

City of Franklin
Plan Commission Meeting
May 7, 2015
Minutes

Approved
June 4, 2015

Call to Order and Roll Call

- A. Mayor Steve Olson called the May 7, 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 Alderwoman Susanne Mayer and Commissioners David Fowler, Kevin Haley, Patricia Hogan, Scott Thinnes and City Engineer Glen Morrow. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs. Also in attendance were Alderman Doug Schmidt and Alderwoman Janet Evans.

Approval of Minutes

Regular Meeting of April 23, 2015

- B.
1. Commissioner Fowler moved and Commissioner Haley seconded approval of the April 23, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

KAYLA'S PLAYGROUND AT FRANKLIN WOODS NATURE CENTER SPECIAL PARK. Natural Resource Special Exception and Site Plan Amendment applications by the City of Franklin, to allow for the installation of new playground equipment, a poured in place playground surface, restroom facilities and a parking lot expansion for Kayla's Playground at Franklin Woods Nature Center Special Park, for property zoned P-1 Park District, located at 3723 West Puetz Road; Tax Key No. 854-9936-000.

- C.
1. Planning Manager Dietl presented the application by the City of Franklin for a Natural Resource Special Exception and Site Plan Amendment to allow for the installation of new playground equipment, a poured in place playground surface and a parking lot expansion at Franklin Woods Nature Center Special Park located at 3723 West Puetz Road.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Natural Resource Special Exception to allow approximately 7,500 square feet of wetland buffer grading and paving, 5,500 square feet of grading and paving of the wetland setback and 11,700 square feet of shore buffer grading and paving associated with the Site Plan Amendment for Kayla's Playground, for property zoned P-1 Park District in to the record. The Public Hearing was opened at 7:26 p.m. and closed at 8:12 p.m.

Commissioner Fowler made a motion to recommend approval of the City of Franklin Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation, with the addition of the 5 year plant establishment and maintenance commitment. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried (6-0).

Item C.1. (continued)

UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT TO ALLOW FOR THE CREATION OF NEW LOTS OF RECORD FOR EXISTING ONE-FAMILY DETACHED DWELLINGS AND TWO-FAMILY ATTACHED DWELLINGS UPON PROPERTY IN THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT.

Unified Development Ordinance Text Amendment application by Adam C. Murphy and Tanya M. Murphy, to amend §15-3.0304A.2. of the Unified Development Ordinance which requires that no new lots of record for One-family detached dwellings and Two-family attached dwellings be created after the effective date of the Ordinance (June 17, 2005), to allow for the creation of new lots of record for such uses if the use was existing on the effective date of the Ordinance.

Business Matters

EXISTING DUPLEX CONVERSION INTO 2 CONDOMINIUM UNITS.

Declaration of Condominium Plat application by Erik R. Beste, to change the existing structure from a 2 unit duplex building to 2 condominium units, for property zoned R-7 Two-Family Residence District (Option1), located at 8986 South Cordgrass Circle East, Lot 47 in Prairie Grass Preserve Subdivision; Tax Key No. 847-0086-001.

GUS'S MEXICAN CANTINA SEASONAL, WEEKLY CAR SHOW.

Temporary Use application by Gus's Mexican Cantina, LLC, to host weekly car

Commissioner Hogan moved to approve a resolution amending the site plan for property located at 3723 West Puetz Road to allow for improvements to the Franklin Woods Nature Center Special Park to accommodate Kayla's Playground, an all-inclusive and all-accessible playground. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried (6-0).

- 2. Planning Manager Dietl presented the application by Adam C. Murphy and Tanya M. Murphy, for approval of a Unified Development Ordinance Text Amendment in the B-4 South 27th Street Mixed-Use Commercial District.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Text Amendment to §15-3.0304A.2. of the Unified Development Ordinance to allow for the creation of new lots of record for one-family detached dwellings and two-family attached dwellings if the use was existing on the effective date of the Ordinance. The Public Hearing was opened at 8:41 p.m. and closed at 8:42 p.m.

Commissioner Thinnies motioned to recommend approval of an ordinance to amend Section 15-3.0304A.2. of the Unified Development Ordinance to allow for the creation of new lots of record for existing one-family detached dwellings and two-family attached dwellings upon property in the B-4 South 27th Street Mixed-Use Commercial District. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

D.

- 1. Planning Manager Dietl presented the application for Condominium Plat by Erik R. Beste for property located at 8986 and 8988 South Cordgrass Circle East.

Alderman Mayer moved, and Commissioner Fowler seconded, a motion to recommend approval of a resolution conditionally approving a Condominium Plat for 8986-8988 South Cordgrass Circle East, Lot 47, Prairie Grass Preserve Subdivision. On voice vote, all voted 'aye'. Motion carried.

- 2. Planning Manager Dietl presented the Temporary Use request by Gus's Mexican Cantina, LLC.

Alderman Mayer motioned to approve a

Item D.2. (continued)

shows on the northern half of the Garden Plaza Shopping Center parking lot, adjacent to Gus's Mexican Cantina located at approximately 6514 South Lovers Lane Road; Tax Key No. 705-8997-004.

resolution imposing conditions and restrictions for the approval of a Temporary Use for a seasonal, weekly car show upon property located at approximately 6514 South Lovers Lane Road (Garden Plaza Shopping Center). Seconded by Commissioner Haley. On voice vote, all voted 'aye', motion carried (6-0-0).

3 LOT CERTIFIED SURVEY MAP.

Certified Survey Map application by MC Home Builders, LLC, for division of an existing lot into 3 lots, for property zoned R-3 Suburban/Estate Single-Family Residence District located at 7979 South 68th Street; Tax Key No. 804-9991-000.

3. Planning Manager Dietl presented the request by MC Home Builders, LLC for a 3 lot Certified Survey Map on property located at 7979 South 68th Street.

Commissioner Fowler made a motion to recommend approval of a resolution conditionally approving a 3 lot Certified Survey Map, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

Adjournment

- E. Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of May 7, 2015 at 9:03 p.m. All voted 'aye'; motion carried.