

**City of Franklin  
Plan Commission Meeting  
July 18, 2019  
Minutes**

Approved  
**August 8, 2019**

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

Mayor Steve Olson called the July 18, 2019 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, Adam Burckhardt, Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner David Fowler. Also present was Planning Manager Joel Dietl.

**B. Approval of Minutes**

1. Regular Meeting of June 20, 2019.

Commissioner Burckhardt moved and Alderman Dandrea seconded approval of the June 20, 2019 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. MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT.** Comprehensive Master Plan Amendment and Rezoning applications by Mills Hotel Wyoming, LLC, (Eugene and Marlene Magarich, property owners), to amend the Future Land Use Map designation of Outlot 2 of the approved Preliminary Plat for “Ryan Meadows”, except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001), from Business Park Use to Residential Use, and to rezone that area of land from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, property generally located at 11327 West Ryan Road; Tax Key No. 892-9993-001 [*the Rezoning and Comprehensive Master Plan Amendment are contingent upon land transfer or Final Plat recording*].

Planning Manager Joel Dietl presented the request by Mills Hotel Wyoming, LLC, (Eugene and Marlene Magarich, property owners), to amend the Future Land Use Map designation of Outlot 2 of the approved Preliminary Plat for “Ryan Meadows”, except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001), from Business Park Use to Residential Use, and to rezone that area of land from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, property generally located at 11327 West Ryan Road; Tax Key No. 892-9993-001 [*the Rezoning and Comprehensive Master Plan Amendment are contingent upon land transfer or Final Plat recording*].

**Comprehensive Master Plan**

Alderman Dandrea moved and Commissioner Haley 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 generally located at 11327 West Ryan Road (Outlot 2 of the approved preliminary plat for “Ryan Meadows”, except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001)), from business park use to residential use, pursuant to Wis. Stat. §66.1001(4)(b). On voice vote, all voted ‘aye’.

Motion carried (5-0-1).

The Official Notice of Public Hearing for the rezoning was read into the record by Planning Manager Joel Dietl and the Public Hearing was opened at 7:05pm and closed at 7:10pm.

**Rezoning**

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone Outlot 2 of the approved preliminary plat for “Ryan Meadows”, except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001) from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District (generally located at 11327 West Ryan Road) (approximately 1.1665 acres). On voice vote, all voted 'aye'. Motion carried (5-0-1).

**D. Business Matters**

**1. OAKES ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.**

Preliminary Plat application by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, for a 20 lot subdivision with 16 single-family residence lots and 4 Outlots proposed for stormwater management (Outlots No. 1 and No. 4) and to accommodate wetlands and wetland buffer areas (Outlots No. 2 and No. 3), average lot size 0.79 acres (34,412 square feet) (R-3E zoning district requires a minimum of 0.57 acres per lot size (25,000 square feet)) [the subdivision plat connects South Cambridge Drive, from north to south and the plat connects South 92nd Street with Warwick Way, from west to east], property located at approximately South 92nd Street and West Woelfel Road, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 754-9998-000.

Planning Manager Joel Dietl presented the request by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, for a 20 lot subdivision with 16 single-family residence lots and 4 Outlots proposed for stormwater management (Outlots No. 1 and No. 4) and to accommodate wetlands and wetland buffer areas (Outlots No. 2 and No. 3), average lot size 0.79 acres (34,412 square feet) (R-3E zoning district requires a minimum of 0.57 acres per lot size (25,000 square feet)) [the subdivision plat connects South Cambridge Drive, from north to south and the plat connects South 92nd Street with Warwick Way, from west to east], property located at approximately South 92nd Street and West Woelfel Road, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 754-9998-000.

City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a Preliminary Plat for Oakes Estates Subdivision (at approximately South 92nd Street and West Woelfel Road), with the conditions that the stormwater pond shapes be more natural looking and with sidewalks on at least one side of all streets. On voice vote, four voted 'aye' and one voted 'nay'. Motion carried (4-1-1).

