

**City of Franklin**  
**Plan Commission Meeting**  
**May 3, 2012**  
**Minutes**

Approved  
May 17, 2012

**CALL TO ORDER**

- I.** Mayor Taylor called the May 3, 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 Bennett, Fowler, Haley, Michlig and Ritter. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs. In attendance were Aldermen Solomon, Wilhelm and Taylor.

**MINUTES**

Regular Meeting of April 19, 2012

**II.**

- A.** Commissioner Bennett moved and Commissioner Fowler seconded approval of the April 19, 2012 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Cloe M. Anton, d/b/a Top Dog Grooming & Daycare (Indoor Dog Grooming and Daycare with Pet Supply Retail Sales Business)**

**Property:** 2735 West Rawson Avenue;  
Tax Key No. 761-9950-002

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

**Regarding: 1. (Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 752 "ANIMAL SPECIALTY SERVICES" TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT

**2. (Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A DOG GROOMING AND DAYCARE WITH PET SUPPLY RETAIL SALES BUSINESS USE UPON PROPERTY LOCATED AT 2735 WEST RAWSON AVENUE

**LaQueesha Rochelle Blockton, d/b/a Academy of Integrity (School Location Within House of Prayer Lutheran Church)**

**Property:** 3900 West Ryan Road;  
Tax Key No. 880-9998-003

**III.**

- A.** Planning Manager Dietl presented the request for Unified Development Ordinance Text Amendment and Special Use for a dog grooming and indoor daycare with pet supply retail sales business use for property located at 2735 West Rawson Avenue.

Senior Planner Fuchs read the Official Notice of Public Hearing for Unified Development Ordinance Text Amendment and Special Use for Cloe M. Anton, d/b/a Top Dog Grooming & Daycare, into the record. The Public Hearing was opened at 7:06 p.m. and closed at 7:09 p.m.

Commissioner Fowler moved and Commissioner Ritter 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. 752 "Animal Specialty Services" to allow for such use as a Special Use in the B-4 South 27th Street Mixed-Use Commercial District. All voted 'aye', motion carried.

Commissioner Fowler moved and Commissioner Michlig seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a dog grooming and daycare with pet supply retail sales business use upon property located at 2735 West Rawson Avenue subject to the approval of the related Unified Development Ordinance Text Amendment. All voted 'aye', motion carried.

- B.** Planning Manager Dietl updated the Plan Commission on the status of the Special Use application by LaQueesha Rochelle Blockton, d/b/a/ Academy of Integrity for a school location within the House of Prayer Lutheran Church.

**Zoning:** I-1 Institutional District  
**Regarding: 1. (Special Use) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN EDUCATIONAL FACILITY USE UPON PROPERTY LOCATED AT 3900 WEST RYAN ROAD**

**CommonBond Acquisition LLC / Franklin Senior Housing, LLC (Franklin Meadows Multi-Family Senior Independent Living Apartment Building Payment to the City for the Cost of City Services)**

**Property:** 7704 South 51st Street;  
Tax Key No. 788-9986-013

**Zoning:** Planned Development District No. 22 (Clare Meadows)

**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 NO. 2011-2046, AN ORDINANCE TO AMEND SECTION 15-3.0427 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 22 (CLARE MEADOWS) TO ALLOW FOR AND ADD A THREE STORY 30 UNIT SENIOR INDEPENDENT LIVING APARTMENT BUILDING (COMMONBOND ACQUISITION LLC, APPLICANT) (7704 SOUTH 51ST STREET), TO PROVIDE FOR THE PAYMENT TO THE CITY OF A FIXED SUM ESTIMATED TO PAY FOR THE COST OF CITY SERVICES TO BE PROVIDED TO THE PROPERTY, TO BE ADJUSTED ANNUALLY BY THE CONSUMER PRICE INDEX AND TO BE REVIEWABLE EVERY FIVE YEARS (FRANKLIN SENIOR HOUSING, INC., APPLICANT)

**City of Franklin (Franklin Trails Committee)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1.** Status report

## ADJOURNMENT

Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for an educational facility use upon property located at 3900 West Ryan Road. All voted 'aye', motion carried.

- C. City Attorney Wesolowski explained the application request for ordinance amendment by CommonBond Acquisition LLC regarding the determination of the estimated amount to pay for the cost of city services to be provided to the property as it relates to the Franklin Meadows Multi-Family Senior Independent Living Apartment building located at 7704 South 51st Street.

Motion by Commissioner Fowler, seconded by Commissioner Ritter, to suspend regular business to allow Alderman Wilhelm to speak. All voted 'aye', motion carried.

Commissioner Fowler made a motion, seconded by Commissioner Ritter, to return to regular order of business. All voted 'aye', motion carried.

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

Commissioner Haley made a motion to recommend approval of an ordinance to amend Ordinance No. 2011-2046, an Ordinance to amend Section 15-3.0427 of the Unified Development Ordinance Planned Development District No. 22 (Clare Meadows) to allow for and add a three story 30 unit senior independent living apartment building (CommonBond Acquisition LLC, Applicant) (7704 South 51st Street), to provide for the payment to the City of a fixed sum estimated to pay for the cost of City services to be provided to the property, to be adjusted annually by the Consumer Price Index and to be reviewable every five years (Franklin Senior Housing, Inc., Applicant). Seconded by Commissioner Ritter. All voted 'aye', motion carried.

- D. Commissioner Fowler presented the status report of the Franklin Trails Committee.

No action needed, none taken.

- IV. Commissioner Ritter moved and Commissioner Fowler seconded to adjourn the meeting at 7:41 p.m. All voted 'aye'; motion carried.