

**City of Franklin**  
**Plan Commission Meeting**  
**July 21, 2016**  
**Minutes**

Approved  
August 18, 2016

**Call to Order and Roll Call**

- A. Mayor Steve Olson called the July 21, 2016 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 Kevin Haley, Patricia Hogan, Patrick Leon, David Fowler and City Engineer Glen Morrow. Also present were Associate Planner Orrin Sumwalt and Planning Manager Joel Dietl.

**Approval of Minutes**

Regular Meeting of July 7, 2016.

- B.
1. Commissioner Hogan moved and Commissioner Haley seconded approval of the July 7, 2016 minutes of the regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried (6-0-0).

**Public Hearing Business Matters**  
**EVERGREEN PARK ESTATES**  
**RESIDENTIAL LOTS**  
**DEVELOPMENT.**

Rezoning and Preliminary Plat applications by Rick J. Przybyla, President of Creative Homes, Inc., to rezone a portion of the property located at 7501 South 49th Street (1.867 acres) from C-1 Conservancy District to R-6 Suburban Single-Family Residence District and to subdivide the existing 32.67 acre property at 7501 South 49th Street, to create six R-6 Suburban Single-Family Residence District lots. The Preliminary Plat includes one lot south of West Evergreen Street (Lot 1), three lots north of West Evergreen Street (Lots 2, 3 and 4) and two lots east of South 51st Street (Lots 5 and 6), and five outlots, which are reserved for future single-family residential lots, future storm water management facilities and/or consist of protected natural resource features. The property is zoned R-6 Suburban Single-Family Residence District, C-1 Conservancy District, FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 788-9981-001.

**C.1**

- A. Planning Manager Dietl presented the request by Creative Homes, Inc. to recommend approval of an ordinance to amend the Unified Development Ordinance (zoning map) to rezone a portion of a certain parcel of land.

The Official Notice of Public Hearing for an ordinance to amend the Unified Development Ordinance to rezone a portion of a certain parcel of land and to recommend approval of a resolution conditionally approving a preliminary plat was read in to the record by Associate Planner Sumwalt. The Public Hearing was opened at 7:03 p.m. and closed at 7:05 p.m. The Public Hearing was reopened at 7:12 p.m. and closed at 7:24 p.m.

Commissioner Leon moved and Commissioner Fowler 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-6 Suburban Single-Family Residence District (a portion of the property at 7501 South 49<sup>th</sup> Street) (approximately 1.867 acres). On voice vote, all voted 'aye'. Motion carried (6-0-0).

- B. Planning Manager Dietl presented the request by Creative Homes, Inc. for approval of a resolution conditionally approving a Preliminary Plat for Evergreen Park Estates Subdivision (at approximately 7501 South 49<sup>th</sup> Street).

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of a resolution conditionally approving a Preliminary Plat for Evergreen Park Estates Subdivision (at approximately 7501 South 49<sup>th</sup> Street). On voice vote, all voted 'aye'. Motion carried (6-0-0).

**HAPPY TAILS PET SUPPLIES RETAIL STORE.** Special Use application by Kenneth Paul Lavigne and Tiffany Lyn Lavigne, d/b/a Happy Tails Pet Supplies LLC, to operate a retail pet supply store including the sale of natural/healthy pet food, treats, supplements for dogs and cats, toys, beds, collars, pet dishware, etc., upon property zoned CC City Civic Center District, located at 7700 South Lovers Lane Road, Suite 210 (The Shoppes at Wyndham Village shopping center); Tax Key No. 794-9999-006.

- 2. Planning Manager Dietl presented the request by Happy Tails Pet Supplies, LLC for approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a retail pet supply store use upon property located at 7700 South Lovers Lane Road, Suite 210 (The Shoppes at Wyndham Village).

The Official Notice of Public Hearing for a Special Use for a retail pet supply store was read in to the record by Associate Planner Sumwalt. The Public Hearing was opened at 7:39 p.m. and closed at 7:39 p.m.

Commissioner Hogan moved and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a retail pet supply store use upon property located at 7700 South Lovers Lane Road, Suite 210 (The Shoppes at Wyndham Village). On voice vote, all voted 'aye'. Motion carried (6-0-0).

**Business Matters**  
**ORCHARD VIEW SHOPPING CENTER SIGNAGE.** Master Sign Program application by John A. O'Malley of O'Malley Investments, to allow for a Master Sign Program allowing each tenant within the shopping center one sign per store front, and allowing end cap tenants signage on multiple store fronts, for property zoned B-3 Community Business District, located at 7140-7240 South 76<sup>th</sup> Street (Orchard View Shopping Center); Tax Key No. 756-9993-021.

- D. Planning Manager Dietl presented the application by John A. O'Malley of O'Malley Investments for property located at 7140-7240 South 76<sup>th</sup> Street (Orchard View Shopping Center).

Commissioner Fowler moved and Commissioner Hogan seconded a motion to approve a resolution approving a Master Sign Program for Orchard View Shopping Center (7140-7240 South 76<sup>th</sup> Street). On voice vote, all voted 'aye'. Motion carried (6-0-0).

**Adjournment**

- E.** Commissioner Haley moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of July 21, 2016 at 7:42 p.m. All voted 'aye'. Motion carried. (6-0-0).