

City of Franklin
Plan Commission Meeting
May 9, 2013
Minutes

Approved
May 23, 2013

CALL TO ORDER

- I. Mayor Taylor called the May 9, 2013 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 Fowler, Haley, Michlig, and Ritter. Excused was City Engineer Bennett. Also present were City Attorney Wesolowski, Planning Manager Dietl and Senior Planner Fuchs. In attendance were Aldermen Wilhelm, Schmidt and Skowronski.

MINUTES

Regular Meeting of April 4, 2013

II.

- A. Commissioner Ritter moved and Commissioner Fowler seconded approval of the April 4, 2013 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Tiffany Gutman, D/B/A Paws-itivly Behaved K9S Corporation (Dog Obedience and Training Business)

Property: 9438 South 29th Street;
Tax Key No. 879-9991-002

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

Regarding: 1. (Special Use) (Public Hearing)
A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A DOG OBEDIENCE AND TRAINING BUSINESS USE UPON PROPERTY LOCATED AT 9438 SOUTH 29TH STREET

III.

- A. Planning Manager Dietl introduced the request for Special Use by Tiffany Gutman, Paws-itivly Behaved K9S Corporation, for property located at 9438 South 29th Street, and informed the Plan Commission of the applicant's request to table the item to the May 23, 2013 Plan Commission meeting.

Planner Fuchs read the Official Notice of Public Hearing for Special Use for a dog obedience and training business into the record. The Public Hearing was opened at 8:24 p.m. and closed at 8:38 p.m.

No action taken, none needed.

City of Franklin (Pleasant View/Victory Creek Trail Construction)

Property: Immediately south of and east of Pleasant View Elementary School (4601 West Marquette Avenue) and east of Pleasant View Neighborhood Park; Tax Key Nos. 788-9978-002, 788-9977-001, 787-9999-004, 787-9998-001, 787-9997-001, 787-0046-000 and 787-0047-000

Zoning: R-6 Suburban Single-Family Residence District, FW Floodway District, FFO Floodplain Fringe Overlay District and C-1 Conservancy District

Regarding: 1. (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 3,000 square feet of wetland filling and paving, 2,500 square feet of filling and paving of the wetland buffer and 2,500 square feet of wetland setback filling and paving

- B. Planning Manager Dietl presented the request for Special Exception to Natural Resource for the Pleasant View/Victory Creek Trail construction on behalf of the City of Franklin.

Planner Fuchs read the Official Notice of Public Hearing for Natural Resource Special Exception into the record. The Public Hearing was opened at 8:58 p.m. and closed at 9:16 p.m.

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

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

Commissioner Michlig moved to table the item regarding the Special Exception to Natural Resource Feature provisions for the construction of the Pleasant View/ Victory Creek Trail to the first Plan Commission meeting in June. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

Franklin Public Schools (Franklin High School Building Additions and Renovations)

Property: 8222 South 51st Street;
Tax Key No. 807-9999-001

Zoning: I-1 Institutional District, FW Floodway District and C-1 Conservancy District

Regarding: 1. (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 approximately 690 square feet of filling and grading of Wetland 8, approximately 510 square feet of filling and grading of Wetland 9, approximately 6,400 square feet of wetland buffer filling and grading surrounding Wetlands 8 and 9 and approximately 15,700 square feet of wetland setback filling and grading surrounding Wetlands 8 and 9, for the expansion of the Franklin High School building; approximately 216 square feet of filling and grading of Wetland 6, approximately 1,783 square feet of filling and grading of the buffer of Wetland 6 and approximately 2,968 square feet of filling and grading of the setback of Wetland 6, for the construction of the access drive to the Franklin High School football sports practice fields

City of Franklin (Southbrook Church, Inc. Property Conversion to City of Franklin Business Park Use)

Property: Approximately 9733 South 76th Street; Tax Key Nos. 896-9999-007 and 896-9999-008

Zoning: I-1 Institutional District

Regarding: 1. (Rezoning) (Public Hearing)
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM I-1 INSTITUTIONAL DISTRICT TO BP BUSINESS PARK DISTRICT

2. (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 CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9733 SOUTH 76TH STREET FROM INSTITUTIONAL USE TO BUSINESS PARK USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

- C. Planning Manager Dietl presented the request for Special Exception to Natural Resource by the Franklin Public Schools for the expansion of the Franklin High School building and construction of the access drive to the football sports practice fields for property located at 8222 South 51st Street.

