

**City of Franklin
Plan Commission Meeting
February 4, 2021
Minutes**

Approved
February 18, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the February 4, 2021, 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 and Adam Burckhardt, City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner Patricia Hogan. Also present were Principal Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski. Planning Manager Heath Eddy and Commissioner Kevin Haley participated remotely. City Engineer Morrow left the room at 7:27 p.m.

B. Approval of Minutes

1. Regular Meeting of January 7, 2021

Alderman Dandrea moved and Commissioner Leon seconded approval of the January 7, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. None.

D. Business Matters

3. HOLTERMAN, THE 7930-32 S. 68TH ST. CONDOMINIUMS, TWO-UNIT CONDOMINIUM PLAT.

Declaration of Condominium Plat application by Randall R. Holterman, Trustee, Raymond and Carol Holterman Revocable Trust, for conversion of an attached, two-family residence into a two-unit condominium (The 7930-32 S. 68th St. Condominiums) with approximately 2,000 square feet of living area in each unit, for property zoned R-7 Two-Family Residence District, located at 7930 South 68th Street; Tax Key No. 805-9989-006.

Principal Planner Regulo Martinez-Montilva presented the request by Randall R. Holterman, Trustee, Raymond and Carol Holterman Revocable Trust, for conversion of an attached, two-family residence into a two-unit condominium (The 7930-32 S. 68th St. Condominiums) with approximately 2,000 square feet of living area in each unit, for property zoned R-7 Two-Family Residence District, located at 7930 South 68th Street; Tax Key No. 805-9989-006.

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Condominium Plat for the 7930-32 S. 68th St. condominiums development at 7930 South 68th street. On voice vote, all voted 'aye'. Motion carried (5-0-1).

1. CITY OF FRANKLIN INDUSTRIAL PARK MUNICIPAL SANITARY LIFT STATION REPLACEMENT. Site Plan application by the City of Franklin, applicant (Zeta Company, LLP, property owner), for the construction (replacement) of a new sanitary lift station, including a lift station building (approximately 736 square feet), below grade wet well, asphalt driveway, landscaping and site lighting, for property zoned Planned Development District No. 7 (Franklin Industrial Park), located at 5801 West Franklin Drive; Tax Key No. 931-0006-001 [the existing lift station is located within the right-of-way of South 60th Street, while the new station would be located 150 feet south on property currently owned by Zeta Company, LLP (the City of Franklin has commenced negotiations with the property owner to purchase an approximately 0.470 acre parcel) [the City of Franklin Economic Development Commission has recommended approval of the Site Plan at its meeting on January 25, 2021]].

Principal Planner Regulo Martinez-Montilva presented the request by the City of Franklin, applicant (Zeta Company, LLP, property owner), for the construction (replacement) of a new sanitary lift station, including a lift station building (approximately 736 square feet), below grade wet well, asphalt driveway, landscaping and site lighting, for property zoned Planned Development District No. 7 (Franklin Industrial Park), located at 5801 West Franklin Drive; Tax Key No. 931-0006-001 [the existing lift station is located within the right-of-way of South 60th Street, while the new station would be located 150 feet south on property currently owned by Zeta Company, LLP (the City of Franklin has commenced negotiations with the property owner to purchase an approximately 0.470 acre parcel) [the City of Franklin Economic Development Commission has recommended approval of the Site Plan at its meeting on January 25, 2021]].

Alderman Dandrea moved and Commissioner Leon seconded a motion to approve a Resolution approving a Site Plan for construction of a new lift station to replace the existing municipal sanitary lift station in the City of Franklin Industrial Park (5801 West Franklin Drive). On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. RYANWOOD MANOR SUBDIVISION COMMUNITY FIRE PIT WITH SURROUNDING STONE CIRCLE WITHIN AN OUTLOT AND STORMWATER EASEMENT RELOCATION. Miscellaneous and Affidavit of Correction applications by Oakwood at Ryan Creek, LLC, to allow for the installation of a 5 feet in diameter by 2 1/2 foot high community fire pit with an approximately 18 feet in diameter surrounding stone circle, within Outlot 1 of Ryanwood Manor subdivision [construction within outlots is prohibited unless approved by the City of Franklin], and modifications to stormwater drainage easement #1 of the subdivision, specifically, reducing the easement to a 20 foot strip along the underground utilities within Outlot 1, extending from Lot 1 to the south to right-of-way to the west [this easement is currently covering the entire Outlot 1 and is in part of Lots 1, 2, 3 and

Principal Planner Regulo Martinez-Montilva presented the request by Oakwood at Ryan Creek, LLC, to allow for the installation of a 5 feet in diameter by 2 1/2 foot high community fire pit with an approximately 18 feet in diameter surrounding stone circle, within Outlot 1 of Ryanwood Manor subdivision [construction within outlots is prohibited unless approved by the City of Franklin], and modifications to stormwater drainage easement #1 of the subdivision, specifically, reducing the easement to a 20 foot strip along the underground utilities within Outlot 1, extending from Lot 1 to the south to right-of-way to the west [this easement is currently covering the entire Outlot 1 and is in part of Lots 1, 2, 3 and 4 at variable widths as well as the entirety of Outlot 1] and relocating 4 tree plantings currently located within the proposed easement to the outside of the easement, but still within Outlot 1, subdivision located at approximately 10116 South Creekview Court, property zoned R-5 Suburban Single-Family Residence District, bearing Tax Key No. 934-0033-000.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution authorizing the installation of a community fire pit with a surrounding stone circle and an Affidavit of Correction to

4 at variable widths as well as the entirety of Outlot 1] and relocating 4 tree plantings currently located within the proposed easement to the outside of the easement, but still within Outlot 1, subdivision located at approximately 10116 South Creekview Court, property zoned R-5 Suburban Single-Family Residence District, bearing Tax Key No. 934-0033-000.

reduce the stormwater drainage easement #1 within Outlot 1 of Ryanwood Manor subdivision located at approximately 10116 South Creekview Court (tax key no. 934-0033-000). On voice vote, all voted 'aye'. Motion carried (5-0-1).

**4. UNIFIED DEVELOPMENT
ORDINANCE UPDATE/REVISION
PROJECT.**

Planning Manager Heath Eddy presented this item. The Plan Commission agreed that a major rewrite was needed, and that a consultant should be brought in to provide staff support on this effort. Because of the contractual necessity of the project, it was agreed that this item should be included in the next Committee of the Whole meeting. No motion carried.

E. Adjournment

Alderman Dandrea moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of February 4, 2021 at 7:58 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).