

City of Franklin
Plan Commission Meeting
July 21, 2011
Minutes

Approved
August 4, 2011

CALL TO ORDER

- I. Mayor Taylor called the July 21, 2011 regular Plan Commission meeting to order at 7:05 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski and Commissioners Bennett, Fowler, Haley, Michlig and Ritter. Also present were City Attorney Wesolowski, Planning Manager Dietl and Senior Planner Fuchs. In attendance at the meeting were Aldermen Wilhelm and Schmidt.

MINUTES

Regular Meeting July 7, 2011

II.

- A. Commissioner Fowler moved and Commissioner Ritter seconded approval of the July 7, 2011 minutes of the regular meeting of the Plan Commission as presented. On roll call, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

**Burant Heating & Air Conditioning LLC
(Heating, Ventilation and Air Conditioning
Contracting Business)**

Property: 9525 South 60th Street;
Tax Key No. 898-9997-017

Zoning: M-1 Limited Industrial District

Regarding: 1. (Special Use) (Public Hearing)

A RESOLUTION IMPOSING CONDITIONS
AND RESTRICTIONS FOR THE
APPROVAL OF A SPECIAL USE FOR A
HEATING, VENTILATION AND AIR
CONDITIONING CONTRACTING
BUSINESS USE UPON PROPERTY
LOCATED AT 9525 SOUTH 60TH STREET

III.

- A. Senior Planner Fuchs read the Official Notice of Public Hearing for Special Use for Burant Heating & Air Conditioning LLC into the record. The Public Hearing was opened at 7:07 p.m. and closed at 7:07 p.m.

Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a heating, ventilation and air conditioning contracting business use upon property located at 9525 South 60th Street. All voted 'aye', motion carried.

**U-Haul Co. of Wisconsin, Inc. (Franklin
True Value Addition of U-Haul Co. of
Wisconsin, Inc. Vehicles for Rental and
Leasing)**

Property: 8833 South 27th Street;
Tax Key No. 855-9908-001

Zoning: B-4 South 27th Street Mixed-Use
Commercial District

**Regarding: 1. (United Development
Ordinance Text Amendment) (Public
Hearing) AN ORDINANCE TO AMEND
THE UNIFIED DEVELOPMENT
ORDINANCE TEXT AT TABLE 15-3.0603
STANDARD INDUSTRIAL
CLASSIFICATION TITLE NO. 7513**

“TRUCK RENTAL AND LEASING, NO
DRIVERS”, TO ALLOW FOR SUCH USE
AS A SPECIAL USE IN THE B-4 SOUTH
27TH STREET MIXED-USE COMMERCIAL
DISTRICT

- B. Senior Planner Fuchs read the Official Notice of Public Hearing to amend the Unified Development Ordinance Text at Table 15-3.0603 Standard Industrial Classification Title No. 7513 “Truck Rental and Leasing, No Drivers”, to allow for such use as a Special Use in the B-4 South 27th Street Mixed-Use Commercial District into the record. The Public Hearing was opened at 7:11 p.m. and closed at 7:13 p.m.

Commissioner Fowler moved and Alderman Skowronski seconded a motion to table the item to the next scheduled meeting of the Plan Commission, and directed Planning staff to research and determine if the use is a legal non-conforming use for the property located at 8833 South 27th Street. All voted 'aye', motion carried.

City of Franklin (Unified Development Ordinance Minor Site Plan Amendment Administrative Approval Revision)

Property: City-wide

Zoning: City-wide

Regarding: 1. (Unified Development Ordinance Text Amendment) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT §15-7.0107 PERTAINING TO MINOR SITE PLAN AMENDMENTS

Vertical Fitness Group, LLC, d/b/a Gold's Gym; amended application applicant PF of Milwaukee LLC, d/b/a Planet Fitness (Physical Fitness Facility)

Property: 6543 South 27th Street;

Tax Key No. 714-9996-019

Zoning: Planned Development District No. 14 (Jewel-Osco/Home Depot)

Regarding: 1. (Special Use) (Public Hearing continued from July 7, 2011) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A PHYSICAL FITNESS FACILITY USE UPON PROPERTY LOCATED AT 6543 SOUTH 27TH STREET

Mrs. Rikki's Structured Daycare, Inc. (Chain Link Fence Installation)

Property: 11224 West Forest Home Avenue;

Tax Key No. 748-9967-003

Zoning: B-2 General Business District

Regarding: 1. (Fence Installation) A RESOLUTION AUTHORIZING THE INSTALLATION OF A FRONT YARD FENCE FOR THE PROPERTY LOCATED AT 11224 WEST FOREST HOME AVENUE

TZ Management, LLC (Field's Restaurant, Bar, Banquet Facility, and Year-round Indoor Golf Simulators)

Property: 11027 South 27th Street;

Tax Key Nos. 978-9997-000, 978-9998-000 and 978-9999-000

Zoning: B-7 South 27th Street Mixed-Use Office District, FC Floodplain Conservancy District, FW Floodway District and C-1 Conservancy District

Regarding: 1. (Special Use) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A RESTAURANT, BAR, BANQUET FACILITY, AND YEAR-ROUND INDOOR GOLF SIMULATORS UPON PROPERTY LOCATED AT 11027 SOUTH 27TH STREET

- C. Senior Planner Fuchs read the Official Notice of Public Hearing to amend the Unified Development Ordinance text §15-7.0107 into the record. The Public Hearing was opened at 9:01 p.m. and closed at 9:06 p.m.