Planner Fuchs read the Official Notice of Public Hearing for Natural Resource Special Exception into the record. The Public Hearing was opened at 7:08 p.m. and closed at 7:13 p.m.

Commissioner Fowler moved to recommend approval of the Franklin High School Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried.

- D. Planning Manager Dietl presented the request for Comprehensive Master Plan amendment and rezoning of property located at 9733 South 76th Street for City of Franklin Business Park use.

Planner Fuchs read the Official Notice of Public Hearing for Rezoning into the record. The Public Hearing was opened at 8:17 p.m. and closed at 8:21 p.m.

Motion by Commissioner Fowler to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land located at approximately 9733 South 76th Street from I-1 Institutional District to BP Business Park District subject to the approval of the related Comprehensive Master Plan amendment. Commissioner Ritter seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9733 South 76th Street from institutional use to business park use, pursuant to Wis. Stat. § 66.1001(4)(b). Seconded by Commissioner Fowler. On voice vote, all voted 'aye' (Commissioner Bennett absent). Motion carried (4-0).

Franklin Public Schools (Franklin High School parking Increase and Building and Site Additions and Renovations)

Property: 8222 South 51st Street;
Tax Key No. 807-9999-001

Zoning: I-1 Institutional District, FW Floodway District and C-1 Conservancy District

Regarding: 1. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY LOCATED AT 8222 SOUTH 51ST STREET TO ALLOW FOR A 25% PARKING INCREASE AND ADDITIONS AND RENOVATIONS TO THE FRANKLIN HIGH SCHOOL BUILDING AND SITE

E. Planning Manager Dietl presented the request for site plan amendment by Franklin Public Schools for parking increase and building and site additions and renovations for the Franklin High School located at 8222 South 51st Street.

Eppstein Uhen Architect representative, Bob Vajgrt and Mark Cloutier, Building and Grounds Manager, Franklin Public Schools spoke regarding the site upgrades.

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

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

Commissioner Ritter made a motion to approve a resolution amending the Site Plan for property located at 8222 South 51st Street to allow for a 25% parking increase and additions and renovations to the Franklin High School building with resolution amended to reflect 30 months for completion of construction in place of one year. Seconded by Commissioner Fowler. On voice vote, all voted 'aye' (Commissioner Bennett absent). Motion carried (4-0).

Commissioner Michlig moved to amend the motion to include a provision that the Franklin High School provide a sanctioned public access to the High School from the east at West High View Drive. Commissioner Fowler seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Pleasant View/Victory Creek Trail Development and Location Project (Immediately South of and East of Pleasant View Elementary School): Review of Proposed Alternate Route

F. Commissioner Michlig made a motion that the Plan Commission considered the detailed comments by Commissioner Haley with regard to potential optional trail location for the Pleasant View/Victory Creek Trail, and upon this presentation and his judgment, that a northern route trail is in the interest of community safety, environmental protection, recreational aesthetic value and cost benefits, Plan Commission recommends the Common Council strongly consider that as the appropriate route. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

Presentation by Commissioner Fowler - Valuing Nature's Benefits

G. No action regarding a presentation by Commissioner Fowler entitled "Valuing Nature's Benefits".

City of Franklin (Complete Streets and Connectivity Committee)

Property: City-wide
Zoning: City-wide

Regarding: 1. Status Report

H. No action regarding the status report of the City of Franklin Complete Streets and Connectivity Committee.

ADJOURNMENT

IV. Commissioner Michlig moved and Commissioner Ritter seconded to adjourn the Plan Commission meeting at 9:55 p.m. All voted 'aye'; motion carried.