

City of Franklin
Plan Commission Meeting
July 5, 2012
Minutes

Approved
July 19, 2012

CALL TO ORDER

- I. Mayor Taylor called the July 5, 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 Haley, Michlig and Ritter. Excused were Commissioners Bennett and Fowler. Also present were City Attorney Wesolowski, Assistant City Engineer Romeis, Planning Manager Dietl, and Senior Planner Fuchs. Also in attendance were Aldermen Wilhelm, Schmidt, Solomon, Olson, and Skowronski.

MINUTES

Regular Meeting of June 7, 2012

II.

- A. Commissioner Ritter moved and Commissioner Haley seconded approval of the June 7, 2012 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Wheaton Franciscan Healthcare-Franklin, Inc. (Wheaton Franciscan HealthCare Center 64,800 Square Foot Three-Story Medical Office Building Development, as Part of an Intended Plan for the Potential Future Development of a Total of Four Such Buildings, Adjacent to the Existing Wheaton Franciscan HealthCare Center Facility)

Property: 9969 South 27th Street;

Tax Key No. 928-9996-007

Zoning: B-7 South 27th Street Mixed-Use Office District

Regarding: 1. (Special Use) (Public Hearing)

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A NEW MEDICAL OFFICE BUILDING GREATER THAN 40,000 SQUARE FEET IN AREA USE UPON PROPERTY LOCATED AT 9969 SOUTH 27TH STREET

David W. Behrens, Principal of GreenbergFarrow Architecture Inc. (Meijer Grocery and Department Store and Garden Center Development)

Property: Eastern corner of West Loomis Road and West St. Martins Road (STH 100); Tax Key Nos. 840-9969-000, 840-9997-003, 840-9997-002, 840-9994-000, 840-9998-000, 840-9997-001, 840-9993-000 and 840-9999-001

Zoning: B-3 Community Business District, Planned Development District No. 31

III.

- A. Sheila Gansemer, Vice President of Patient Services, Wheaton Franciscan Healthcare-Franklin, gave a presentation of the request for Special Use approval to construct a new medical office building greater than 40,000 square feet as part of an intended plan for the potential future development of a total of four such buildings, adjacent to the existing Wheaton Franciscan Healthcare Center facility.

Planning Manager Dietl summarized staff recommendations and discussed the 27th Street Design Standards.

Senior Planner Fuchs read the Official Notice of Public Hearing for Special Use for Wheaton Franciscan Healthcare-Franklin, Inc. into the record. The Public Hearing was opened at 7:30 p.m. and closed at 7:36 p.m.

No action was taken.

- B. Planning Manager Dietl presented the application for development of a Meijer Grocery and Department Store and Garden Center on the eastern corner of West Loomis Road and West St. Martins Road.

Representatives Mr. Brian Randall, Mr. Michael Flickinger, and Mr. David W. Behrens, Principal of GreenbergFarrow Architecture Inc. spoke on behalf of Meijer, Inc.

Senior Planner Fuchs read the Official Notices of Public Hearing into the record to create and establish Planned Development District No. 36, to rezone lands to Planned

III. B. (continued)

(Foresthill Highlands/United Financial Group, Inc.) and FW Floodway District

Regarding: 1. (PDD Planned Development District Ordinance) (Public Hearing)

AN ORDINANCE TO CREATE SECTION 15-3.0441 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 36 (MEIJER GROCERY AND DEPARTMENT STORE DEVELOPMENT) AND TO REZONE PROPERTY FROM B-3 COMMUNITY BUSINESS DISTRICT, PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) AND FW FLOODWAY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 36 AND FW FLOODWAY DISTRICT

Development District No. 36, to remove lands from Planned Development District No. 31, to amend the Unified Development Ordinance text, and to hear a Natural Resource Special Exception. The Public Hearing was opened at 8:55 p.m. and closed at 9:48 p.m.

Mayor Taylor stated that public comments for the Meijer, Inc. development and all applications as part of Item III.B. will be continued at the next regularly scheduled meeting of the Plan Commission on July 19, 2012. No action was taken.

