

City of Franklin
Plan Commission Meeting
June 5, 2014
Minutes

Approved
June 19, 2014

CALL TO ORDER

- I. Mayor Olson called the June 5, 2014 regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderwoman Mayer and Commissioners Hogan, Thinnes, and Bennett. Excused were Commissioners Fowler and Haley. Also present were Planning Manager Dietl and Planner II Sumwalt. Alderwoman Evans was in attendance.

MINUTES

Regular Meeting of May 22, 2014

II.

- A. Alderwoman Mayer moved and Commissioner Bennett seconded approval of the May 22, 2014 minutes of the Regular meeting of the Plan Commission. On voice vote all voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

David B. Janowski and Tamara L. Janowski, d/b/a/ A Green Dog Grooming LLC (Indoor Dog and Cat Grooming With Pet Supply Retail Sales Business)

Property: 8935 South 27th Street;
Tax Key No. 855-9948-000

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

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A DOG AND CAT GROOMING WITH PET SUPPLY RETAIL SALES BUSINESS USE UPON PROPERTY LOCATED AT 8935 SOUTH 27TH STREET

City of Franklin (Extension of West Evergreen Street for Access to Pleasant View Neighborhood Park)

Property: At and about 7501 South 49th Street; Tax Key Nos. 788-9981-002 and 788-9999-003

Zoning: R-6 Suburban Single-Family Residence District, C-1 Conservancy District, FC Floodplain Conservancy District, FW Floodway District and P-1 Park District

Regarding: 1. (Special Exception) (Public Hearing) APPLICATION FOR A SPECIAL EXCEPTION TO NATURAL RESOURCE

III.

- A. Planning Manager Dietl presented the application for Special Use by David B. Janowski and Tamara L. Janowski d/b/a A Green Dog Grooming LLC.

Planner II Sumwalt read the Official Notice of Public Hearing for the Special Use request into the record. The Public Hearing was opened at 7:04 p.m. and closed at 7:06 p.m.

Commissioner Hogan made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a dog and cat grooming with pet supply retail sales business use upon property located at 8935 South 27th Street. Seconded by Commissioner Bennett. On voice vote, all voted 'aye'. Motion carried (4-0-2).

- B. Planning Manager Dietl updated the Commission on the status of and request for Special Exception to Natural Resources for the extension of West Evergreen Street for access to Pleasant View Neighborhood Park.

Planner II Sumwalt read the Official Notice of Public Hearing for the request into the record. The Public Hearing opened at 7:11 p.m. Walter Hablewitz, 7475 South 49th Street, was sworn in and gave testimony. Edward Pings, 4811 West Madison Avenue, was sworn in and gave testimony. Le Roy Lewandowski, 8030 West Winston Way, was sworn in and gave testimony. No one else came forward in

Item III.B. (continued)

FEATURE PROVISIONS PURSUANT TO §15-10.0208 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE PURPOSE OF ALLOWING APPROXIMATELY 1,500 SQUARE FEET OF WETLAND FILLING AND PAVING, 7,100 SQUARE FEET OF FILLING AND PAVING OF THE WETLAND BUFFER AND 11,100 SQUARE FEET OF WETLAND SETBACK FILLING AND PAVING FOR THE PROPOSED EXTENSION OF WEST EVERGREEN STREET FOR ACCESS TO PLEASANT VIEW NEIGHBORHOOD PARK

favor or opposition to the application or special exception. The hearing closed at 7:17 p.m.

Commissioner Thinnes made a motion to recommend approval of the City of Franklin 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, with inclusion of three suggestions from the staff report. Seconded by Commissioner Hogan. On voice vote, Commissioners Hogan and Thinnes voted 'aye'. Commissioners Bennett, Alderwoman Mayer and Mayor Olson voted 'no'. Motion fails (2-3-2).

Commissioner Bennett made a motion to recommend approval of the City of Franklin Natural Resource features Special Exception pursuant to the Standings, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation. Seconded by Alderwoman Mayer. On voice vote, Commissioners Hogan, Thinnes, Bennett and Alderwoman Mayer voted 'aye'. Motion carries (4-0-2).

