

CALL TO ORDER

MINUTES

Regular meeting of July 06, 2006

PUBLIC HEARINGS

Special Use Amendment

**Todd Klassy
(American Tower)**

To allow for the collocation of new antennas on an existing monopole and additional ground equipment within the existing fenced compound.

Approximately 5572 West Airways Avenue; Tax Key Number 899-9990-006

M-1 Limited Industrial District

Special Use

**Nancy Meinerz
(Franklin Animal Campus)**

To allow for the operation of an animal services campus primarily engaged in the following uses: veterinary services, grooming, an animal kennel for boarding and a doggy daycare.

Approximately 10930 West Loomis Road; Tax Key Number 889-9988-000

B-3 Community Business District

Area Exception

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B-3 Community Business District

Area Exception

Billy and Crystal McCollum

To allow for an increase in the 15% maximum lot coverage for a single-family home by 418 square feet from 3,782 square feet to 4,200 square feet.

Approximately 8792 West Callaway Court; Tax Key Number 754-0039-000

R-3E Suburban/Estate Single-Family Residence District

Area Exception

Roger and Betty Buss

To allow for an increase in the 15% maximum lot coverage for a single-family home by 512 square feet from 4,112 square feet to 4,624 square feet.

Approximately 7231 South Cambridge Drive

Tax Key Number 879-9982-001

B-2 General Business District

Comprehensive Master Plan Amendment

**Ener-Con Companies, LLC
(Tess Corners Creek Subdivision) (4 lots)**

Comprehensive Master Plan Amendment from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and B-2 General Business District.

Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002

- I. Mayor Taylor called the regular meeting of the Plan Commission of July 27, 2006, to order at 7:00 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter, Bennett, Haley & Hanneman. Also present were Senior Planner Booth, Planner II Mentkowski, Planner I Drayna, Planning Intern Bacon and City Attorney Jesse Wesolowski.
- II.
 - A. Commissioner Hanneman moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, July 06, 2006, with corrections. Upon voice vote, all others voted ‘aye.’ Motion carried.
- III.
 - A. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:09 PM. No one coming forward the Public Hearing was closed at 7:09 PM.
 - B. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:23 PM. Applicant presented the proposal & Jim Rhiner spoke in favor of the project. No one else coming forward the Public Hearing was closed at 7:25 PM.
 - C. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:23 PM. Applicant presented the proposal & Jim Rhiner spoke in favor of the project. No one else coming forward the Public Hearing was closed at 7:25 PM.
 - D. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:39 PM. Applicant presented the proposal. Alderman Solomon spoke to the application. No one else coming forward the Public Hearing was closed at 7:40 PM.
 - E. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:49 PM. Applicant presented the proposal. Alderman Solomon and Mike Dillworth spoke to the application. No one else coming forward the Public Hearing was closed at 7:51 PM.
 - F. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:03 PM. Applicant presented the proposal. Several residents spoke to the application; the Public Hearing was closed at 8:08 PM.

Rezoning

Ener-Con Companies, LLC

(Tess Corners Creek Subdivision) (4 lots)

Comprehensive Master Plan Amendment from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and B-2 General Business District.

Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002

Special Use Amendment

CMS Management Services, Inc.

(Mission Hills Apartments)

To allow for replacement balconies of a different balcony design.

Approximately 7711 & 7811 – 7859 South Scepter Drive; Tax Key Numbers 795-9999-002 and 795-0134-000
R-8 Multiple-Family Residence District

Special Use Amendment

TransSystems Corporation

(Con-Way Central Express)

To allow for a truck dock expansion and office expansion to the existing facility.

Approximately 10601 South 27th Street; Tax Key Number 951-9996-008
B-7 South 27th Street Mixed Use Office District

Business

Special Use Amendment

Todd Klassy

(American Tower)

To allow for the collocation of new antennas on an existing monopole and additional ground equipment within the existing fenced compound.

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M-1 Limited Industrial District

Special Use

Nancy Meinerz

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B-3 Community Business District

Area Exception

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B-3 Community Business District

Area Exception

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Approximately 8792 West Callaway Court; Tax Key Number 754-0039-000
R-3E Suburban/Estate Single-Family Residence District

- G. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:03 PM. Applicant presented the proposal. Several residents spoke to the application; the Public Hearing was closed at 8:08 PM.
 - H. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:20 PM. Applicant presented the proposal. One citizen spoke to the application; the Public Hearing was closed at 8:21 PM.
 - I. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 9:12 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 9:23 PM.
- IV.**
- A. Commissioner Ritter moved and Commissioner Torres seconded to recommend approval of a resolution to amend Resolution 1999-4901 imposing conditions and restrictions for the approval of a Special Use for property located at approximately 5572 West Airways Avenue (Skylink Networks, Inc., Applicant), *contingent on approval by the Board of Water Commissioners*. Upon voice vote, all voted ‘aye.’ motion carried.
 - B. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for property located at approximately 10930 West Loomis Road (Nancy Meinerz, Applicant), contingent on an approved Letter of Credit and Developer's Agreement. Upon voice vote, all voted ‘aye.’ motion carried.
 - C. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of the Area Exception to the Board of Zoning and Building Appeals. Upon voice vote, all voted ‘aye.’ motion carried.
 - D. Commissioner Torres moved and Commissioner Hanneman seconded to recommend approval of the Area Exception to the Board of Zoning and Building Appeals. Upon roll call vote, Alderman Skoworonski and Commissioners Torres, Haley, Bennett and Hanneman voted ‘aye.’ Commissioner Ritter voted ‘no.’ Motion carried.

