

**City of Franklin
Plan Commission Meeting
June 6, 2019
Minutes**

Approved
June 20, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the June 6, 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 were Commissioners Patricia Hogan, Adam Burckhardt, David Fowler and Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Also present were Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of May 23, 2019.

Commissioner Hogan moved and Commissioner Fowler seconded approval of the May 23, 2019 minutes of the regular meeting of the Plan Commission with the correction to the motion in section D.1. as noted. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. ACTION PDR, INC., A RESIDENTIAL PROPERTY DAMAGE REPAIR CONTRACTOR, FIRE AND WATER DAMAGE REPAIR BUSINESS. Special Use application by Justin Johnson, President of Action PDR, Inc., a residential property damage repair contractor, to operate a fire and water damage repair business, primarily for insurance companies, out of an existing 1,700 square foot structure (900 square feet will be warehouse use and 800 square feet will be office use; employee vehicles will be parked outside at the front of the building (3/4 ton pick-up trucks and cargo vans)), with hours of operation from 7:00 a.m. to 6:00 p.m. weekdays, occasional Saturdays, and any time emergency repair work is required, property zoned M-1 Limited Industrial District, located at 10700 West Venture Drive, Suite F; Tax Key No. 705-8989-011. venue; Tax Key No. 704-9990-003.

Planning Manager Joel Dietl presented the request by Justin Johnson, President of Action PDR, Inc., a residential property damage repair contractor, to operate a fire and water damage repair business, primarily for insurance companies, out of an existing 1,700 square foot structure (900 square feet will be warehouse use and 800 square feet will be office use; employee vehicles will be parked outside at the front of the building (3/4 ton pick-up trucks and cargo vans)), with hours of operation from 7:00 a.m. to 6:00 p.m. weekdays, occasional Saturdays, and any time emergency repair work is required, property zoned M-1 Limited Industrial District, located at 10700 West Venture Drive, Suite F.

The Official Notice of Public Hearing was read in to the record by Planning Manager Joel Dietl and the Public Hearing was opened at 7:05 and closed at 7:15.

Commissioner Burckhardt moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a residential property damage repair business performing fire and water damage repairs use upon property located at 10700 West Venture Drive, Suite F. On voice vote, all voted 'aye'. Motion carried (6-0-0).

D. Business Matters

1. WYNDHAM HOMES LAND DIVISION. Certified Survey Map application by Wyndham Homes LLC, to divide an existing approximately 4.97 acre property into two separate lots (Lot 1, with an existing single-family residence (which will be razed), will be approximately 2.48 acres and Lot 2 will be approximately 2.48 acres), property located at 3031 West Forest Hill Avenue, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 832-9901-000.

Planning Manager Joel Dietl presented the request by Wyndham Homes LLC, to divide an existing approximately 4.97 acre property into two separate lots (Lot 1, with an existing single-family residence (which will be razed), will be approximately 2.48 acres and Lot 2 will be approximately 2.48 acres), property located at 3031 West Forest Hill Avenue, zoned R-3 Suburban/Estate Single-Family Residence District.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution conditionally approving a 2 lot Certified Survey Map, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (3031 West Forest Hill Avenue). On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

2. UNITED STATES CELLULAR OPERATING COMPANY LLC INSTALLATION OF A TELECOMMUNICATIONS TOWER MONOPOLE AT ANDY'S GAS STATION. Special Use application by United States Cellular Operating Company LLC, to allow for the installation of a 125 foot monopole tower at Andy's gas station. The lease area (approximately 3,600 square feet (which includes a 2,304 square foot fenced compound), located in the northwest corner of the property) will consist of a gravel surface and will include a chain-link fence, the tower and ground equipment, and a 30 foot wide United States Cellular Access and Utility Easement is also proposed adjacent to the lease area located at 5120 West Ryan Road, property zoned B-3 Community Business District, bearing Tax Key No. 882-9999-002.

Planning Manager Joel Dietl presented the request by United States Cellular Operating Company LLC, to allow for the installation of a 125 foot monopole tower at Andy's gas station. The lease area (approximately 3,600 square feet (which includes a 2,304 square foot fenced compound), located in the northwest corner of the property) will consist of a gravel surface and will include a chain-link fence, the tower and ground equipment, and a 30 foot wide United States Cellular Access and Utility Easement is also proposed adjacent to the lease area located at 5120 West Ryan Road, property zoned B-3 Community Business District.

The Official Notice of Public Hearing was read in to the record by Planning Manager Joel Dietl and the Public Hearing was opened at 7:25 and closed at 7:40

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow for the installation of a 125 foot telecommunications tower monopole at Andy's Gas Station property located at 5120 West Ryan Road, bearing Tax Key No. 882-9999-002 subject to revision of condition number 12 to add, "and the currently disturbed areas outside the fenced in areas shall be returned to turf", and technical corrections by staff pertaining to standard special use provisions regarding adverse impacts and the state preemptions set forth in State Statutes 66.4004. On voice

vote, all voted 'aye'. Motion carried (6-0-0).

Adjournment

Commissioner Hogan moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of June 6, 2019 at 7:55 p.m. All voted 'aye'; motion carried. (6-0-0).