

**City of Franklin  
Plan Commission Meeting  
December 7, 2017  
Minutes**

Approved  
**December 21, 2017**

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

Mayor Steve Olson called the December 7, 2017 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 was Commissioners, Patricia Hogan, Adam Burckhardt, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Kevin Haley and David Fowler. Also present was Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

**B. Approval of Minutes**

- 1. Regular Meeting of November 9, 2017.

Alderman Dandrea moved and Commissioner Hogan seconded approval of the November 9, 2017 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. MOLLY MAID PROFESSIONAL HOME CLEANING SERVICE BUSINESS USE.** Special Use application by R & R Swan Investments, LLC d/b/a Molly Maid, to operate a maid service business with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday, which application also includes a property owner requested revised Site Plan approval for existing site improvements constructed without prior City approval, specifically, reconfiguration of the parking lot in the northwest corner of the property and addition of a new parking lot in the rear of the property, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 200; Tax Key No. 704-9978-002.  
[SUBJECT MATTER CONTINUED FROM THE NOVEMBER 9, 2017 MEETING. THIS PUBLIC

Planning Manager Joel Dietl presented the request by R & R Swan Investments, LLC d/b/a Molly Maid, to operate a maid service business with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday, which application also includes a property owner requested revised Site Plan approval for existing site improvements constructed without prior City approval, specifically, reconfiguration of the parking lot in the northwest corner of the property and addition of a new parking lot in the rear of the property, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:02 and closed at 7:02.

Commissioner Hogan moved and City Engineer Morrow seconded a motion to table to the January 4, 2018 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (4-0-2).

HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON NOVEMBER 9, 2017, AND THEN POSTPONED AND CONTINUED TO THE DECEMBER 7, 2017 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

**2. FABU EYES EYELASH EXTENSION SERVICE BUSINESS USE.** Special Use application by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, to operate an eyelash extension service business with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and Sunday, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 240; Tax Key No. 704-9978-002. [SUBJECT MATTER CONTINUED FROM THE NOVEMBER 9, 2017 MEETING. THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON NOVEMBER 9, 2017, AND THEN POSTPONED AND CONTINUED TO THE DECEMBER 7, 2017 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

Planning Manager Joel Dietl presented the request by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, to operate an eyelash extension service business with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and Sunday, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:03 and closed at 7:03.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to table to the January 4, 2018 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (4-0-2).

**3. DAVID R. ROSS AND LEANNE BUDDE-ROSS ACCESSORY BUILDING CONSTRUCTION ON A SINGLE-FAMILY RESIDENTIAL PROPERTY.** Rezoning application by David R. Ross and Leanne Budde-Ross, property owners, to rezone a portion of the property located at 8300 West South

Planning Manager Joel Dietl presented the request by David R. Ross and Leanne Budde-Ross, property owners, to rezone a portion of the property located at 8300 West South County Line Road from C-1 Conservancy District to R-1 Countryside/Estate Single- Family Residence District to allow for construction of an accessory building which will impact approximately 4,500 square feet of woods on the property.

County Line Road from C-1 Conservancy District to R-1 Countryside/Estate Single-Family Residence District to allow for construction of an accessory building which will impact approximately 4,500 square feet of woods on the property; Tax Key No. 984-9998-001.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:06 and closed at 7:06.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a portion of a certain parcel of land from C-1 Conservancy District to R-1 Countryside/Estate Single-Family Residence District (8300 West South County Line Road) (approximately 7.48 total acres; area to be rezoned is approximately 0.82 acres). On voice vote, all voted 'aye'. Motion carried (4-0-2).

**4. TEMPORARY USE TIME LIMIT EXPANSION FOR ONSTRUCTION LAYDOWN YARDS UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT AND THE CONTINUATION OF A TEMPORARY CONSTRUCTION LAYDOWN YARD FOR AMERICAN TRANSMISSION COMPANY LLC.** Unified Development Ordinance Text Amendment and Temporary Use applications by American Transmission Company LLC, to revise the time limit for all Temporary Uses from 90 days to 180 days, City-wide (Unified Development Ordinance Text Amendment) and the Temporary Use for continuation of a construction laydown yard located within the parking lot of the former golf dome property, for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin, from November 30, 2017 to December 1, 2017 (32 days) and from January 1, 2018 to April 30, 2018 (120 days) [the Temporary Use Application has been submitted in conjunction with the Unified Development Ordinance Text Amendment Application to allow operation of the yard for a total of 122

Planning Manager Joel Dietl presented the request by American Transmission Company LLC, to revise the time limit for all Temporary Uses from 90 days to 180 days, City-wide (Unified Development Ordinance Text Amendment) and the Temporary Use for continuation of a construction laydown yard located within the parking lot of the former golf dome property, for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin, from November 30, 2017 to December 1, 2017 (32 days) and from January 1, 2018 to April 30, 2018 (120 days) [the Temporary Use Application has been submitted in conjunction with the Unified Development Ordinance Text Amendment Application to allow operation of the yard for a total of 122 days in 2017 and 120 days in 2018], property located at 11027 South 27th Street and South County Line Road, zoned Planned Development District No. 39 (Mixed-Use Business Park).

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:11 and closed at 7:11.

