

**City of Franklin  
Plan Commission Meeting  
August 4, 2022  
Minutes**

**Approved  
August 18, 2022**

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

Mayor Steve Olson called the August 4, 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, Adam Burckhardt and Patricia Hogan, and City Engineer Glen Morrow. Excused were Patricia Hogan and Alderwoman Shari Hanneman. Also present were Principal Planner Régulo Martínez-Montilva and Associate Planner Marion Ecks.

**B. Approval of Minutes**

**1. Regular Meeting of July 7, 2022.**

Commissioner Haley moved and Commissioner Burckhardt seconded a motion to approve the July 7, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

**C. Public Hearing Business Matters**

**1. GAZEBO PARK APARTMENT COMPLEX ACCESSORY BUILDING EXPANSION.** Special Use Amendment application by GPark LLC, for expansion of two detached garages within the Gazebo Park apartment complex, the 4-car garage to be expanded by 400 square feet to a 6-car garage, and another 4-car garage by 600 square feet, to a 7-car garage (the overall parking within this apartment complex would increase from 48 to 50 parking spaces), property located at approximately 6300-6346 South 35th Street, zoned R-8 Multiple-Family Residence District; Tax Key No. 714-9990-004.

The Official Notice of Public hearing for a Special Use Amendment was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:03 p.m. and closed at 7:03 p.m.

Principal Planner Régulo Martínez-Montilva presented the request by GPark LLC, for expansion of two detached garages within the Gazebo Park apartment complex, the 4-car garage to be expanded by 400 square feet to a 6-car garage, and another 4-car garage by 600 square feet, to a 7-car garage (the overall parking within this apartment complex would increase from 48 to 50 parking spaces), property located at approximately 6300-6346 South 35th Street, zoned R-8 Multiple-Family Residence District; Tax Key No. 714-9990-004.

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution to amend Resolution Nos. 79-1562, 83-2091, 85-2581, 2009-6579, 2012-6812, 2014-7007 and 2017-7280 imposing conditions and restrictions for the approval of a Special Use for the Gazebo Park apartment complex property located at approximately 6300-6346 South 35th Street to allow for expansion of two detached garages within the apartment complex. On voice vote, all voted ‘aye’; motion carried (6-0-0).

**2. RAJEEV K. NAGUBANDI AND KARTAYANI RAVVA DECK INSTALLATION [recommendation to Board of Zoning and Building Appeals].** Application by Rajeev K. Nagubandi and Kartayani Ravva for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for the installation of a deck onto an existing single-family residence (15.94% lot coverage (2,224 square feet)), exceeding the 15% (2,092 square feet) maximum lot coverage standard in an R-3 Suburban/Estate Single Family Residence District, by approximately .94%, for property located at 8774 South Buckhorn Grove Way, property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 853-0132-000.

The Official Notice of Public hearing for an Area Exception was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:07 p.m. and closed at 7:07 p.m.

Principal Planner Régulo Martínez-Montilva presented the request by Rajeev K. Nagubandi and Kartayani Ravva for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for the installation of a deck onto an existing single-family residence (15.94% lot coverage (2,224 square feet)), exceeding the 15% (2,092 square feet) maximum lot coverage standard in an R-3 Suburban/Estate Single Family Residence District, by approximately .94%, for property located at 8774 South Buckhorn Grove Way, property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 853-0132-000.

Alderswoman Hanneman moved and Commissioner Haley seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 15.94% (2,224 square feet) [application requests an Area Exception from table 15-3.0203 of the Unified Development Ordinance to exceed the R-3 Suburban/Estate Single-Family Residence District maximum lot coverage standard of 15% (2,092 square feet) by approximately .94%, to allow for the installation of a deck onto an existing single-family residence, property located at 8774 South Buckhorn Grove Way. On voice vote, all voted ‘aye’; motion carried (6-0-0).

**3. SANJAY PATEL SINGLE-FAMILY RESIDENCE CONSTRUCTION [recommendation to Board of Zoning and Building Appeals].** Application by Sanjay Patel for an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for construction of a new single-family home in Oakes Estates subdivision, with maximum lot coverage of 16.84% (7,070 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 15% (6,297 square feet) by approximately 1.84% (residence structure will have a footprint of 4,543 square feet, plus an attached garage (1,118 square feet), a courtyard (569 square feet) and a deck with stairs (840 square feet), property located at 7406 South Cambridge Drive, zoned R-3E

The Official Notice of Public hearing for an Area Exception was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:14 p.m. and closed at 7:14 p.m..

Principal Planner Régulo Martínez-Montilva presented the request by Sanjay Patel for an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for construction of a new single-family home in Oakes Estates subdivision, with maximum lot coverage of 16.84% (7,070 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 15% (6,297 square feet) by approximately 1.84% (residence structure will have a footprint of 4,543 square feet, plus an attached garage (1,118 square feet), a courtyard (569 square feet) and a deck with stairs (840 square feet), property located at 7406 South Cambridge Drive, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 754-0077-000.

Suburban/Estate Single-Family Residence District; Tax Key No. 754-0077-000.

Commissioner Hogan moved and Commissioner Leon seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 16.84% (7,070 square feet) [application requests an Area Exception from table 15-3.0204 of the Unified Development Ordinance to exceed the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 15% (6,297 square feet) by approximately 1.84%, to allow for construction of a new single-family home in Oakes Estates subdivision, property located at 7406 South Cambridge Drive. On voice vote, all voted ‘aye’; motion carried (6-0-0).

**D. Business Matters**

**1. PAYNE AND DOLAN, INC. QUARRY BIENNIAL REPORT TO THE PLAN COMMISSION**

Principal Planner Régulo Martínez-Montilva presented the request by Payne and Dolan, Inc. quarry biennial report to the Plan Commission.

Commissioner Hogan moved and Commissioner Haley seconded a motion to receive and place on file. On voice vote, all voted ‘aye’; motion carried (6-0-0).

**2. JOSE D. SANDOVAL LAND COMBINATION.** Land Combination application by Jose D. Sandoval to combine Parcel 1 and Outlot 1 of Certified Survey Map No. 6022 (Parcel 1, 1.19 acres, Outlot 1, 3.53 acres; resulting area approximately 4.71 acres), property zoned R-3 Suburban/Estate Single-Family Residence District and FW Floodway District; Tax Key No. 886-9989-003.

Associate Planner Marion Ecks presented the request by Jose D. Sandoval to combine Parcel 1 and Outlot 1 of Certified Survey Map No. 6022 (Parcel 1, 1.19 acres, Outlot 1, 3.53 acres; resulting area approximately 4.71 acres), property zoned R-3 Suburban/Estate Single-Family Residence District and FW Floodway District; Tax Key No. 886-9989-003.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for parcel 1 (tax key no. 886-9989-003) and Outlot 1 of Certified Survey Map No. 6022 (8857 West St. Martins Road). On voice vote, all voted ‘aye’; motion carried (6-0-0).

**Adjournment**

Commissioner Hogan moved and Alderwoman Hanneman seconded to adjourn the Plan Commission meeting of August 4, 2022 at 7:28 p.m.. On voice vote, all voted ‘aye’; motion carried (6-0-0).