

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, FEBRUARY 4, 2016, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of January 7, 2016.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **WE ENERGIES TEMPORARY JOB REPORTING SITE AND STAGING AREA FOR AN ELECTRIC FACILITIES PROJECT.** Temporary Use application by Agent Paul Mallas, We Energies, for a job reporting site and staging area to enhance system reliability by bringing in a new feeder and updating facilities in the area, with crews arriving at the site between 6:30 a.m. and 7:15 a.m., leaving the site at approximately 4:00 p.m., Monday through Friday, with possible limited weekend hours for planned outages only, from February 8, 2016 through May 8, 2016 (90 days), at 11339-11401 West Forest Home Avenue, on property zoned M-2 General Industrial District; Tax Key No. 748-9992-000.

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: February 18, 2016

City of Franklin
Plan Commission Meeting
January 7, 2016
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the January 7, 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, City Engineer Glen Morrow, and Commissioners David Fowler, Patricia Hogan, and Scott Thinner. Excused was Commissioner Kevin Haley. Also present were Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

Approval of Minutes

Regular Meeting of December 17, 2015.

- B.
1. Commissioner Thinner moved and Commissioner Morrow seconded approval of the December 17, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters
OMBEHA INC. REMODELING AND RESTORATION CONTRACTOR BUSINESS. Special Use application by Ombeha Inc. to operate a remodeling and restoration of residential properties contractor business upon property zoned M-1 Limited Industrial District, located at 10700 West Venture Drive, Suite D; Tax Key No. 705-0497-000.

- C.
1. Planning Manager Dietl presented the request by Ombeha Inc. for approval of a Special Use within an M-1 Limited Industrial District under Standard Industrial Classification Title No. 1521 "General Contractors-Single-Family Houses".

The Official Notice of Public Hearing for the Special Use was read in to the record by Senior Planner Fuchs and the Public Hearing was opened at 7:01 p.m. and closed at 7:01 p.m.

Commissioner Hogan moved to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a remodeling and restoration of residential properties contractor business use upon property located at 10700 West Venture Drive, Suite D. Seconded by Commissioner Morrow. On voice vote, all voted 'aye'. Motion carried.

Business Matters

WHITNALL YOUTH BASEBALL, INC. SPORTS GROUP INDOOR PHYSICAL FITNESS/PRACTICE FACILITY. Temporary Use application by Michael Phillip Meyer, President of Whitnall Youth Baseball, Inc., for operation of a public youth baseball and softball indoor physical fitness/practice facility use for boys and girls ranging in age from 4 to 16, from communities all

Page Two

- D.
1. Planning Manager Dietl presented the request by Michael Phillip Meyer, President of Whitnall Youth Baseball, Inc., for Temporary Use approval.

Commissioner Fowler made a motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for an indoor physical fitness/practice facility use for property located at 6542 South Lovers Lane Road. Seconded by Hogan. On voice vote, all voted 'aye'. Motion carried (6-0-0).

around southeastern Wisconsin, at

Item D.1. continued

approximately 6542 South Lovers Lane Road, in the Garden Plaza Shopping Center, between January 16, 2016 and April 15, 2016, from 5:00 p.m. to 9:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturdays and Sundays, on property zoned B-3 Community Business District; Tax Key No. 705-8997-004.

Adjournment

- E. Commissioner Morrow moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of January 7, 2016 at 7:03 p.m. All voted 'aye'; motion carried.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of February 4, 2016

Temporary Use

RECOMMENDATION: City Development Staff recommends approval of a Temporary Use for the We Energies job reporting site and staging area located at 11339-11401 West Forest Home Avenue, subject to the conditions of approval in the attached resolution.

Project Name:	We Energies Temporary Use
Project Address:	11339-11401 West Forest Home Avenue
Property Owner:	GEROVAC JOINT LIVG TRUST
Applicant:	We Energies
Agent:	Paul Mallas, Right of Way Agent, We Energies
Zoning:	M-2 General Industrial District
Use of Surrounding Properties:	Industrial to the north, vacant B-2 District land to the south, single-family residential to the east and commercial to the west
Comprehensive Plan:	Industrial
Applicant Action Requested:	Approval of a Temporary Use for a job reporting site and staging area at 11339-11401 W. Forest Home Avenue

Project Description and Analysis:

Please note:

- Staff recommendations are underlined and in *italics* and are included in the draft resolution.

On January 15, 2016, Paul Mallas of We Energies filed a Temporary Use Application with the Department of City Development requesting approval to utilize the property located at 11339-11401 W. Forest Home Avenue as a job reporting site and staging area. The applicant is proposing to utilize the site for a 90 day period, from February 8, 2016 to May 8, 2016.

According to the applicant, We Energies will be updating aging facilities in the area and bringing a new feeder out of the St. Martins Substation. Crews are expected to arrive at the site between 6:30 a.m. and 7:15 a.m. and leave the site around 4:00 p.m. Monday through Friday. The applicant has indicated that weekend hours are not anticipated and will be limited to planned outages only, which are scheduled in order to conduct work around the hours of operation of businesses in the area. A list of equipment and materials being stored onsite can be found within the applicant's project narrative.

