

**City of Franklin
Plan Commission Meeting
November 21, 2019
Minutes**

Approved
December 5, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the November 21, 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 Mayor Steve Olson, Commissioners Adam Burckhardt and Patricia Hogan and Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioner David Fowler and Commissioner Kevin Haley. Also present were Planning Manager Joel Dietl, Assistant Planner Marion Ecks and City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of November 7, 2019.

Commissioner Hogan moved and Commissioner Burckhardt seconded approval of the November 7, 2019, minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. THE LEARNING EXPERIENCE DAYCARE FACILITY CONSTRUCTION.

Special Use and Site Plan applications by Steve Pagnota, Managing Member of Bradford Franklin LLC, to allow for construction of a 10,000 square foot one-story daycare building (The Learning Experience), 4,463 square foot playground and parking lot (35 parking spaces), with associated landscaping, fencing and lighting, upon property located at 7760 South Lovers Lane Road (approximately 1.13 acres of vacant land), zoned CC City Civic Center District; Tax Key No. 794-9999-009.

Planning Manager Joel Dietl presented the request by Steve Pagnota, Managing Member of Bradford Franklin LLC, to allow for construction of a 10,000 square foot one-story daycare building (The Learning Experience), 4,463 square foot playground and parking lot (35 parking spaces), with associated landscaping, fencing and lighting, upon property located at 7760 South Lovers Lane Road (approximately 1.13 acres of vacant land), zoned CC City Civic Center District; Tax Key No. 794-9999-009.

The Official Notice of Public Hearing was read into the record by Assistant Planner Marion Ecks and the Public Hearing was opened at 7:05 pm and closed at 7:19 pm.

Special Use

City Engineer Morrow moved and Alderman Dandrea seconded a motion to amend Condition #4 to state that: the Applicant shall obtain City approval of a UDO Text Amendment removing or revising requirements for cross access, or obtain a waiver of such requirement by the Common Council if such waiver is available as determined by the City Attorney, prior to issuance of Building Permit. On voice vote, all voted 'aye'; motion carried. (4-0-2).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a daycare facility use upon property located at 7760 South Lovers Lane Road. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Site Plan

City Engineer Morrow moved and Alderman Dandrea seconded a motion to amend the first sentence of Condition #5 to state that: The applicant shall submit a cross-access easement to the City for staff review, Common Council approval, and recording with the Milwaukee County Register of Deeds Office, or obtain a waiver of such requirement by the Common Council if such waiver is available as determined by the City Attorney, prior to issuance of Building Permits. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

City Engineer Morrow moved and Alderman Dandrea seconded a motion to amend Condition #6 to allow for an irregular landscape bufferyard easement, 30’ where possible, to accommodate the building. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to delete Condition #7 from the draft Resolution. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to delete Condition #8 from the draft Resolution. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Alderman Dandrea moved and Commissioner Burkhardt seconded a motion to revise condition #9 to state that: the applicant shall revise the Architectural Plan and Building elevations so that the three (3) sides of the main entrance include cementitious material, and to add brick to the gables on the east and south elevations, for City staff review and approval prior to issuance of any Building Permits. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution approving a Site Plan for construction of a daycare building, playground and parking lot with associated landscaping, fencing and lighting (7760 South Lovers Lane Road) subject to the actions of the Plan Commission on this item earlier this

evening. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

2. FRANKLIN MOBILE HOME PARK BRIDGE REPLACEMENT WITHIN A FLOODWAY. Special Use application by David Steinberger, President of Franklin Mobile, LLC, a residential mobile home park, for replacement of an existing failed bridge (approximately 18 feet long by 16 feet wide) with an approximately 25 foot long by 20 foot wide bridge and associated culvert over the East Branch of the Root River in the Franklin Mobile Home Park (the bridge is located within the shoreland, floodway and wetlands associated with the East Branch of the Root River), located on a private road referred to as West Westmoor Avenue, property zoned R-8 Multiple-Family Residence District, FW Floodway District and B-2 General Business District, located at 6361 South 27th Street; Tax Key No. 714-9993-004.

Planning Manager Joel Dietl presented the Special Use application by David Steinberger, President of Franklin Mobile, LLC, a residential mobile home park, for replacement of an existing failed bridge (approximately 18 feet long by 16 feet wide) with an approximately 25 foot long by 20 foot wide bridge and associated culvert over the East Branch of the Root River in the Franklin Mobile Home Park (the bridge is located within the shoreland, floodway and wetlands associated with the East Branch of the Root River), located on a private road referred to as West Westmoor Avenue, property zoned R-8 Multiple-Family Residence District, FW Floodway District and B-2 General Business District, located at 6361 South 27th Street; Tax Key No. 714-9993-004.

The Official Notice of Public Hearing was read into the record by Assistant Planner Marion Ecks and the Public Hearing was opened at 7:53 pm and closed at 8:12 pm.

Commission Hogan moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for replacement of an existing failed bridge and associated culvert within a shoreland, floodway and wetlands area associated with the east branch of the Root River located on a private road referred to as West Westmoor Avenue, in the Franklin Mobile Home Park, property located at 6361 South 27th Street, in the form and content as presented to the commission at this meeting, excepting that condition Nos. 4, 5 and 9 be deleted. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

D. Business Matters

1. None.

E. Adjournment

Commissioner Burckhardt moved and Commissioner Hogan seconded a motion to adjourn the Plan Commission meeting of November 21, 2019 at 8:13 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).