

City of Franklin
Plan Commission Meeting
July 23, 2015
Minutes

Approved
August 6, 2015

Call to Order and Roll Call

- A. Mayor Steve Olson called the July 23, 2015 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 Alderman Mark Dandrea and Commissioners David Fowler, Kevin Haley, Patricia Hogan, Scott Thinnies and City Engineer Glen Morrow. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs. In attendance was Alderwoman Janet Evans.

Approval of Minutes

Regular Meeting of July 9, 2015.

B.

1. Commissioner Hogan moved and Commissioner Thinnies seconded approval of the July 9, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, Commissioner Fowler abstained. Alderman Dandrea and Commissioners Hogan, Thinnies, Haley and Morrow voted 'aye'. Motion carried.

Public Hearing Business Matters
RAWSON PUB BAR/RESTAURANT
WITH OUTDOOR
ENTERTAINMENT/CONCERTS.

Rezoning and Special Use applications by Steven D. Schweitzer (property owner) (property currently zoned M-2 General Industrial District; above application is for rezoning to B-2 General Business District; drinking places require Special Use approval in the B-2 District), to allow for a bar/restaurant with outdoor entertainment/concerts business use, with applications-related site development to include construction of a building addition for a kitchen on the southeast corner of the existing Rawson Pub building, the addition of a shed at the south end of the pub parking lot and installation of a dumpster enclosure, upon property located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000.

C.

1. Planning Manager Dietl presented the application by Steven D. Schweitzer for Rezoning from M-2 General Industrial District to B-2 General Business District to bring the establishment into compliance with current zoning code.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Rezoning of the property located at 5621 West Rawson Avenue in to the record. The Public Hearing was opened at 7:04 p.m. and closed at 7:05 p.m.

Commissioner Fowler made a motion to table the request to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-2 General Industrial District to B-2 General Business District. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried to table the item.

Planning Manger Dietl presented the application for Special Use approval to allow for a bar/restaurant with outdoor entertainment/concerts business use, with site development to include construction of a building addition for a kitchen on the southeast corner of the existing Rawson Pub building, the addition of a shed at the south end of the pub parking lot and installation of a dumpster enclosure.

Item C.1. (continued)

Business Matters

KAYLA'S PLAYGROUND OVERNIGHT CAMPING TO SECURE CONSTRUCTION SITE. Temporary Use application by the City of Franklin, for placement of a recreational vehicle and one other vehicle in the existing parking lot in Franklin Woods Nature Center Special Park, for overnight camping to provide 24 hour site security during the construction of Kayla's Playground at Franklin Woods Nature Center Special Park located at 3723 West Puetz Road, on property zoned P-1 Park District; Tax Key No. 854-9936-000.

FUTURE RETAIL DEVELOPMENT IN THE AREA OF SOUTH 76TH STREET AND WEST RAWSON AVENUE/WEST LOOMIS ROAD. City staff will present maps, plans and financial information for the development as were provided to the Common Council at its June 10, 2015 special meeting, for public information and consideration by the Plan Commission.

FUTURE MIXED-USE BUSINESS LIGHT INDUSTRIAL, COMMERCIAL, RESIDENTIAL AND NATURE CONSERVATION PUBLIC PARK DEVELOPMENT IN THE AREA OF WEST LOOMIS ROAD AND WEST RYAN ROAD. City staff will present maps, plans and financial information for the development as were provided to the Common Council at its June 10, 2015 special meeting, for public information and consideration by the Plan Commission.

Senior Planner Fuchs read the Official Notice of Public Hearing for the request for Special Use by Steven Schweitzer in to the record. The Public Hearing was opened at 7:07 p.m. and closed at 7:07 p.m.

Commissioner Hogan moved to table the request for recommendation to approve a resolution imposing conditions and restrictions for the approval of a Special Use to allow for a bar/restaurant with outdoor entertainment/concerts business use upon property located at 5621 West Rawson Avenue. Commissioner Haley seconded the motion. On voice vote, all voted 'aye'. Motion carried to table the item.

D.

- 1. Planning Manager Dietl presented the application for Temporary Use by the City of Franklin for property located at 3723 West Puetz Road.

Commissioner Morrow moved to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for overnight camping to provide site security during construction of Kayla's Playground upon property located at 3723 West Puetz Road (Franklin Woods Nature Center Special Park). Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (6-0-0).

- 2. Senior Planner Fuchs provided information regarding the future retail development in the area of South 76th Street and West Rawson Avenue/West Loomis Road.

Discussion only. No action needed, none taken.

- 3. Senior Planner Fuchs provided information regarding the future mixed-use business light industrial, commercial, residential and nature conservation public park development in the area of West Loomis Road and West Ryan Road.

Discussion only. No action needed, none taken.

FUTURE BUSINESS PARK DEVELOPMENT IN THE AREA OF SOUTH 27TH STREET AND WEST COUNTY LINE ROAD. City staff will present maps, plans and financial information for the development as were provided to the Common Council at its June 10, 2015 special meeting, for public information and consideration by the Plan Commission.

Adjournment

4. Senior Planner Fuchs provided information regarding the future business park development in the area of South 27th Street and West County Line Road.

Discussion only. No action needed, none taken.

- E. Commissioner Haley moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of July 23, 2015 at 8:07 p.m. All voted 'aye'; motion carried.