**2. SOUTHBROOK CHURCH EXPANSION. Site Plan Amendment**

Planning Manager Joel Dietl presented the request by Southbrook Church, Inc., for construction of an

application by Southbrook Church, Inc., for construction of an approximately 21,800 square foot addition to the north side of the existing Southbrook Church (for a new worship area, fellowship area and classroom space) to be connected to the existing building with a pitched roof atrium space with clerestory windows [previously, the applicant indicated that the existing stormwater ponds and parking lots were oversized as part of a 2013 Site Plan Amendment, to accommodate this and other future additions; the proposed addition removes a fire lane (that was constructed as part of the 2016 building addition) and a portion of the eastern parking lot, to accommodate the proposed addition to the church building, and in exchange, the applicant is proposing a new small parking lot to the west of the proposed addition, and a partial fire lane/access to the north side of the proposed addition], property zoned I-1 Institutional District, located at 11010 West St. Martins Road; Tax Key No. 799-9967-012.

approximately 21,800 square foot addition to the north side of the existing Southbrook Church (for a new worship area, fellowship area and classroom space) to be connected to the existing building with a pitched roof atrium space with clerestory windows [previously, the applicant indicated that the existing stormwater ponds and parking lots were oversized as part of a 2013 Site Plan Amendment, to accommodate this and other future additions; the proposed addition removes a fire lane (that was constructed as part of the 2016 building addition) and a portion of the eastern parking lot, to accommodate the proposed addition to the church building, and in exchange, the applicant is proposing a new small parking lot to the west of the proposed addition, and a partial fire lane/access to the north side of the proposed addition], property zoned I-1 Institutional District, located at 11010 West St. Martins Road; Tax Key No. 799-9967-012.

City Engineer Morrow moved and Commissioner Hogan seconded a motion to remove condition number 8 from the draft resolution. On voice vote, all voted ‘aye’. Motion carried (5-0-1).

City Engineer Morrow moved and Commissioner Hogan seconded a motion to approve a Resolution amending the Site Plan for property located at 11010 West St. Martins Road to allow for an approximately 21,800 square foot addition to the north side of the existing Southbrook Church building, along with removal of an existing fire lane and a portion of the eastern parking lot, and addition of a new parking lot to the west of the addition and a partial fire lane/access to the north side of the addition (Southbrook Church) (Tax Key No. 799-9967-012) with the condition that the new driveway does not need to provide curb and gutter and subject to the previous motion to remove condition number 8 of the draft resolution. On voice vote all voted “aye”. Motion carried (5-0-1).

### **3. FAITHWAY RESERVE SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.**

Final Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to create 8 single-family residential lots (12,216 square feet to 38,783 square feet lot size), property zoned R-6 Suburban Single-Family Residence District, located at 7711 South 76th Street, bearing Tax Key No. 885-0022-000 [Lot 1 will be accessible from

Planning Manager Joel Dietl presented the request by Rick J. Przybyla, President of Creative Homes, Inc., to create 8 single-family residential lots (12,216 square feet to 38,783 square feet lot size), property zoned R-6 Suburban Single-Family Residence District, located at 7711 South 76th Street, bearing Tax Key No. 885-0022-000 [Lot 1 will be accessible from South 76th Street, Lots 2 and 3 will have access from West Faith Drive and the remaining lots will front the cul-de-sac portion of West Faith Drive].

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution

South 76th Street, Lots 2 and 3 will have access from West Faith Drive and the remaining lots will front the cul-de-sac portion of West Faith Drive].

conditionally approving a Final Plat for Faithway Reserve Subdivision (at 7711 South 76<sup>th</sup> Street). On voice vote, all voted “aye”. Motion carried (5-0-1).

### **Adjournment**

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to adjourn the Plan Commission meeting of July 18, 2019 at 7:40 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).