City of Franklin (Assistant City Engineer Plan Commission Membership in the Absence of the City Engineer)

Property: N/A

Zoning: N/A

Regarding: 1. (Unified Development Ordinance Text Amendment) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §15-10.0102 TO PROVIDE FOR MEMBERSHIP UPON THE PLAN COMMISSION OF THE ASSISTANT CITY ENGINEER IN THE ABSENCE OF THE CITY ENGINEER

- C. Planning Manager Dietl presented the request for Unified Development Ordinance text amendment.

Planner II Sumwalt read the Official Notice of Public Hearing for the application into the record. The Public Hearing opened at 7:23 p.m. and closed at 7:24 p.m.

Alderwoman Mayer made a motion to recommend approval of an ordinance to amend the Unified Development Ordinance text at §15-10.0102 to provide for membership upon the Plan Commission of the Assistant City Engineer in the absence of the City Engineer. Commissioner Thinnes seconded the motion. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Creative Homes, Inc. (Redivision/Reconfiguration of 3 Parcels to Create 4 Parcels for Current Single-Family Residential Use and Potential Future Further Subdivision of Two Parcels into 7 for Single-Family Residential Use Parcels)

Property: 7711 South 76th Street, 7901 West Imperial Drive and 7915 West Imperial Drive; Tax Key Nos. 792-0069-000, 792-

- D. Planning Manager Dietl presented the request by Creative Homes, Inc. for a redivision and reconfiguration of 3 parcels located at 7711 South 76th Street, and 7901 and 7915 West Imperial Drive to create 4 parcels for single-family residential use. Rick Przybyla, President, Creative Homes, Inc. spoke on his request.

Commissioner Bennett made a motion to recommend approval of a resolution conditionally approving a 4

Item III.D. (continued)

9984-003 and 792-9990-000

Zoning: R-6 Suburban Single-Family Residence District and FW Floodway District

Regarding: 1. (4 Lot Certified Survey Map) A RESOLUTION

CONDITIONALLY APPROVING A 4 LOT CERTIFIED SURVEY MAP, BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7051, OUTLOT 1 BLOCK 7 OF TUCKAWAY GREEN ADDITION NO. 2 AND LANDS IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

lot Certified Survey Map, being all of Outlot 1 of Certified Survey Map No. 7051, Outlot 1 Block 7 of Tuckaway Green Addition No. 2 and lands in the Southeast 1/4 of the Southeast 1/4 Section 9, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin with a temporary limited easement for a septic vent (*on Lot 3*). Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (4-0-2).

We Energies (Storage Building Construction on Existing WE Energies Property)

Property: 4800 West Rawson Avenue; Tax Key No. 740-9988-006

Zoning: I-1 Institutional District

Regarding: 1. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT 4800 WEST RAWSON AVENUE (WE ENERGIES) TO ALLOW FOR CONSTRUCTION OF A STORAGE BUILDING

E. Planning Manager Dietl presented the application by We Energies for a Site Plan Amendment. Representatives for We Energies spoke on behalf of the request.

Commissioner Thinnes made a motion to approve a resolution amending the Site Plan for the property located at 4800 West Rawson Avenue (We Energies) to allow for construction of a storage building striking Condition No. 9 of the draft resolution (*to remove and replace with lawn any impervious surface and/or gravel within the wetland buffer and wetland setback*), and adding a condition replacing the proposed wall pack lights along the north elevation of the building with pole mounted lights with directional controls along the north property line, to be reviewed and approved by staff. Alderwoman Mayer seconded the motion. On voice vote, all voted 'aye'. Motion carried (4-0-2).

City of Franklin Complete Streets and Connectivity Committee Status Report on Ongoing, Recent and Current Committee Actions, Considerations and Topics; Information of Any Current Matters Involving Complete Streets and Connectivity Principles Including Subject Matters Not Previously Before the Franklin Complete Streets and Connectivity Committee

F. No report on recent and current Committee actions and activities of the Complete Streets and Connectivity Committee. No action needed, none taken.

Next Meeting Date

IV. No discussion taken on the next Plan Commission meeting date.

ADJOURNMENT

V. Commissioner Bennett moved and Alderwoman Mayer seconded to adjourn the Plan Commission meeting at 8:11 p.m. All voted 'aye'; motion carried.