

**City of Franklin
Plan Commission Meeting
April 17 2014
Minutes**

Approved
May 8, 2014

CALL TO ORDER

- I. Mayor Olson called the April 17, 2014 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 Alderwoman Mayer and Commissioners Bennett, Haley, Knueppel, and Ritter. Excused was Commissioner Fowler. Also present were City Attorney Wesolowski, Planning Manager Dietl and Senior Planner Fuchs. Also present were Alderman Mayer and Schmidt.

MINUTES

Regular Meeting of April 3, 2014

II.

- A. Commissioner Haley moved and Commissioner Knueppel seconded approval of the April 3, 2014 minutes of the Regular meeting of the Plan Commission as presented. On voice vote all voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Summit Credit Union (Credit Union with Drive-Through Teller Lanes in Building 8, Lot 3 within the Shoppes of Wyndham Village Development)

Property: 7750 South Lovers Lane Road; Tax Key No. 794-9999-008

Zoning: CC City Civic Center District

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A CREDIT UNION USE UPON PROPERTY LOCATED AT 7750 SOUTH LOVERS LANE ROAD (BUILDING 8, LOT 3 WITHIN THE SHOPPES OF WYNDHAM VILLAGE DEVELOPMENT)

2. (Master Sign Program Amendment) A RESOLUTION APPROVING AN AMENDMENT TO THE MASTER SIGN PROGRAM FOR THE SHOPPES AT WYNDHAM VILLAGE COMMERCIAL RETAIL CENTER TO ALLOW FOR SUMMIT CREDIT UNION SIGNAGE UPON BUILDING NUMBER 8

III.

- A. Planning Manager Dietl presented the request for Special Use by Summit Credit Union.

Mayor Olson opened the Public Hearing continued from the April 3, 2014 Plan Commission meeting at 7:03 p.m. for the request for a credit union use with drive-through teller lanes in Building 8, Lot 3 within the Shoppes of Wyndham Village Development. The Public Hearing was called to a close at 7:06 p.m.

Commissioner Knueppel made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a credit union use upon property located at 7750 South Lovers Lane Road (Building 8, Lot 3 within the Shoppes of Wyndham Village Development). Commissioner Bennett seconded the motion. On voice vote, Alderwoman Mayer and Commissioners Knueppel, Haley and Bennett voted 'aye'. Commissioner Ritter voted 'no'. Motion carried (4-1-1Absent).

Commissioner Knueppel made a motion to approve a resolution approving an amendment to the Master Sign Program for the Shoppes at Wyndham Village Commercial Retail Center to allow for Summit Credit Union signage upon Building Number 8. Seconded by Commissioner Haley. On voice vote, Alderwoman Mayer and Commissioners Knueppel, Haley and Mayor Olson voted 'aye'. Commissioners Ritter and Bennett voted 'no'. Motion carried (4-2-1Absent).

Elder Sanctuary, LLC (Funeral Home and Mortuary Center (Embalming and Custodial Care))

Property: 7220 West Rawson Avenue;
Tax Key No. 743-8992-001

Zoning: B-2 General Business District

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A FUNERAL HOME AND MORTUARY CENTER (EMBALMING AND CUSTODIAL CARE) USE UPON PROPERTY LOCATED AT 7220 WEST RAWSON AVENUE

City of Franklin (City Water and Waste Water Operation and Maintenance Facility 16,900 Square Foot Expansion)

Property: 5550 West Airways Avenue;
Tax Key No. 899-9990-068

Zoning: M-1 Limited Industrial District

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING

- B. Planning Manager Dietl introduced the request for Special Use for a funeral home and mortuary center. Lamont Thao, Elder Sanctuary, LLC, presented the application.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use under Standard Industrial Classification Title No. 7261 "Funeral service and crematories" in to the record. The Public Hearing was opened at 7:24 p.m. and closed at 7:45 p.m.

Based upon the proposed application in part providing for only an approximate one-third of the area of the building used, leaving approximately two-thirds of the building structure unused, and the proposed use likely would only occur four days per week maximum and that there is some thought by the applicant that the use is in effect a temporary use and that perhaps a use akin to the prior use might be available through a potential buyer in the future and that the balance of the open areas on the property are not intended to be redeveloped at this time including the volleyball court area to the north; all of those factors potentially not only not being in harmony with the purposes of the Unified Development Ordinance and Comprehensive Master Plan but also with pending redevelopment plans for the entire area which include cross access between and amongst the commercial properties, and lack of access here would adversely impact upon adjoining properties and development of neighboring properties; and also to include in the factors that at the current time it is unclear whether or not the proposed use would require a further redevelopment of the physical building structure due to 24 hour per day use during the four day use as proposed, Commissioner Ritter moved to recommend denial of a resolution imposing conditions and restrictions for the approval of a Special Use for a funeral home and mortuary center (embalming and custodial care) use upon property located at 7220 West Rawson Avenue . Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (5-0-1 Absent).

- C. Planning Manager Dietl introduced the request by the City of Franklin Water and Waste Water Operation for Special Use.

City Engineer Bennett recused himself at 7:58 p.m.

Mike Paulos, Graef-USA, presented the request for construction of a building addition and site development.

Item III.C. (continued)

CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 16,900 SQUARE FOOT EXPANSION OF THE CITY OF FRANKLIN WATER AND WASTE WATER OPERATION AND MAINTENANCE FACILITY USE UPON PROPERTY LOCATED AT 5550 WEST AIRWAYS AVENUE

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use to allow for building expansion and site development use upon property zoned M-1 Limited Industrial District in to the record. The Public Hearing was opened at 8:12 p.m. and closed at 8:13 p.m.

Commissioner Ritter moved to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a 16,900 square foot expansion of the City of Franklin Water and Waste Water Operation and Maintenance Facility use upon property located at 5550 West Airways Avenue. Seconded by Commissioner Knueppel. On voice vote, all voted 'aye'. Motion carried. (5-0-1Absent)

City Engineer Bennett returned to his seat at 8:19 p.m.

Gus's Mexican Cantina, LLC (Seasonal, Weekly Car Show Held in the Northern Half of Garden Plaza Shopping Center Parking Lot, Adjacent to Gus's Mexican Cantina)

Property: Approximately 6514 South Lovers Lane Road; Tax Key No. 705-8997-004

Zoning: B-3 Community Business District

Regarding: 1. (Temporary Use) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR A SEASONAL, WEEKLY CAR SHOW UPON PROPERTY LOCATED AT APPROXIMATELY 6514 SOUTH LOVERS LANE ROAD (GARDEN PLAZA SHOPPING CENTER)

- D. Planning Manager Dietl presented the request for Temporary Use approval by Gus's Mexican Cantina, LLC.

Alderman Mayer moved, and Commissioner Haley seconded, a motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for a seasonal, weekly car show upon property located at approximately 6514 South Lovers Lane Road. On voice vote, all voted 'aye'. Motion carried (5-0-1Absent).

City of Franklin Complete Streets and Connectivity Committee Status Report on Ongoing, Recent and Current Committee Actions, Considerations and Topics; Information of Any Current Matters Involving Complete Streets and Connectivity Principles Including Subject Matters Not Previously Before the Franklin Complete Streets and Connectivity Committee

- E. Commissioner Haley reported on recent and current Committee actions and activities of the Complete Streets and Connectivity Committee. No action needed, none taken.

ADJOURNMENT

- IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the Plan Commission meeting at 8:21 p.m. All voted 'aye'; motion carried.