2. (Planned Development District Ordinance Amendment) (Public Hearing)

AN ORDINANCE TO AMEND §15-3.0436 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) TO ALLOW FOR REMOVAL OF A PARCEL OF LAND FOR ITS POTENTIAL USE IN ADJOINING PROPERTY DEVELOPMENT

3. (Unified Development Ordinance Text Amendment) (Public Hearing)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §15-3.0505A.2., TO REMOVE "PDD DISTRICT" FROM THE RETAIL BUILDING SIZE LIMIT PROVISIONS

4. (Special Exception) (Public Hearing)

Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of allowing for the filling of 1 shore buffer with 0.139 total affected acreage, 1 floodplain with 0.100 total affected acreage, 5 wetland buffers with 2.546 total affected acreage, 5 wetland setbacks with 2.222 total affected acreage, and 5 wetlands with 0.940 total affected acreage, to allow for the grading and construction of a 191,352 square foot grocery and department store and garden center development

III. B. (continued)

5. (Comprehensive Master Plan Amendment) A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE FUTURE LAND USE MAP USE DESIGNATION FOR PROPERTY LOCATED AT THE EASTERN CORNER OF WEST LOOMIS ROAD AND WEST ST. MARTINS ROAD (STH 100), FROM MIXED USE TO COMMERCIAL USE AND TO CHANGE THE CITY OF FRANKLIN CROSSROADS TRADE AREA REGULATING PLAN TO ALLOW FOR SUCH COMMERCIAL USE, PURSUANT TO WIS. STAT. §66.1001 (4)(b)

6. (1 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MAP, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 21 EAST, AND THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 21 EAST AND BEING ALL THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Scrub Plus RA, LLC (Redevelopment of an Existing Commercial Car Care Facility)

Property: 7700 West Rawson Avenue;
Tax Key No. 744-8998-005

Zoning: Planned Development District No. 34 (Hampton Inn and Suites Plus Mixed Use Commercial)

Regarding: 1. (Planned Development District Ordinance Amendment)

- a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.
- b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0439 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 34 (HAMPTON INN AND SUITES PLUS MIXED USE COMMERCIAL) TO AUTHORIZE REDEVELOPMENT OF AN

- C. Commissioner Haley made a motion determining the proposed amendment to be a minor amendment. Seconded by Commissioner Ritter. All voted 'aye', motion carried.

Commissioner Ritter moved to recommend approval of an ordinance to amend Section 15-3.0439 of the Unified Development Ordinance Planned Development District No. 34 (Hampton Inn and Suites Plus Mixed Use Commercial) to authorize redevelopment of an existing commercial car care center located upon property at 7700 West Rawson Avenue (Scrub Plus RA, LLC, Applicant). Seconded by Commissioner Michlig. All voted 'aye', motion carried.

III.C. (continued)

EXISTING COMMERCIAL CAR CARE CENTER

Grass Unlimited, Inc., d/b/a/ Nature's Nook (Nature's Nook Garden Center Weekly Farmers' Market)

Property: 9801 South 27th Street;
Tax Key No. 902-9965-006

Zoning: B-4 South 27th Street Mixed-Use Commercial District

Regarding: 1. (Special Use Amendment) (Public Hearing) A RESOLUTION TO AMEND RESOLUTION NO. 94-4131 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE CONSTRUCTION AND OPERATION OF A NURSERY WITH OUTSIDE SALES, STORAGE AND DISPLAY OF NURSERY STOCK FOR PROPERTY LOCATED AT 9801 SOUTH 27TH STREET TO ALLOW FOR HOSTING A WEEKLY FARMERS' MARKET

City of Franklin (Franklin Trails Committee)

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

ADJOURNMENT

- D. Senior Planner Fuchs read the Official Notice of Public Hearing for an application for Special Use amendment for a weekly farmer's market at Natures' Nook into the record. The Public Hearing was opened at 9:54 p.m. and closed at 9:57 p.m.

Commissioner Haley moved to recommend approval of a resolution to amend Resolution No. 94-4131 imposing conditions and restrictions for the approval of a Special Use for the construction and operation of a nursery with outside sales, storage and display of nursery stock for property located at 9801 South 27th Street to allow for hosting a weekly farmer's market (Grass Unlimited, Inc., d/b/a Nature's Nook, Applicant) subject to the recommendations and suggestions in the staff report, and amending condition items #5 and #9 replacing "prior to Common Council review of the Special Use amendment application" with "prior to commencement of use". Seconded by Commissioner Ritter. All voted 'aye', motion carried.

- E. Commissioner Michlig presented the status report of the Franklin Trails Committee.

No action needed, none taken.

- IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the meeting at 10:14 p.m. All voted 'aye'; motion carried.