The subject property is currently used for outdoor storage. There is an existing six foot high chain-link fence surrounding the property and a white fence/wall further in around a portion of the site. We Energies previously utilized this property for the same use. On January 19, 2006, the City approved a

resolution for a temporary use for parking and storage of utility vehicles and equipment for a Ryan Road reconstruction project for a duration of one year. An extension was then granted on January 11, 2007 to extend the temporary use approval to March 31, 2007.

The site plan attached illustrates the location of equipment and vehicles. The property is zoned M-2 General Industrial District. The use is similar to other uses permitted in the M-2 General Industrial District, such as storage uses and special warehousing. The use is temporary in nature and is compatible with the surrounding uses. The location of vehicles or equipment on site should not block visibility for vehicles or pedestrians on or off the lot in a way that would create a safety hazard. Much of the property is obstructed from view of Forest Home Avenue by the white fence/wall. The materials and equipment can only be seen from the northern portion of the property (nearest the entrance).

Section 15-3.0804 of the Unified Development Ordinance (UDO) states “A Temporary Use is an activity that is short-term in nature, will be conducted for only a specified limited period of time, and for a specific use that is not the permanent use of the property, and which use though not already expressly authorized to be an actual use on the property, is incidental to or accessory to and compatible with and will not adversely affect adjoining properties.” This section further states, “The Zoning Administrator and designees of the City Planning Department may refer any application for a Temporary Use Permit to the Plan Commission for review and approval, where the Zoning Administrator or designee of the City Planning Department determines that the application involves an issue of interpretation as to whether the proposed temporary use is incidental or accessory to the existing use of the property, or is a use which is compatible, as required herein, or that there is a question as to whether the proposed temporary use may adversely affect adjoining property due to the nature of, size or area of, noise, debris, lighting, or the like or other resultant from the proposed temporary use. Plan Commission review and approval is required for any proposed temporary use of a type not specifically listed below.”

The subject use is not a listed temporary use within Section 15-3.0804 of the City of Franklin Unified Development Ordinance (UDO). In addition, according to Section 15-3.0804(L) of the UDO, “Each Temporary Use Permit shall specify the date upon which such use may commence and the date upon which such use shall expire; in no event, except as otherwise specifically and expressly set forth in this Section, shall any temporary use exceed 90 days in duration during any calendar year.” Therefore, staff has determined that the request requires Plan Commission review and approval.

Staff recommends:

1. *The Temporary Use approval shall expire on May 8, 2016.*
2. *Applicant shall keep West Forest Home Avenue appropriately maintained and free of mud and debris from trucks entering and exiting the site.*

Staff Recommendation:

City Development Staff recommends approval of a Temporary Use for the We Energies job reporting site and staging area located at 11339-11401 West Forest Home Avenue, subject to the conditions of approval in the attached resolution.

RESOLUTION NO. 2016-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE FOR A JOB REPORTING SITE AND
STAGING AREA FOR AN ELECTRIC FACILITIES PROJECT UPON PROPERTY
LOCATED AT 11339-11401 WEST FOREST HOME AVENUE
(AGENT PAUL MALLAS, WE ENERGIES, APPLICANT)

WHEREAS, Agent Paul Mallas, We Energies, having petitioned the City of Franklin for the approval of a Temporary Use to allow for a temporary job reporting site and staging area to enhance system reliability by bringing in a new feeder and updating facilities in the area by replacement of pre-1960 poles and overhead facilities, with crews arriving at the site between 6:30 a.m. and 7:15 a.m. and leaving the site at approximately 4:00 p.m., Monday through Friday, with possible limited weekend hours for planned outages only, from February 8, 2016 through May 8, 2016 (90 days), upon property located at 11339-11401 West Forest Home Avenue; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Agent Paul Mallas, We Energies, for the approval of a Temporary Use to allow for a job reporting site and staging area for an electric facilities project for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall be limited to February 8, 2016 through May 8, 2016.
2. West Forest Home Avenue shall be kept free of mud and debris from trucks entering and exiting the site and maintained as stated in the applicant’s project narrative.
3. [other conditions, etc.]

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2016.

