

City of Franklin
Plan Commission Meeting
April 19, 2012
Minutes

Approved
May 3, 2012

CALL TO ORDER

- I. Mayor Taylor called the April 19, 2012 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 Commissioners Bennett, Haley, Michlig and Ritter. Excused were Alderman Skowronski and Commissioner Fowler. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs. Also in attendance were Aldermen Solomon, Wilhelm and Taylor. This meeting was held concurrently with the Community Development Authority and Forward Franklin Economic Development Committee regarding Item III.C.

MINUTES

Regular Meeting April 5, 2012

II.

- A. Commissioner Haley moved and Commissioner Ritter seconded approval of the April 19, 2012 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Stacy M. Tuschl, Owner, Studio 21 Pom & Dance Academy, Inc. d/b/a/ The Academy of Performing Arts (Dance, Music and Acting Instruction Facility)

Property: 7221 South 76th Street;
Tax Key No. 755-0192-003

Zoning: Planned Development District No. 16 (Franklin Centre)

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A DANCE, MUSIC AND ACTING INSTRUCTION USE AND A DAY CARE SERVICES USE UPON PROPERTY LOCATED AT 7221 SOUTH 76TH STREET

III.

- A. Senior Planner Fuchs read the Official Notice of Public Hearing for Special Use for Stacy M. Tuschl, Owner, Studio 21 Pom & Dance Academy, Inc. d/b/a The Academy of Performing Arts into the record. The Public Hearing was opened at 7:02 p.m. and closed at 7:02 p.m.

Commissioner Ritter moved and Commissioner Bennett seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a dance, music and acting instruction use and a day care services use upon property located at 7221 South 76th Street. All voted 'aye', motion carried.

Scott Biller, Vice President of Integrated Aquaponics, Inc. (Phased Development of an Indoor Controlled Environment Aquaponic Agriculture System Business)

Property: 3617 West Elm Road;
Tax Key No. 979-9997-000

Zoning: RC-1 Conservation Residence District

Regarding: 1. (Unified Development Ordinance Text Amendment) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0602 TO ADD "CONTROLLED ENVIRONMENT

- B. Senior Planner Fuchs read the Official Notices of Public Hearing for Unified Development Ordinance Amendment and Special Use for Scott Biller, Vice President of Integrated Aquaponics, Inc. into the record. The Public Hearing opened at 7:07 p.m. and closed at 7:12 p.m.

Planning Manager Dietl presented the request by Integrated Aquaponics, Inc. to construct an indoor controlled environment aquaponic agriculture system business and buildings upon property located at 3617 West Elm Road.

Commissioner Ritter made the motion to recommend approval of an ordinance to amend the Unified

AGRICULTURE” AS A TYPE OF USE AND TO ALLOW SUCH USE AS A SPECIAL USE IN THE RC-1 CONSERVATION RESIDENCE DISTRICT, A-1 AGRICULTURAL DISTRICT AND A-2 PRIME AGRICULTURAL DISTRICT

2. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE DEVELOPMENT OF AN INDOOR CONTROLLED ENVIRONMENT AQUAPONIC AGRICULTURE SYSTEM BUSINESS USE UPON PROPERTY LOCATED AT 3617 WEST ELM ROAD

3. (Requested Waivers of South 27th Street Design Overlay District Standards)

a. 15-3.0352A. Allowance for more than 50% of the off-street parking spaces to be located between the building and public street.

b. 15-3.0353B., 15-3.0353C., 15-3.0353E. Allowance for fulfilling site furnishings, pedestrian amenities and landscaping upon construction of an extension of Elm Road.

c. 15-3.0355 Allowance for wood or fiber cement boards as the primary materials for the “Galleria Building” and Structural Insulated Panels and Polyethylene as primary materials for the greenhouse.

South 27th Street Corridor: Wisconsin Department of Transportation U.S. 241 Reconstruction Project and the South 27th Street Corridor Streetscape Plan

Development Ordinance text at Table 15-3.0602 to add “Controlled Environment Agriculture” as a type of use and to allow such use as a Special Use in the RC-1 Conservation Residence District, A-1 Agricultural District and A-2 Prime Agricultural District. Seconded by Commissioner Michlig. All voted ‘aye’, motion carried.

Commissioner Ritter moved and Commissioner Michlig seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for the development of an indoor controlled environment aquaponic agriculture system business use upon property located at 3617 West Elm road, subject to the final approval of the related Unified Development Ordinance text amendment and the draft resolution before the Plan Commission on April 19, 2012 be amended to delete Condition #8 and in place thereof insert “applicant shall deliver to the City the appropriate road reservation of north 40 feet and east 40 feet of the applicant’s property for future road extension purposes and that such reservation in proper form shall be filed prior to the issuance of the building permit”. On voice vote, all voted ‘aye’. Motion carried.

Commissioner Ritter moved and Commissioner Michlig seconded a motion to waive the required South 27th Street Design Overlay District Standards under 15-3.0352A. pertaining to off-street parking. On voice vote, Mayor Taylor and Commissioners Michlig, Ritter, Haley and Bennett voted ‘aye’. Motion carried.

Commissioner Ritter made a motion to waive the required South 27th Street Design Standards under 15-3.0353B., 15-3.0353C. and 15-3.0353E. pertaining to pedestrian amenities, site furnishings and landscaping upon construction of an extension of Elm Road. Seconded by Commissioner Michlig. On voice vote, Mayor Taylor and Commissioner Michlig, Ritter, Haley and Bennett voted ‘aye’. Motion carried.

Commissioner Ritter moved and Commissioner Michlig seconded a motion to waive the required South 27th Street Design Overlay District Standards under 15-3.0355 pertaining to architectural requirements in the allowance for wood or fiber cement boards as the primary materials for the “Galleria Building” and structural insulated panels and polyethylene as primary materials for the greenhouse. On voice vote, Mayor Taylor and Commissioners Michlig, Ritter, Haley and Bennett voted ‘aye’. Motion carried.

C. City Engineer Bennett and Assistant City Attorney Sajdak presented an update of the Wisconsin Department of Transportation U.S. 241 Reconstruction Project and changes relevant to the South 27th Street Corridor Streetscape Plan.

Commissioner Ritter moved and Commissioner Haley seconded to recommend to Common Council the adoption of the Joint 27th Street Steering Committee recommendation for 50% cost share split on the item presented. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Haley seconded to recommend to Common Council the adoption of the recommended 90/10 split for burying power lines within Phase I of the U.S. 241 Reconstruction Project. All voted 'aye', motion carried.

Plan Commissioners were in favor of the recommendation made by Community Development Authority Member Linda Ryan, seconded by Member James Mullarkey, for the Mayor and South 27th Street Steering Committee to continue discussions on maintenance and other issues.

City of Franklin
(Franklin Trails Committee)
Property: City-wide
Zoning: City-wide
Regarding: 1. Status report

D. No action needed, none taken.

ADJOURNMENT

IV. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the meeting at 9:00 p.m. All voted 'aye'; motion carried.