Commissioner Bennett moved and Alderman Skowronski seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance text §15-7.0107 pertaining to minor site plan amendments including recommendations by Plan Commissioners and Alderman Wilhelm. All voted 'aye', motion carried.

- D. Planning Manager Dietl presented the request filed by PF of Milwaukee, LLC to operate a physical fitness business use for property located at 9543 South 27th Street. The application by Vertical Fitness Group, LLC was withdrawn.

The Public Hearing was re-opened at 8:52 p.m. per the motion of the July 7, 2011 Plan Commission and closed at 8:54 p.m.

Commissioner Ritter moved and Alderman Skowronski seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a physical fitness facility use upon property located at 6543 South 27th Street. All voted 'aye', motion carried.

- E. Planning Manager Dietl presented the application by Mrs. Rikki's Structured Daycare for placement of a fence in the front yard setback.

Alderman Skowronski moved and Commissioner Ritter seconded a motion to approve a resolution authorizing the installation of a front yard fence for the property located at 11224 West Forest Home Avenue. All voted 'aye', motion carried.

- F. Planning Manager Dietl presented the request for Special Use by TZ Management, LLC.

Commissioner Ritter made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a restaurant, bar, banquet facility, and year-round indoor golf simulators upon property located at 11027 South 27th Street. Seconded by Alderman Skowronski. All voted 'aye', motion carried.

Payne & Dolan, Inc. (Landscape Plan for Enlargement/Enhancement of Existing Earthen Berm Located Adjacent to South 51st Street, Between West Rawson Avenue and West Drexel Avenue)

Property: Approximately South 51st Street, between West Rawson Avenue and West Drexel Avenue;

Tax Key Nos. 789-9990-001, 789-9989-000, 789-9992-000, 789-9993-000, 789-9994-000, 789-9998-000, 789-9997-000, 789-9999-000, 789-9995-001 and 789-9996-000

Zoning: Planned Development District No. 23 (Payne and Dolan Company), R-6 Suburban Single-Family Residence District and B-2 General Business District

Regarding: 1. (Landscaping Review) A RESOLUTION APPROVING A LANDSCAPE PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 23 (PAYNE AND DOLAN COMPANY) FOR THE ENLARGEMENT AND ENHANCEMENT OF THE EXISTING EARTHEN BERM

Status Report on the Mayoral Ad Hoc Development Process Review Committee

City of Franklin (Comprehensive Master Plan)

Property: N/A

Zoning: N/A

Regarding: 1. Status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan

City of Franklin (Franklin Trails Committee)

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

ADJOURNMENT

- G. Planning Manager Dietl presented the Landscape Plan for the Payne & Dolan enlargement and enhancement of the existing berm to be located on those properties along South 51st Street and West Drexel Avenue.

Commissioner Fowler moved and Alderman Skowronski seconded a motion to suspend the regular order of business to allow discussion by City residents and Aldermen present. All voted 'aye', motion carried.

Alderman Skowronski moved to return to regular order of business. Seconded by Commissioner Bennett. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Haley seconded a motion to table the Landscape Plan for the enlargement/enhancement of the existing earthen berm for Payne & Dolan, Inc. properties located adjacent to South 51st Street, between West Rawson Avenue and West Drexel Avenue, and to direct staff to research additional wetland information and address comments heard by the Plan Commission and City residents. All voted 'aye', motion carried.

- H. Mayor Taylor presented the Status Report of the Mayoral Ad Hoc Development Process Review Committee. No action was needed, none taken.

- I. No action was taken on the implementation of the City of Franklin 2025 Comprehensive Master Plan.

- J. Commissioner Fowler presented the report on the Franklin Trails Committee activities.

Commissioner Fowler moved and Commissioner Bennett seconded a motion to suspend the regular order of business to allow public comment. All voted 'aye', motion carried.

Alderman Skowronski moved and Commissioner Ritter seconded a motion to return to regular order of business. All voted 'aye', motion carried.

No action was needed, none taken.

- IV. Commissioner Bennett moved and Commissioner Haley seconded to adjourn the meeting at 9:40 p.m. All voted 'aye'; motion carried.