

**City of Franklin
Plan Commission Meeting
August 18, 2022
Minutes**

Approved
September 8, 2022

A. Call to Order and Roll Call

Mayor Steve Olson called the August 18, 2022, 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 Mayor Steve Olson, Alderwoman Shari Hanneman, Commissioners Patrick Leon, Kevin Haley and Patricia Hogan and City Engineer Glen Morrow. Excused was Commissioner Adam Burckhardt. Also present were Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of August 4, 2022.

Commissioner Haley moved and Commissioner Hogan seconded a motion to approve the August 4, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. JAX INC. LUBRICANTS FOR MACHINERY AND PROCESSES PACKAGING BUSINESS. Special Use application by JAX Inc., to operate an industrial, synthetic and food-grade lubricants for machinery and processes packaging business (including a fenced area for 6 LP (liquid propane) tank pads and 2 concrete pads for filling units, east of the main building) (canning and packing businesses require a Special Use permit in Planned Development District No. 7 (Franklin Industrial Park), property located at 9845 South 57th Street, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 899-0002-000.

The Official Notice of Public hearing for a Special Use was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:08 p.m. and closed at 7:08 p.m.

Principal Planner Régulo Martínez-Montilva presented the request by JAX Inc., to operate an industrial, synthetic and food-grade lubricants for machinery and processes packaging business (including a fenced area for 6 LP (liquid propane) tank pads and 2 concrete pads for filling units, east of the main building) (canning and packing businesses require a Special Use permit in Planned Development District No. 7 (Franklin Industrial Park), property located at 9845 South 57th Street, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 899-0002-000.

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to operate an industrial, synthetic and food-grade lubricants for machinery and processes packaging business; and delete the sentence “A chain-link fence with privacy slats is acceptable for this purpose” from condition no. 8. On voice vote, all voted ‘aye’; motion carried (5-0-1).

D. Business Matters

1. JOINT VENTURE L.L.C. RESIDENTIAL MULTI-FAMILY

Principal Planner Régulo Martínez-Montilva presented the request by Joint Venture L.L.C., to allow for construction of a 24

COMPLEX DETACHED GARAGE CONSTRUCTION.

Site Plan Amendment application by Joint Venture L.L.C., to allow for construction of a 24 foot by 30 foot detached garage (for storage of landscaping and other exterior maintenance equipment) adjacent to the parking area facing South 35th Street, property zoned R-8 Multiple-Family Residence District, C-1 Conservancy District, FC Floodplain Conservancy District and FW Floodway District, generally located at 6350 South 35th Street; Tax Key No. 714-9988-002.

foot by 30 foot detached garage (for storage of landscaping and other exterior maintenance equipment) adjacent to the parking area facing South 35th Street, property zoned R-8 Multiple-Family Residence District, C-1 Conservancy District, FC Floodplain Conservancy District and FW Floodway District, generally located at 6350 South 35th Street; Tax Key No. 714-9988-002.

Alderman Hanneman moved and Commissioner Leon seconded a motion to adopt a Resolution amending the Site Plan for property generally located at 6350 South 35th Street to allow for construction of a detached garage (tax key no. 714-9988-002). On voice vote, all voted ‘aye’; motion carried (5-0-1).

2. WOODFIELD TRAIL, A CONDOMINIUM DEVELOPMENT.

Declaration of Condominium Plat application by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), for the development of a condominium complex (Woodfield Trail, a Condominium), consisting of 26 dwelling units arranged in 13 side-by-side duplex structures, property located at 12000 West Loomis Road (15.6 acres), such property being zoned R-8 Multiple-Family Residence District; Tax Key No. 891-9011-000 [a Special Use and Site Plan have already been approved for this project in June 2022, pending conditions of approval including a landscape bufferyard easement along Loomis Road and conservation easement for protected natural resources].

Principal Planner Régulo Martínez-Montilva presented the request by Stephen R. Mills, President of Bear Development, LLC (Boomtown, LLC, property owner), for the development of a condominium complex (Woodfield Trail, a Condominium), consisting of 26 dwelling units arranged in 13 side-by-side duplex structures, property located at 12000 West Loomis Road (15.6 acres), such property being zoned R-8 Multiple-Family Residence District; Tax Key No. 891-9011-000 [a Special Use and Site Plan have already been approved for this project in June 2022, pending conditions of approval including a landscape bufferyard easement along Loomis Road and conservation easement for protected natural resources].

Commissioner Leon moved and Alderman Hanneman seconded a motion to recommend approval of a Resolution conditionally approving a Condominium Plat for Woodfield Trail, a condominium at 12000 West Loomis Road. On voice vote, all voted ‘aye’; motion carried (5-0-1).

Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of August 18, 2022 at 7:19 p.m.. On voice vote, all voted ‘aye’; motion carried (5-0-1).