

**City of Franklin
Plan Commission Meeting
August 7, 2014
Minutes**

Approved
August 21, 2014

CALL TO ORDER

- I. Mayor Steve Olson called the August 7, 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 Commissioners David Fowler, Patricia Hogan, Ronald Romeis, and Scott Thinnies. Excused were Alderwoman Susanne Mayer and Commissioner Kevin Haley. Also present were Planning Manager Joel Dietl, and Senior Planner Nick Fuchs. In attendance was Alderwoman Janet Evans.

MINUTES

Regular Meeting of July 17, 2014

- II. A. Commissioner Hogan moved and Commissioner Thinnies seconded approval of the July 17, 2014 minutes of the Regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Wisconsin Electric Power Company, d/b/a We Energies (We Energies Oakbrook Service Center Storage Building Construction)

Property: 4800 West Rawson Avenue;

Tax Key No. 740-9988-006

Zoning: I-1 Institutional District

Regarding: 1 (Special Exception) (Public Hearing) APPLICATION FOR A SPECIAL EXCEPTION TO NATURAL RESOURCE FEATURE PROVISIONS PURSUANT TO §15-10.0208 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE PURPOSE OF ALLOWING APPROXIMATELY 5,978.5 SQUARE FEET OF WETLAND BUFFER PAVING AND 12,740.6 SQUARE FEET OF WETLAND SETBACK PAVING FOR THE PROPOSED WE ENERGIES OAKBROOK SERVICE CENTER STORAGE BUILDING CONSTRUCTION

- III. A. Planning Manager Dietl presented the application for Special Exception to Natural Resource Feature Provisions by We Energies to allow approximately 5,978.5 square feet of wetland buffer paving and 12,740.6 square feet of wetland setback paving for the construction of the Oakbrook Service Center storage building.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use request into the record. The Public Hearing was opened at 7:06 p.m. and closed at 7:15 p.m.

Commissioner Fowler moved to recommend approval of the Wisconsin Electric Power Company, d/b/a/ We Energies Natural Resource Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation, subject to no snow storage on the eastern boundary of the new asphalt, to direct the applicant to work with staff on a reasonable mitigation alternative to mitigate for the loss of the wetland buffer, and to remove the current requirement for a six foot buffer. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

Joshua B. Borreson and Michelle R. Borreson (Request for Release of Plat Restriction to Allow a Fence Within the 30 Foot "Planting Strip")

Property: 4219 West Barnwood Court;
Tax Key No. 880-0028-000

Zoning: R-6 Suburban Single-Family
Residence District

Regarding: 1. (Release of Easement Restriction on Plat) A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE WITHIN THE 30 FOOT PLANTING STRIP PLAT RESTRICTION, UPON LOT 9 IN SOUTHWOOD EAST ADDITION NO. 2 SUBDIVISION

Franklin Senior Housing, Inc. (A 1 Lot Certified Survey Map and a Planned Development District Amendment for Franklin Meadows Multi-Family Senior Independent Living Apartment Building)

Property: 7704 South 51st Street;
Tax Key No. 788-9986-013

Zoning: Planned Development District No. 22 (Clare Meadows)

Regarding: 1. (Planned Development District Ordinance Amendment)

a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.

b. AN ORDINANCE TO AMEND §15-3.0427 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 22 (CLARE MEADOWS) TO DESIGNATE AND PROVIDE FOR ONE LOT CERTIFIED SURVEY MAP LAND DIVISION TO CREATE SINGLE LOT OF RECORD STATUS FOR THE AREA OF THE PROPERTY SUPPORTING THE EXISTING THREE-STORY 30 UNIT SENIOR INDEPENDENT LIVING APARTMENT BUILDING

c. §15-9.0310 of the Unified Development Ordinance land division variance to release the subject property from the §15-9.0101B.1. and any other related provisions required lot frontage along a public street.

2. (1 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION

- B. Planning Manager Dietl introduced the application by Joshua B. and Michelle R. Borreson for release of plat restrictions for property located at 4219 West Barnwood Court.

Commissioner Fowler moved to recommend denial of a resolution authorizing the installation of a fence within the 30 foot planting strip plat restriction, upon Lot 9 in Southwood East Addition No. 2 Subdivision. Seconded by Commissioner Thinnes. On voice vote, Commissioners Thinnes, Romeis and Fowler voted 'aye'. Commissioner Hogan voted 'no'. Motion carried (3-1-2 Haley/Mayer).