Area Exception

Roger and Betty Buss

To allow for an increase in the 15% maximum lot coverage for a single-family home by 512 square feet from 4,112 square feet to 4,624 square feet.

Approximately 7231 South Cambridge Drive
Tax Key Number 879-9982-001
B-2 General Business District

Comprehensive Master Plan Amendment

Ener-Con Companies, LLC

(Tess Corners Creek Subdivision) (4 lots)

Comprehensive Master Plan Amendment from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and B-2 General Business District.

Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002

Rezoning

Ener-Con Companies, LLC

(Tess Corners Creek Subdivision) (4 lots)

Comprehensive Master Plan Amendment from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and B-2 General Business District.

Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002

Preliminary Plat

Ener-Con Companies, LLC

(Tess Corners Creek Subdivision) (4 lots)

A resolution conditionally approving a Preliminary Plat for Tess Corners Creek Subdivision.

Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002

Special Use Amendment

CMS Management Services, Inc.

(Mission Hills Apartments)

To allow for replacement balconies of a different balcony design.

Approximately 7711 & 7811 – 7859 South Scepter Drive; Tax Key Numbers 795-9999-002 and 795-0134-000
R-8 Multiple-Family Residence District

Special Use Amendment

TransSystems Corporation

(Con-Way Central Express)

To allow for a truck dock expansion and office expansion to the existing facility.

Approximately 10601 South 27th Street; Tax Key Number 951-9996-008
B-7 South 27th Street Mixed Use Office District

- E. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of the Area Exception to the Board of Zoning and Building Appeals. Upon roll call vote, Alderman Skoworonski and Commissioners Torres, Haley, Bennett and Hanneman voted ‘aye.’ Commissioner Ritter voted ‘no.’ Motion carried.
- F. Commissioner Ritter moved and Commissioner Hanneman seconded to approve a resolution for adopting the Comprehensive Master Plan Amendment from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and B-2 General Business District as an element of the City of Franklin Comprehensive Master Plan. Upon voice vote, all voted ‘aye.’ Motion carried.
- G. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from B-2 General Business District and R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District (Ener-Con Companies, LLC, Applicant) (approximately 11950 West St. Martins Road). Upon voice vote, all voted ‘aye.’ Motion carried.
- H. Commissioner Ritter moved and Commissioner Hanneman seconded to recommend approval of a resolution conditionally approving a Preliminary Plat for Tess Corners Creek Subdivision (approximately 11950 West St. Martins Road) (Ener-Con Companies, LLC, Applicant). Upon voice vote, all voted ‘aye.’ Motion carried.
- I. Commissioner Torres moved and Commissioner Hanneman seconded to recommend approval of a resolution to amend Resolution imposing conditions and restrictions for the approval of a Special Use for property located at approximately 7711 & 7811 – 7859 South Scepter Drive (T P Mission Hills Apartments, LLC). The motion and second were withdrawn. Commissioner Bennett moved and Commissioner Ritter seconded to table consideration of the application. Upon voice vote, all voted ‘aye.’ Motion carried.
- J. Commissioner Ritter moved to table consideration of the application. There was no second. Alderman Skoworonski moved and Commissioner Hanneman seconded to recommend approval of a resolution to amend Resolution 1995-4200 imposing conditions and restrictions for the approval of a Special Use for property located at approximately 10601 South 27th Street (Con-Way Central Express), contingent upon an endorsement of right-of-first-refusal and the provision to a current Average Daily Traffic Count. Upon roll call vote, Alderman Skoworonski and Commissioners Torres, Haley, Bennett and Hanneman voted ‘aye.’ Commissioner Ritter voted ‘no.’ Motion carried.

Mayor Taylor called a recess at 9:47 PM. The meeting was recalled to order at 9:52 PM.

**Special Use Amendment
TransSystems Corporation
(Con-Way Central Express)**

Requested waiver of South 27th Street Design Overlay District Standards.

- I. 15-3.0352 Parking Requirements
 - II. 15-3.0353B.2.3.5 Pedestrian Considerations
 - III. 15-3.0353C Reducing the Impact of Vehicular Use Areas
 - IV. 15-3.0353E Landscaping
 - V. 15-3.0354 Landscaping Requirements for Off-street Parking Areas
 - VI. 15-3.0355(5) Building Facades
 - VII. 15-3.0355(10) Traffic Impact
- Approximately 10601 South 27th Street; Tax Key Number 951-9996-008
B-7 South 27th Street Mixed Use Office District

**Concept Review
Ricky Kawczynski
(St. Martins' Offices)**

Proposed one-story multi-tenant office building of approximately 1,650 square feet.
Approximately 10010 West St. Martins Road; Tax Key Number 841-0001-000
B-3 Community Business District

**Concept Review
2 Mikes, LLC**

(Kintop's Hilltop Estates Subdivision) (17 lots)
A proposed 17-lot R-6 Suburban Single-Family Residence District (option 1) Open Space Residential Subdivision
Approximately 8547 South 76th Street; Tax Key Numbers 838-9984-000 & 838-9985-000
R-6 Suburban Single-Family Residence District

Announcement: Next Meeting scheduled for Thursday, August 03, 2006

Adjournment

K. The item was deemed not to be necessary. No action needed; none taken.

L. The Plan Commission provided direction to the Applicant.

M. The Plan Commission provided direction to the Applicant.

N. No action needed; none taken.

V. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the Thursday, July 06, 2006, regular meeting of the Plan Commission, at 10:32 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.