Commissioner Hogan moved and Alderman Dandrea seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text to amend Section 15-3.0804L. to revise the time limit for all Temporary Uses from 90 days to 180 days and include the following language relative to letters of credit, “that section 15-3.0804 of the Temporary Use section be revised to include the ability of the Plan Commission to require a letter of credit or other approved financial security sufficient to ensure the site is cleaned up and/or restored to its prior

days in 2017 and 120 days in 2018], property located at 11027 South 27th Street and South County Line Road, zoned Planned Development District No. 39 (Mixed-Use Business Park); Tax Key No. 978-9998-000.

**5. FORMER ANCHOR BANK BUILDING AND SITE CHANGES TO ACCOMODATE A PROPOSED CREDIT UNION.**

Unified Development Ordinance Text Amendment and Special Use Amendment applications by Joseph Haider, Designer, LaMacchia Group, to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 6061 “Credit Unions, Federally Chartered (with drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (with drive through facilities)” to allow for such uses as a Special Use, and 6061 “Credit Unions Federally Chartered (without drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (without drive through facilities)”, to allow for such uses as a Permitted Use, in the B-3 Community Business District, in conjunction with a Special Use Amendment application to undertake building and site changes to the former Anchor Bank property, including: construction of a new 24’ high curtain wall type entry feature for the main entrance of the building; addition of an Exterior Insulation and Finish System (EIFS) parapet and metal lattice structure to the roof; repainting of the building and repair of the existing parking lot, sidewalks, landscaping, etc.,

condition.” On voice vote, all voted 'aye'. Motion carried (4-0-2).

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for continuation of a construction laydown yard for American Transmission Company LLC’s electric transmission communication facilities upgrade project upon property located at 11027 South 27<sup>th</sup> Street and Sought County Line Road. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Planning Manager Joel Dietl presented the request by Joseph Haider, Designer, LaMacchia Group, to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 6061 “Credit Unions, Federally Chartered (with drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (with drive through facilities)” to allow for such uses as a Special Use, and 6061 “Credit Unions Federally Chartered (without drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (without drive through facilities)”, to allow for such uses as a Permitted Use, in the B-3 Community Business District, in conjunction with a Special Use Amendment application to undertake building and site changes to the former Anchor Bank property, including: construction of a new 24’ high curtain wall type entry feature for the main entrance of the building; addition of an Exterior Insulation and Finish System (EIFS) parapet and metal lattice structure to the roof; repainting of the building and repair of the existing parking lot, sidewalks, landscaping, etc., as needed, for the proposed credit union use.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:21 and closed at 7:21.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text at table 15-3.0603 Standard Industrial Classification title No. 6061 “Credit Unions, federally chartered (with drive through facilities)” and 6062 “Credit Unions, not federally chartered (with drive through facilities)” to allow for such uses as a Special Use, and 6061 “Credit Unions federally chartered (without drive through facilities)” and 6062 “Credit Unions, not federally chartered (without drive through facilities)”, to

as needed, for the proposed credit union use at 7745 West Rawson Avenue; Tax Key No. 755-0192-006.

allow for such uses as a permitted use, in the B-3 Community Business District. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend approval of a Special Use amendment to allow for building architecture enhancements and improvements to the parking lot, sidewalks and landscaping for the existing drive-through bank property approved as a Special Use in Ordinance No. 2002-1735, an Ordinance to amend Ordinances 92-1229, 93-1261, 94-1298, 96-1391, 96-1400 and 98-1508 creating Planned Development District No. 16 (Franklin Centre) (7745 West Rawson Avenue). On voice vote, all voted 'aye'. Motion carried (4-0-2).

**6. KRONES, INC. PRODUCT DEMONSTRATION AND TRAINING FACILITY METAL BUILDING CONSTRUCTION.**

Natural Resource Features Special Exception and Site Plan applications by Krones, Inc., for the purpose of allowing for the filling and removal of approximately 6,750 square feet of wetland buffer and 13,670 square feet of wetland setback, for construction of a 40,000 square foot pre-engineered metal building to serve as a product demonstration and training facility for Krones, Inc.'s clients, with new parking and loading areas, landscaping, a stormwater pond and protection of an existing wetland, located across the street from Krones, Inc.'s North American headquarters at 9600 South 58th Street, specifically at 9611 South 58th Street, such property zoned M-1 Limited Industrial District; Tax Key No. 899-9990-062.

Planning Manager Joel Dietl presented the request by Krones, Inc., for the purpose of allowing for the filling and removal of approximately 6,750 square feet of wetland buffer and 13,670 square feet of wetland setback, for construction of a 40,000 square foot pre-engineered metal building to serve as a product demonstration and training facility for Krones, Inc.'s clients, with new parking and loading areas, landscaping, a storm water pond and protection of an existing wetland, located across the street from Krones, Inc.'s North American headquarters at 9600 South 58th Street, specifically at 9611 South 58th Street, such property zoned M-1 Limited Industrial District.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:35 and closed at 7:35.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of the Krones, Inc. Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations, with collocating the storm water easement and conservation easement. On voice vote, all voted 'aye'. Motion carried (4-0-2).

City Engineer Morrow moved and Commissioner Hogan seconded a motion to approve a Resolution approving a Site Plan for construction of a pre-engineered metal building and associated parking and loading area, storm water pond and protection of an existing wetland (9611 South 58<sup>th</sup> Street).

On voice vote, all voted 'aye'. Motion carried (4-0-2).

**D. Business Matters**

**1. None.**

**E. Adjournment**

Commissioner Hogan moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of December 7, 2017 at 7:40 p.m. All voted 'aye'; motion carried. (4-0-2).