC. OPERATION EXPANSION.** Special Use Amendment application by Mark Liban, President of Liban's Lawn Service, Inc., for expansion of a lawn maintenance, landscaping and snow removal business operation, upon property zoned M-1 Limited Industrial District, located at 11307 West Forest Home Avenue; Tax Key No. 748-9994-003.

Planning Manager Dietl presented the request by Mark Liban, President of Liban's Lawn Service, Inc., for expansion of a lawn maintenance, landscaping and snow removal business operation, upon property zoned M-1 Limited Industrial District, located at 11307 West Forest Home Avenue.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:04 p.m. and closed at 7:07 p.m.

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a Resolution to amend Resolution No. 2002-5350, imposing conditions and restrictions for the approval of a Special Use for property located at 11307 West Forest Home Avenue to expand the operation of a lawn maintenance, landscaping and snow removal business, subject to amending the time-frames for Conditions No. 4 and No. 8 to within 60 days and Conditions No. 5 and No. 6 to 30 days, as well as adding a condition stating that gaps within the existing fence shall be repaired and/or filled within 60 days of the date of adoption of the resolution. On voice vote, all voted 'aye'. Motion carried (4-1-0).

2. BRIDGESTONE CAPITAL LLC SINGLE-FAMILY RESIDENCE (2) CONSTRUCTION. Rezoning application by Ryan S. Konicek, Operator of Bridgestone Capital LLC, to rezone a portion of the property located at 8647 South 35th Street from C-1 Conservancy District to R-6 Suburban Single-Family Residence District to allow for construction of 2 single-family residences on the property; Tax Key No. 833-9999-000.

Planning Manager Dietl presented the request by Ryan S. Konicek, Operator of Bridgestone Capital LLC, to rezone a portion of the property located at 8647 South 35th Street from C-1 Conservancy District to R-6 Suburban Single-Family Residence District to allow for construction of 2 single-family residences on the property.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:35 p.m. and closed at 7:42 p.m.

City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land from C-1 Conservancy District to R-6 Suburban Single-Family Residence District. On voice vote, all voted 'aye'. Motion carried (5-0-0).

D. Business Matters

1. PRAIRIE GRASS PRESERVE SUBDIVISION LOT 42 TWO UNIT CONDOMINIUM PLAT. Declaration of Condominium (Final) Plat application by Dan Kanitz, member of Wyndham Homes LLC, for construction of a two unit condominium, for property zoned R-7 Two-Family Residence District, located at 9062 and 9064 South Cordgrass Circle East, Lot 42 in Prairie Grass Preserve Subdivision; Tax Key No. 847-0081-000. None.

Planning Manager Dietl presented the request by Dan Kanitz, member of Wyndham Homes LLC, for construction of a two unit condominium, for property zoned R-7 Two-Family Residence District, located at 9062 and 9064 South Cordgrass Circle East, Lot 42 in Prairie Grass Preserve Subdivision.

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of a resolution conditionally approving a condominium Final Plat for lot 42 in Prairie Grass Preserve Subdivision (at 9062 and 9064 South Cordgrass Circle East). On voice vote, all voted 'aye'. Motion carried (5-0-0).

2. ZUERN BUILDING PRODUCTS, INC. OPEN STORAGE BUILDING ADDITION. Site Plan Amendment application by Gen3 Ventures, LLC, for the construction of an 18 foot by 60 foot (1,080 square foot) addition to the existing northern open storage building, for property zoned M-1 Limited Industrial District, located at 9545 South 80th Street; Tax Key No. 896-9996-003.

Planning Manager Dietl presented the request by Gen3 Ventures, LLC, for the construction of an 18 foot by 60 foot (1,080 square foot) addition to the existing northern open storage building, for property zoned M-1 Limited Industrial District, located at 9545 South 80th Street.

Commissioner Haley moved and Commissioner Leon seconded a motion to approve a Resolution amending the Site Plan for property located at 9545 South 80th Street to allow for a 1,080 square foot addition to the existing northern open storage building at Zuern Building Products, Inc.. On voice vote, all voted 'aye'. Motion carried (5-0-0)

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of March 23, 2017 at 7:49 p.m. All voted 'aye'; motion carried. (5-0-0)