

City of Franklin
Plan Commission Meeting
July 18, 2013
Minutes

Approved
August 8, 2013

CALL TO ORDER

- I. Mayor Taylor called the July 18, 2013 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 Alderman Schmidt, and Commissioners Bennett, Fowler, Knueppel and Ritter. Excused was Commissioner Haley. Also present were City Attorney Wesolowski, Senior Planner Fuchs and Planner II Sumwalt.

MINUTES

Regular Meeting of June 20, 2013

II.

- A. Alderman Schmidt moved and Commissioner Ritter seconded approval of the June 20, 2013 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Aurora Health Care, Inc. (Continuing Professional Education and Occupational Health Department Offices)

Property: 11217 West Forest Home Avenue, Suite 1; Tax Key No. 748-9961-001

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 CONTINUING PROFESSIONAL EDUCATION AND OCCUPATIONAL HEALTH DEPARTMENT OFFICES USE UPON PROPERTY LOCATED AT 11217 WEST FOREST HOME AVENUE, SUITE 1

III.

- A. Senior Planner Fuchs presented the request for Special Use approval by Aurora Health Care, Inc.

Planner II Sumwalt read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:03 p.m. and closed at 7:04 p.m.

Commissioner Ritter moved and Alderman Schmidt seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a continuing professional education and occupational health department offices use upon property located at 11217 West Forest Home Avenue, Suite 1. On voice vote, all voted 'aye'. Motion carried.

Franklin Public Schools (Unified Development Ordinance Text Amendment Related to Off-Street Parking Requirements, Minimum Parking Space Size)

Property: City-wide

Zoning: City-wide

Regarding: 1. (Unified Development Ordinance Text Amendment) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT

ORDINANCE TEXT TO AMEND SECTION 15-5.0202B. TO REDUCE THE MINIMUM PARKING SPACE SIZE FOR PUBLIC SECONDARY SCHOOLS

- B. Senior Planner Fuchs presented the request by the Franklin Public Schools to allow for parking spaces that are not less than 9 feet in width and not less than 162 square feet for public secondary schools within the City of Franklin.

Planner II Sumwalt read the Official Notice of Public Hearing for a Text Amendment to the Unified Development Ordinance into the record. The Public Hearing was opened at 7:06 p.m. and closed at 7:06 p.m.

Commissioner Fowler moved and Alderman Schmidt seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance text to amend Section 15-5.0202B. to reduce the minimum parking space size for public secondary schools. On voice vote, all voted 'aye'. Motion carried.

Franklin Public Schools (Franklin High School Building Additions and Renovations) Parking and Landscaping Plan Revisions (submitted pursuant to Condition 5. of Site Plan Amendment Resolution No. 2013-004)

- C. Senior Planner Fuchs presented the revisions made to the Landscape and Parking plans for the Franklin High School building and site renovations located at 8222 South 51st Street.

Motion by Commissioner Fowler, seconded by Commissioner Ritter, to suspend regular business to allow Mark Cloutier of the Franklin Public Schools to speak. All voted 'aye', motion carried.

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

Alderman Schmidt moved to approve the revised parking and landscaping plans for the Franklin High School building additions and renovations. Commissioner Kneuppel seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Rawson51 LLC and Priya Corporation (Two Unit Condominium Plat)

Property: 5010 to 5070 West Rawson Avenue; Tax Key No. 740-9988-005)

Zoning: B-3 Community Business District

Regarding: 1. (Condominium Plat) A

RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR RAWSON 51 CONDOMINIUM AT 5010 to 5070 WEST RAWSON AVENUE to allow for the creation of two commercial condominium units within the existing Andy's Gas Station and multi-tenant building development

- D. Nick Fuchs, Senior Planner, presented the request to create a two unit commercial Condominium Plat within the existing Andy's Gas Station and multi-tenant building development as requested by Rawson51 LLC and Priya Corporation.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to recommend approval of a resolution conditionally approving a Condominium Plat for Rawson 51 Condominium at 5010 to 5070 West Rawson Avenue. On voice vote, all voted 'aye'. Motion carried.

Avian Estates, LLC (Avian Estates 13 Lot Single-Family Residential Subdivision Development)

Property: Approximately 7120 to 7400 West Puetz Road; Tax Key No. 850-0004-000

Zoning: R-3 Suburban/Estate Single-Family Residence District

Regarding: 1. (Preliminary Plat) A

RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PLAT FOR AVIAN ESTATES SUBDIVISION

- E. Joseph A. Bukovich, P.E., Avian Estates, LLC presented the request for a 13 lot R-3 Suburban/Estate Single-Family Residential subdivision development upon property located at approximately 7120 to 7400 West Puetz Road.

