

City of Franklin
Plan Commission Meeting
February 5, 2015
Minutes

Approved
March 5, 2015

CALL TO ORDER

- I. Mayor Steve Olson called the February 5, 2015 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 Susanne Mayer and Commissioners David Fowler, Kevin Haley, Scott Thinnies and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

MINUTES

Regular Meeting of January 8, 2015

II.

- A. Commissioner Fowler moved and Commissioner Thinnies seconded approval of the January 8, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Ogden Construction Group LLC (Light Commercial Construction Contractor Business within the Existing Building, With Emphasis on Carpentry and Painting)

Property: 11113 West Forest Home Avenue; Tax Key No. 704-9978-002
Zoning: M-1 Limited Industrial District and C-1 Conservancy District

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A LIGHT COMMERCIAL CONSTRUCTION CONTRACTOR BUSINESS USE UPON PROPERTY LOCATED AT 11113 WEST FOREST HOME AVENUE

III.

- A. Planning Manager Dietl presented the application by Ogden Construction Group LLC for approval of the special use for a light commercial construction contractor business use within the existing building with emphasis on carpentry and painting. Joel Cook, President, Ogden Construction Group LLC, and Michael Cook, Vice President, spoke for the application.

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

Alderwoman Mayer moved, and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a light commercial construction contractor business use upon property located at 11113 West Forest Home Avenue. On voice vote, all voted 'aye'. Motion carried.

The LaSalle Group, Inc. (Proposed Autumn Leaves Approximately 37,835 Square Foot, Single Story, Multi-Family (46 Unites (54 Beds) State Licensed Community Based Residential Facilities Memory Care Residence Facility) (Special Use Option 2 under the Unified Development Ordinance R-8 Multi-le-Family Residence District Development

- B. Planning Manager Dietl presented the application by The LaSalle Group, Inc. for approval of the Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception for a multi-family Community Based Residential Facility (CBRF) for property located at 9201 West Drexel Avenue.

Commissioner Fowler moved to approve a resolution

Item III.B.(continued)

Standards requiring in part a minimum of 25% open space upon the property)

Property: Approximately 9201 West Drexel Avenue; Tax Key No. 794-9994-003

Zoning: r-8 Multiple-Family Residence District and C-1 Conservancy District

Regarding: 1. (Comprehensive Master Plan Amendment) A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025

COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE FROM MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL-MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES USE, PURSUANT TO WIS. STAT. §66.1001(4)(b)

2. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 46 UNIT COMMUNITY BASED RESIDENTIAL FACILITIES MULTI-FAMILY MEMORY CARE RESIDENCE FACILITY USE UPON PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE

3. (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 FOR THE FILLING, PAVING AND GRADING WITHIN APPROXIMATELY 6,022 SQUARE FEET OF WETLAND IMPACTS, 50,870 SQUARE FEET OF WETLAND BUFFER IMPACTS AND 15,479 SQUARE FEET OF WETLAND SETBACK IMPACTS FOR THE PROPOSED STATE

recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features to Residential-Multi-Family Use and Areas of Natural Resource Features Use, pursuant to Wis. Stat. §66.1001(4)(b). Seconded by Alderwoman Mayer. On voice vote, all voted 'aye'. Motion carried (5-0-1 Hogan).

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use in to the record. The Public Hearing was opened at 8:01 p.m. and closed at 8:06 p.m.

Commissioner Haley moved, and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a 46 unit Community Based Residential Facility multi-family memory care residence facility use upon property located at approximately 9201 West Drexel Avenue subject to the clarification of Condition No. 4 to allow site work prior to issuance of the State license, and to strike Condition No. 7. On voice vote, all voted 'aye'. Motion carried.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Exception to Natural Resource Feature provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of allowing for the filling, paving and grading within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts for the proposed State licensed Community Based Residential Facilities multi-family memory care residence facility construction in to the record. The Public Hearing was opened at 8:23 p.m. and closed at 8:23 p.m. No one came forward to speak.

Commissioner Haley moved to recommend approval of The LaSalle Group, Inc. Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

Item III.B.(continued)

LICENSED COMMUNITY BASED
RESIDENTIAL FACILITIES MULTI-
FAMILY MEMORY CARE RESIDENCE
FACILITY CONSTRUCTION

**Plan Commission Agenda Format,
Mayoral Request for Commission
Review and Direction upon Commission
Meeting Agenda Format**

C. Discussion only regarding the Mayoral request for Commission review and direction regarding the Plan Commission meeting agenda format. No action taken.

ADJOURNMENT

IV. Commissioner Thinnes moved and Alderwoman Mayer seconded to adjourn the Plan Commission meeting of February 5, 2015 at 8:53 p.m. All voted 'aye'; motion carried.