

**City of Franklin  
Plan Commission Meeting  
April 6, 2017  
Minutes**

Approved  
**April 20, 2017**

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

Mayor Steve Olson called the April 6, 2017 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, Patrick Leon, Kevin Haley, David Fowler and City Engineer Glen Morrow. Excused was Alderman Mark Dandrea. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

**B. Approval of Minutes**

- 1. Regular Meeting of March 23, 2017.

Commissioner Hogan moved and Commissioner Haley seconded approval of the March 23, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**C. Public Hearing Business Matters**

**1. X-PER-T’S SERVICES, INC. LANDSCAPING, SNOW REMOVAL AND BUILDING MAINTENANCE BUSINESS.** Special Use application by Brian F. Drumel, owner, X-Per-T’s Services, Inc., to operate a landscaping, snow removal and building maintenance business upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 8833 South 27th Street; Tax Key No. 855-9908-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER CONTINUED FROM THE MARCH 9, 2017 MEETING. THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON MARCH 9, 2017, AND THEN POSTPONED AND CONTINUED TO THE APRIL 6, 2017 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.].

Planning Manager Dietl presented the request by Brian F. Drumel, owner, X-Per-T’s Services, Inc., to operate a landscaping, snow removal and building maintenance business upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 8833 South 27th Street.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened and continued at 7:02 p.m. and closed at 7:02 p.m.

Commissioner Leon 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 landscaping, snow removal and building maintenance business use upon property located at 8833 South 27<sup>th</sup> Street with conditions containing 120 days be replaced with the date of June 30, 2017 (weather dependent at the discretion of Department of City Development staff); that all downspouts and the like be removed from connecting to sewer; removal of the existing pole sign; and fence placement shall be approved by the City Engineer. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**2. STEPHANIE MARIE DANCE COMPANY, LLC; “DANCE STUDIOS, SCHOOLS, AND HALLS” USE.** Special Use application by Rebecca Bontempo, Partner, Stephanie Marie Dance Company, LLC, to operate a dance Company (competitive dance teams ranging in age from 4 to 18 years; noncompetitive classes offered) within a 6,500 square foot vacant tenant space, upon property zoned M-1 Limited Industrial District, located at 11311 West Forest Home Avenue; Tax Key No. 748-9994-003.

Planning Manager Dietl presented the request by Rebecca Bontempo, Partner, Stephanie Marie Dance Company, LLC, to operate a dance company business use within a 6,500 square foot vacant tenant space, upon property zoned M-1 Limited Industrial District, located at 11311 West Forest Home Avenue.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:12 p.m. and closed at 7:12 p.m.

Commissioner Haley moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a dance instruction use upon property located at 11311 West Forest Home Avenue. On voice vote, all voted 'aye'. Motion carried (5-0-0).

#### **D. Business Matters**

**1. HOME DEPOT (STORE 4907) OUTDOOR SALES.** Temporary Use application by Home Depot USA, Inc., for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) located at 6489 South 27th Street; Tax Key No. 714-9996-015.

Planning Manager Dietl presented the request by Home Depot USA, Inc., for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) located at 6489 South 27th Street.

Commissioner Fowler moved and Commissioner Leon seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for outdoor seasonal tree and shrub sales for property located at 6489 South 27<sup>th</sup> Street. On voice vote, all voted 'aye'. Motion carried (5-0-0).

#### **E. Adjournment**

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of April 6, 2017 at 7:13 p.m. All voted 'aye'; motion carried. (5-0-0)