

**City of Franklin  
Plan Commission Meeting  
July 7, 2022  
Minutes**

Approved  
**August 4, 2022**

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

Mayor Steve Olson called the July 7, 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, Commissioners Patrick Leon, Kevin Haley and Adam Burckhardt, and Assistant City Engineer Tyler Beinlich. Excused were Patricia Hogan and Alderwoman Shari Hanneman. Also present were Director of Economic Development John Regetz, Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

**B. Approval of Minutes**

**1. Regular Meeting of June 23, 2022.**

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the June 23, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

**C. Public Hearing Business Matters**

**1. DANIEL M. AHLER AND  
CHARMAINE AHLER SINGLE-  
FAMILY RESIDENCE BUILDING  
ADDITION [recommendation to  
Board of Zoning and Building  
Appeals].**

Application by Daniel M. Ahler and Charmaine Ahler for an Area Exception (in conjunction with a Variance to be reviewed by the Board of Zoning and Building Appeals only) from Table 15-3.0203 of the Unified Development Ordinance to allow for the addition of a new master suite, a laundry room and mudroom on the first floor of the existing single-family residence as well as a larger attached garage (17.87% lot coverage (2,612 square feet)), exceeding the 15% (2,098 square feet) maximum lot coverage standard in an R-3 Suburban/Estate Single Family Residence District, by approximately 2.87%, for property located at 10605 West Monastery Drive, property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0066-000.

The Official Notice of Public hearing for an Area Exception was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:05 p.m. and closed at 7:05 p.m.

Principal Planner Régulo Martínez-Montilva presented the request by Daniel M. Ahler and Charmaine Ahler for an Area Exception (in conjunction with a Variance to be reviewed by the Board of Zoning and Building Appeals only) from Table 15-3.0203 of the Unified Development Ordinance to allow for the addition of a new master suite, a laundry room and mudroom on the first floor of the existing single-family residence as well as a larger attached garage (17.87% lot coverage (2,612 square feet)), exceeding the 15% (2,098 square feet) maximum lot coverage standard in an R-3 Suburban/Estate Single Family Residence District, by approximately 2.87%, for property located at 10605 West Monastery Drive, property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0066-000.

Commissioner Burckhardt 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 17.87% (2,612 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% (2,098 square feet) by approximately 2.87%, to allow for the addition of a new master suite, a laundry room and mudroom on the first floor of the existing single-family residence as well as a larger attached garage, for property located at 10605 West Monastery Drive. On voice vote, all voted ‘aye’; motion carried (4-0-2).

**D. Business Matters**

**1. FIDUCIARY REAL ESTATE DEVELOPMENT, INC. MULTI-FAMILY APARTMENT COMPLEX WITH A CLUBHOUSE**

**DEVELOPMENT.** Certified Survey Map application by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), to combine the existing tax parcels into a single parcel for the development of the previously approved multi-family development to be called “The Seasons at Franklin”, properties located at 9801 South 27th Street and 9605 South 29th Street, zoned B-4 South 27th Street Mixed-Use Commercial District: Tax Key Nos. 902-9965-006 and 902-9966-001.

Planning Manager Heath Eddy presented the request by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), to combine the existing tax parcels into a single parcel for the development of the previously approved multi-family development to be called “The Seasons at Franklin”, properties located at 9801 South 27th Street and 9605 South 29th Street, zoned B-4 South 27th Street Mixed-Use Commercial District: Tax Key Nos. 902-9965-006 and 902-9966-001.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution conditionally approving a 1 lot Certified Survey Map, being parcel 1 of Certified Survey Map No. 6044, recorded on reel 3419, images 833-835, as document No. 7026244, and lands, in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 25, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin (9801 South 27th Street and 9605 South 29th Street). On voice vote, all voted ‘aye’; motion carried (4-0-2).

**Adjournment**

Commissioner Leon moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of July 7, 2022 at 7:10 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-2).