

**City of Franklin  
Plan Commission Meeting  
June 20, 2019  
Minutes**

Approved  
**July 18, 2019**

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

Mayor Steve Olson called the June 20, 2019 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 was Commissioner David Fowler and Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners Patricia Hogan, Adam Burckhardt, and Kevin Haley. Also present were Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

**B. Approval of Minutes**

- 1. Regular Meeting of June 6, 2019. Commissioner Fowler moved and Alderman Dandrea seconded approval of the June 6, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-3).

**C. Public Hearing Business Matters**

- 1. None.

**D. Business Matters**

**1. VERIZON WIRELESS EXPANSION OF CELL TOWER LEASE AREA.** Site Plan Amendment application from American Tower Asset Sub, LLC, by Agent John W. Burchfield of LCC Telecom Services, to expand the fence compound at the foot of the cell tower located at 5572 West Airways Avenue, to accommodate the expanded lease area which will provide space for the installation of an approximately 11 foot 6 inch by 22 foot equipment shelter for Verizon Wireless and a diesel generator on a 4 foot by 12 foot concrete pad (surface of the interior of the lease space and approximately 1 foot outside the fenced area will be gravel), property zoned M-1 Limited Industrial District; Tax Key No. 899-9990-068.

Planning Manager Joel Dietl presented the request by American Tower Asset Sub, LLC, by Agent John W. Burchfield of LCC Telecom Services, to expand the fence compound at the foot of the cell tower located at 5572 West Airways Avenue, to accommodate the expanded lease area which will provide space for the installation of an approximately 11 foot 6 inch by 22 foot equipment shelter for Verizon Wireless and a diesel generator on a 4 foot by 12 foot concrete pad (surface of the interior of the lease space and approximately 1 foot outside the fenced area will be gravel), property zoned M-1 Limited Industrial District.

City Engineer Morrow moved and Commissioner Fowler seconded a motion to approve a Resolution amending the Site Plan for the property located at 5572 West Airways Avenue to expand the fence compound at the foot of the cell tower to accommodate installation of an equipment shelter and a diesel generator (Tax Key No. 899-9990-068), with revision of condition number 5 to include landscaping on the

west side of the compound only. On voice vote, all voted 'aye'. Motion carried (4-0-3).

**2. WE ENERGIES FOUNDATION HEALING GARDEN AND THE LAKE AND NATURE TRAILS CONSTRUCTION ON THE CONSERVANCY FOR HEALING AND HERITAGE PROPERTY.**

Unified Development Ordinance §15-3.0433 Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) Minor Amendment and Site Plan applications by Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, to allow for construction of a proposed We Energies Foundation Healing Garden and the Lake and Nature Trails at the Conservancy for Healing and Heritage (minor Planned Development District No. 28 amendment specifically to allow for accessory structures, to revise certain setbacks to allow accessory structures adjacent to property lines (for the proposed trail and landing areas, including a pier on the shore of Lake Kopmeier), and to allow limited special events at the Healing Garden such as a Soul Circle retreat and Healing Circle for Women); Site Plan to approve the Healing Garden layout and site changes, specifically, for accessory structures and paved walking path areas, on the Conservancy for Healing and Heritage property (in the vicinity of the existing chapel) immediately north of, and partially extending onto the Wheaton Franciscan Healthcare property at 7410 West Rawson Avenue [this project includes the construction of numerous accessory structures, including, but not limited to, gazebos, arbors, paved and unpaved trails with boardwalks and observation decks, benches, gardens, a pier on Kopmeier Lake, and associated signage and lighting], property located at 6941 South 68th Street (and including as described above), zoned Planned

Planning Manager Joel Dietl presented the request by Conservancy for Healing and Heritage, Inc., Susan A. Rabe, CEO and Executive Director, to allow for construction of a proposed We Energies Foundation Healing Garden and the Lake and Nature Trails at the Conservancy for Healing and Heritage (minor Planned Development District No. 28 amendment specifically to allow for accessory structures, to revise certain setbacks to allow accessory structures adjacent to property lines (for the proposed trail and landing areas, including a pier on the shore of Lake Kopmeier), and to allow limited special events at the Healing Garden such as a Soul Circle retreat and Healing Circle for Women); Site Plan to approve the Healing Garden layout and site changes, specifically, for accessory structures and paved walking path areas, on the Conservancy for Healing and Heritage property (in the vicinity of the existing chapel) immediately north of, and partially extending onto the Wheaton Franciscan Healthcare property at 7410 West Rawson Avenue [this project includes the construction of numerous accessory structures, including, but not limited to, gazebos, arbors, paved and unpaved trails with boardwalks and observation decks, benches, gardens, a pier on Kopmeier Lake, and associated signage and lighting], property located at 6941 South 68th Street (and including as described above), zoned Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center).

**Planned Development District Minor Amendment**

Alderman Dandrea moved and Commissioner Fowler seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (4-0-3).

**Planned Development District Ordinance Amendment**

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of an Ordinance to amend §15-3.0433 of the Unified Development Ordinance, Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) to allow for accessory structures and to revise setbacks to allow accessory structures adjacent to property lines for construction of the Healing Garden and the lake and nature trails at the Conservancy for Healing and Heritage (6941 South 68<sup>th</sup> Street and adjoining area(s)). On voice vote, all voted 'aye'. Motion carried (4-0-3).

**Site Plan**

Development District No. 28 (Polish Festivals, Inc. – Polish Community Center); Tax Key No. 743-8978-006.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to approve a Resolution approving a Site Plan for layout and site changes, specifically, for accessory structures and paved walking path areas, for the Energies Foundation Healing Garden and the lake and nature trails on the Conservancy for Healing and Heritage property (at 6941 South 68<sup>th</sup> Street and adjoining area(s)). All voted ‘aye’; motion carried. (4-0-3).

**Adjournment**

Commissioner Fowler moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of June 20, 2019 at 7:25 p.m. All voted ‘aye’; motion carried. (4-0-3).