AGENT PAUL MALLAS, WE ENERGEIS – TEMPORARY USE
RESOLUTION NO. 2016-_____

Page 2

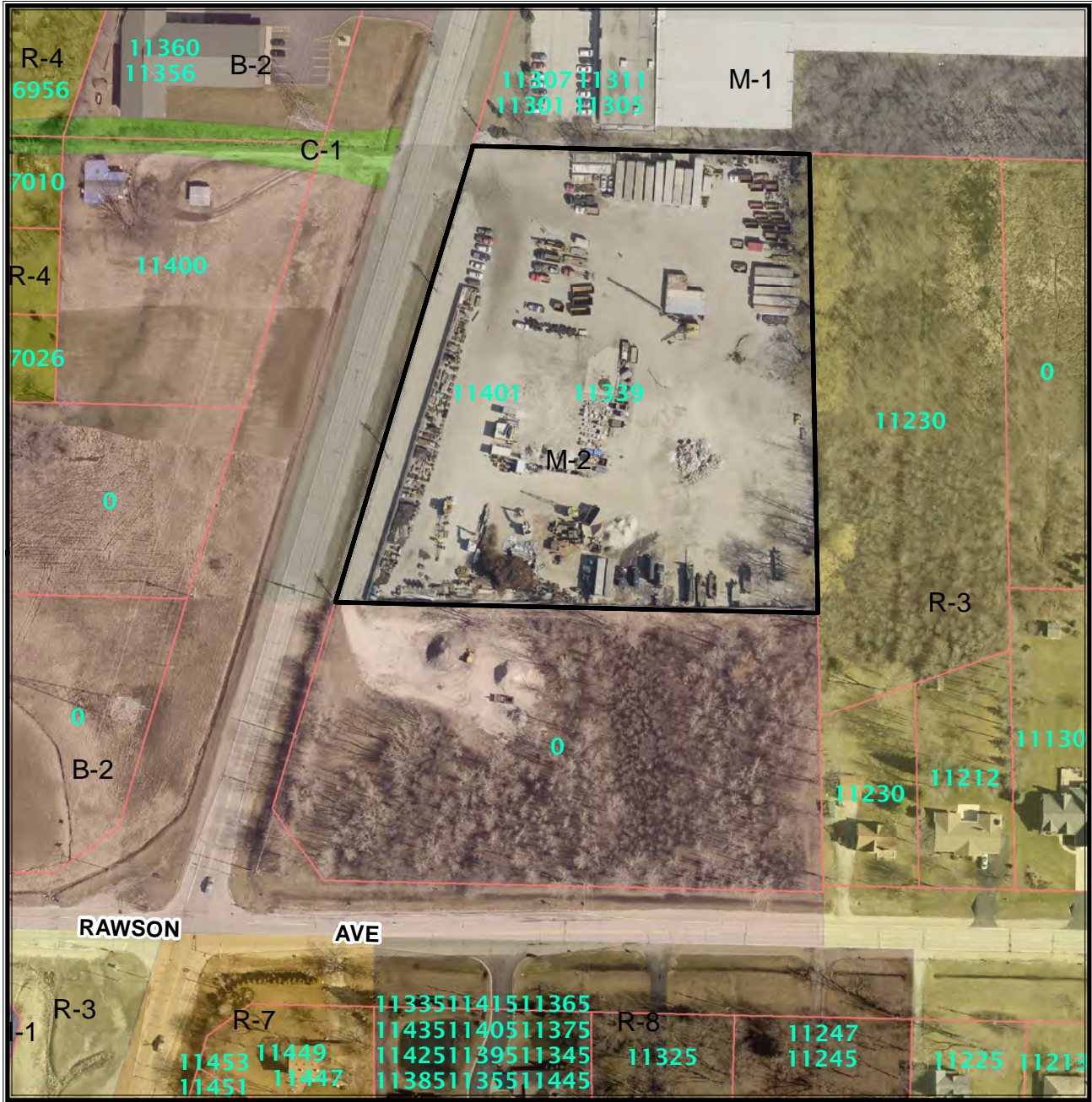
APPROVED:

Stephen R. Olson, Chairman

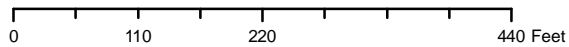
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



Planning Department
(414) 425-4024



2013 Aerial Photo

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Project Narrative

New St. Martins 25kv Feeder Project

We Energies is requesting a Temporary Use Permit for the property at 11339 West Forest Home Avenue, Franklin, WI, beginning 2/8/2016. The location will be utilized as a job reporting site/staging area for an electric facilities project that commenced January 2016. The project is designed to enhance system reliability by supplying a new feeder and the rebuilding of aging facilities.

The New St. Martins 25kv Feeder Project work includes bringing a new feeder out of the St. Martins Substation located along West Forest Home Avenue to address feeder overload. The need to update aging facilities will be addressed with the replacement of pre-1960 poles and overhead facilities. The project area is bounded by: Somerset Circle to the North, Sherwood Circle to the West, the St. Martins Substation (7881 S. 116th St.) to the South and W. Forest Home Avenue to the East.

Crews typically arrive at the site between 6:30 – 7:15AM, and finish the day around 4:00 PM.

The need to maintain the road of West Forest Home from debris/mud in front of the site's gate will be addressed by utilizing the services of The Wanasek Corporation for street sweeping. This service will be performed 50 yards to the North and to the South of the gate as needed throughout the duration of the site's use.

The area for the materials to be placed is fenced and screened from the public. We anticipate the following equipment/materials to be on site:

Equipment

- Job trailer
- Bucket trucks
- Digger trucks
- Private Property Machine
- Dump truck
- Portable restrooms
- Garbage metal dumpsters
- Sea trains

Franklin

JAN 27 2016

City Development

Materials

- Wire
- Cross Arms
- Stone
- Poles

Franklin

JAN 27 2016

City Development

W FOREST HOME AVE

GATE

11339 W FOREST HOME AVE