- C. Planning Manager Dietl presented the application for Planned Development District Ordinance Amendment and Certified Survey Map on behalf of Franklin Senior Housing, Inc..

Commissioner Hogan made a motion to determine the proposed amendment to be a minor amendment. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

Commissioner Hogan made a motion pursuant to Section 15-9.0310A. of the Unified Development Ordinance to waive the requirement of a minimum of 60 feet frontage along a public street as provided by Section 15-5.0101B.A. of the Unified Development Ordinance for the site property supporting the Franklin Senior Housing, Inc. 30 unit apartment building, as the application of the requirement would result in an undue hardship for the reasons set forth in the draft Planned Development District amendment ordinance also before the Commission at this meeting, and that such waiver is just and proper. Commissioner Thinnes seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Commissioner Fowler moved to recommend approval of an ordinance to amend Section 15-3.0427 of the Unified Development Ordinance Planned Development District No. 22 (Clare Meadows) to designate and provide for one lot Certified Survey Map land division to create single lot of record status for the area of the property supporting the existing three-story 30 unit senior independent living apartment building. Seconded by Commissioner Romeis. On voice vote, all voted 'aye'. Motion carried.

Item III.C. (continued)

OF PARCEL 1 OF CERTIFIED SURVEY
MAP NO. 2855 LOCATED IN PART OF
THE SOUTHWEST 1/4 AND
NORTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 11, TOWNSHIP 5
NORTH, RANGE 21 EAST, CITY OF
FRANKLIN, MILWAUKEE COUNTY,
WISCONSIN

Commissioner Fowler made a motion to recommend approval of a resolution conditionally approving a one lot Certified Survey Map, being a redivision of Parcel 1 of Certified Survey Map No. 2855 located in part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 11, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Seconded by Commissioner Thinnes. On voice vote, all voted 'aye'. Motion carried.

Vinton Construction Company (Extension of Temporary Use Expiration Date and Increase in Saturday Trucking Delivery Hours (South 76th Street Road Construction Project)

Property: 9410 South 76th Street;
Tax Key No. 884-9997-000

Zoning: R-8 Multiple-Family Residence District and B-3 Community Business District

Regarding: 1. (Temporary Use Amendment) A RESOLUTION TO AMEND RESOLUTION NO. 2014-006, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR A TEMPORARY CONCRETE BATCH PLANT UPON PROPERTY LOCATED AT 9410 SOUTH 76TH STREET, TO EXTEND THE EXPIRATION DATE OF THE USE FOR THE TEMPORARY BATCH PLANT AND TO INCREASE SATURDAY TRUCKING DELIVERY HOURS

- D. Planning Manager Dietl presented the application for an amendment to Temporary Use approval on behalf of Vinton Construction Company.

Commissioner Fowler moved to approve a resolution to amend Resolution No. 2014-006, a Resolution Imposing Conditions and Restrictions for the Approval of a Temporary Use for a Temporary Concrete Batch Plant upon property located at 9410 South 76th Street, to extend the expiration date of the temporary use to November 30, 2014 and to increase Saturday trucking delivery hours. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Commissioner Fowler moved to rescind the previous motion. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

Commissioner Fowler moved, and Commissioner Thinnes seconded, a motion to approve a resolution to amend Resolution No. 2014-006, a Resolution Imposing Conditions and Restrictions for the Approval of a Temporary Use for a Temporary Concrete Batch Plant upon property located at 9410 South 76th Street, to extend the expiration date of the temporary use to November 30, 2014 and to increase Saturday trucking delivery hours to 8:00 a.m. to 4:00 p.m. On voice vote, all voted 'aye'. Motion carried (4-0-2 Haley/Mayer).

Visions and Goals for the Amount and Type of Residential Development in the City of Franklin

- E. Planning Manager Dietl presented the review of multi-family residential housing within the City of Franklin.

Commissioner Hogan moved to table the item to the next scheduled Plan Commission meeting. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

ADJOURNMENT

- IV. Commissioner Hogan moved and Commissioner Thinnes seconded to adjourn the Plan Commission meeting of August 7, 2014 at 8:50 p.m. All voted 'aye'; motion carried.