Motion by Commissioner Fowler seconded by Commissioner Kneuppel to recommend approval of a resolution conditionally approving a preliminary plat for Avian Estates Subdivision development subject to addressing comments made by Commissioner Bennett. On voice vote, Commissioners Kneuppel, Bennett, Fowler and Alderman Schmidt voted 'aye'. Commissioner Ritter voted 'no'. Motion carried (4-1).

MLG Development, Inc. (Division of a Vacant Lot into 2 Lots)

Property: Approximately 4701 to 5099 West Oakwood Park Drive; Tax Key No. 930-0007-002

Zoning: Planned Development District No. 18 (Franklin Business Park)

- F. Senior Planner Fuchs reviewed the application by MLG Development, Inc. for a land division of Outlot 1 of Certified Survey Map 8181, a vacant outlot located in the Franklin Business Park at approximately 4701 to 5099 West Oakwood Park Drive to create one lot and one outlot.

Commissioner Fowler moved to recommend approval of a

Item III.F. (continued)

Regarding: 1. (2 Lot Certified Survey Map)
A RESOLUTION CONDITIONALLY APPROVING A 1 LOT AND 1 OUTLOT CERTIFIED SURVEY MAP, BEING OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 8181 RECORDED ON REEL 7181 AS DOCUMENT NO. 9784108 BEING A REDIVISION OF OUTLOT 1, BLOCK 11 OF THE PLAT OF FRANKLIN BUSINESS PARK ADDITION NO. 1 BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

resolution conditionally approving a one lot and one outlot Certified Survey Map with correction to the map as noted by Commissioner Bennett to remove "along with a 30' wide temp. construction easement" for property located in Planned Development District No. 18 (Franklin Business Park) at approximately 4701 to 5099 West Oakwood Park Drive. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried.

LandenConsulting: "Managing My Rainwater", Green Infrastructure Incentive Program, Alliance for The Great Lakes July 2, 2013

- G. Mayor Taylor introduced Eric Landen, President, and Steve Hausheer, Media Contact, for Landen Consulting, a Lake Forest, Illinois-based environmental strategy consulting firm.

A presentation on "Managing My Rainwater", a Green Infrastructure Incentive Program made available in partnership with the Alliance for The Great Lakes and Milwaukee Metropolitan Sewerage District (MMSD) and made possible by a grant from the USDA Forest Service and the Great Lakes Restoration Initiative, introduced Plan Commissioners to the new MMSD wastewater discharge permit mandating green infrastructure. The goal of the program is to offer financial incentives to private landowners to encourage installation of environmentally friendly land management and landscaping practices that reduce community stormwater overflows and decreases the amount of pollution entering local watersheds. The City of Franklin has been asked to pilot the program as a model for municipalities to use in meeting the new mandate's goals on private property.

Motion by Commissioner Fowler to advise Common Council to take a hard look at this program. Seconded by Commissioner Ritter. All voted 'aye', motion carried.

70/30 Goal Definition and Calculations

- H. Mayor Taylor and City of Franklin Director of Administration Mark Luberdia introduced and gave a brief explanation of the City of Franklin's 70/30 Goal definition and calculations.

Commissioner Ritter moved to recommend to Common Council to continue to pursue a city wide approach to the 70/30 Goal. Seconded by Alderman Schmidt. On voice vote, all voted 'aye'. Motion carried.

Motion by Commissioner Ritter to encourage the Common Council to have an annual review of an action plan with steps to be taken to move toward achievement of the 70/30 Goal and to consolidate economic development efforts under the Community Development Authority. Commissioner Fowler seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Item III.H. (continued)

Commissioner Fowler made a motion to recommend to Common Council the methodology set forth in the June 12, 2013 memo from the Director of Administration be used to define the 70/30 ratio. Seconded by Commissioner Knueppel. On voice vote, all voted 'aye'. Motion carried.

City of Franklin Complete Streets and Connectivity Committee Status Report on Ongoing, Recent and Current Committee Actions, Considerations and Topics

- I. No action needed, none taken on the status of the City of Franklin Complete Streets and Connectivity Committee.

ADJOURNMENT

- IV. Commissioner Knueppel moved and Commissioner Fowler seconded to adjourn the Plan Commission meeting at 9:07 p.m. All voted 'aye'; motion carried.