

**City of Franklin  
Plan Commission Meeting  
May 18, 2017  
Minutes**

Approved

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

Mayor Steve Olson called the May 18, 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, David Fowler, City Engineer Glen Morrow and Alderman Mark Dandrea. Member Kevin Haley was excused. Also present was Principal Planner Nick Fuchs and Associate Planner Orrin Sumwalt.

**B. Approval of Minutes**

- 1. Regular Meeting of May 4, 2017. Commissioner Leon moved and City Engineer Morrow seconded approval of the May 4, 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. DOWN-N-CHEESY LLC; “DIRECT SELLING ESTABLISHMENTS” USE.** Special Use application by Susan C. Van Erden, owner/operator of Down-N-Cheesy LLC, to operate a food truck business use upon the Rawson Pub property zoned B-2 General Business District, located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000.

Principal Planner Fuchs presented the request by Susan C. Van Erden, owner/operator of Down-N-Cheesy LLC, to operate a food truck business use upon the Rawson Pub property zoned B-2 General Business District, located at 5621 West Rawson Avenue.

The Official Notice of Public Hearing was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:02 p.m. and closed at 7:02 p.m.

Commissioner Fowler moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a food truck business use upon the Rawson Pub property located at 5621 West Rawson Avenue. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**2. NEUMANN DEVELOPMENTS, INC. MULTIPLE-FAMILY RESIDENTIAL DWELLING BUILDINGS LOTS DEVELOPMENT (SOUTHBROOK).** Rezoning and Comprehensive Master Plan Amendment applications by Neumann Developments,

Principal Planner Fuchs presented the request by Neumann Developments, Inc., to rezone two properties located at approximately 9733 South 76th Street from BP Business Park District to R-8 Multiple-Family Residence District and to amend the Future Land Use Map for the two properties from Business Park Use to Residential–Multi-Family Use and Areas of Natural Resource Features Use.

Inc., to rezone two properties located at approximately 9733 South 76th Street from BP Business Park District to R-8 Multiple-Family Residence District and to amend the Future Land Use Map for the two properties from Business Park Use to Residential–Multi-Family Use and Areas of Natural Resource Features Use; Tax Key Nos. 896-9999- 007 and 896-9999-008.

The Official Notice of Public Hearing for the rezoning request was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:08 p.m. and closed at 7:12 p.m.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to approve a Resolution recommending the adoption of an ordinance to amend the city of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9733 South 76<sup>th</sup> Street from Business Park use to Residential-Multi-Family use and Areas of Natural Resource Features use, pursuant to WIS. STAT. § 66.1001(4)(b). Upon voice vote, Commissioners Hogan, Leon, Morrow and Dandrea voted 'aye'; Commissioner Fowler voted 'no'. Motion carried (4-1-0).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone two parcels of land from BP Business Park District to R-8 Multiple-Family Residence District (approximately 9733 South 76<sup>th</sup> Street). Upon voice vote, Commissioners Hogan, Leon, Morrow and Dandrea voted 'aye'; Commissioner Fowler voted 'no'. Motion carried (4-1-0).

**3. NEUMANN DEVELOPMENTS, INC. SINGLE-FAMILY RESIDENTIAL DWELLING BUILDINGS LOTS DEVELOPMENT (OAKWOOD & 76TH STREET).**

Rezoning and Comprehensive Master Plan Amendment applications by Neumann Developments, Inc., to rezone an approximately 43.63 acre property located at the northwest corner of South 76th Street and West Oakwood Road from R-2 Estate Single-Family Residence District, R-8 Multiple-Family Residence District and FW Floodway District to R-5 Suburban Single-Family Residence District and FW Floodway District and to amend the Future Land Use Map for this property from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use; Tax Key No. 934-9992-010.

Principal Planner Fuchs presented the request by Neumann Developments, Inc., to rezone an approximately 43.63 acre property located at the northwest corner of South 76th Street and West Oakwood Road from R-2 Estate Single-Family Residence District, R-8 Multiple-Family Residence District and FW Floodway District to R-5 Suburban Single-Family Residence District and FW Floodway District and to amend the Future Land Use Map for this property from Business Park use and Areas of Natural Resource Features use to Residential use and Areas of Natural Resource Features use.

The Official Notice of Public Hearing for the rezoning request was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:42 p.m. and closed at 7:46 p.m.

Commissioner Fowler moved and Commissioner Hogan seconded a motion to approve a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at the northwest corner of South 76<sup>th</sup> Street and West Oakwood Road from Business Park use and Areas of Natural Resource Features use to Residential use and Areas of Natural Resource Features use, pursuant to WIS. STAT. § 66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Commissioner Hogan 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 R-2 Estate Single-Family Residence District, R-8 Multiple-Family Residence District and FW Floodway District to R-5 Suburban Single-Family Residence District and FW Floodway District (the northwest corner of South 76<sup>th</sup> Street and West Oakwood Road). On voice vote, all voted 'aye'. Motion carried (5-0-0).

**D. Business Matters**

**1. GUS'S MEXICAN CANTINA SEASONAL, WEEKLY CAR SHOW.** Temporary Use application by Gus's Mexican Cantina, LLC, to host weekly car shows on the northern half of the Garden Plaza Shopping Center parking lot, adjacent to Gus's Mexican Cantina, property zoned B-3 Community Business District, located at approximately 6514 South Lovers Lane Road; Tax Key No. 705-8997-004

Principal Planner Fuchs presented the request by Gus's Mexican Cantina, LLC, to host weekly car shows on the northern half of the Garden Plaza Shopping Center parking lot, adjacent to Gus's Mexican Cantina, property zoned B-3 Community Business District, located at approximately 6514 South Lovers Lane Road.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to approve a 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). On voice vote, all voted 'aye'. Motion carried (5-0-0).

**E. Adjournment**

Commissioner Fowler moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of May 18, 2017 at 7:50 p.m. All voted 'aye'; motion carried. (5-0-0)