

**City of Franklin
Plan Commission Meeting
June 22, 2017
Minutes**

Approved
July 6, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the June 22, 2017 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 Patricia Hogan, Patrick Leon, David Fowler and Alderman Mark Dandrea. City Engineer Glen Morrow arrived at 7:02. Excused was member Kevin Haley. Also present was Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

B. Approval of Minutes

- 1. Regular Meeting of June 8, 2017. Commissioner Hogan moved and Commissioner Leon seconded approval of the June 8, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-0).

C.1. UNITED STATES CELLULAR OPERATING COMPANY LLC INSTALLATION OF A TELECOMMUNICATIONS TOWER MONOPOLE AT FAITH PRESBYTERIAN CHURCH. Special Use application by United States Cellular Operating Company LLC, to allow for the installation of a 120 foot monopole tower at Faith Presbyterian Church. The lease area will consist of a gravel surface and will include a chain-link fence, the tower and ground equipment, and a gravel turnaround area is also proposed adjacent to the lease area located at 3800-3830 West Rawson Avenue, property zoned I-1 Institutional District, bearing Tax Key No. 739-9997-001.

Planning Manager Joel Dietl presented the request by United States Cellular Operating Company LLC, to allow for the installation of a 120 foot monopole tower at Faith Presbyterian Church. The lease area will consist of a gravel surface and will include a chain-link fence, the tower and ground equipment, and a gravel turnaround area is also proposed adjacent to the lease area located at 3800-3830 West Rawson Avenue.

The Official Notice of Public Hearing was read into the record by Principal Planner Fuchs and the Public Hearing was opened at 7:15 p.m. and closed at 7:48 p.m.

Commissioner Leon moved and Commissioner Fowler seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow for the installation of a 120 foot telecommunications tower monopole at Faith Presbyterian Church property located at 3800-3830 West Rawson Avenue, bearing Tax Key No. 739-9997-001 with Condition Nos. 1 and 2 from the staff report to be provided to staff prior to approval and that the proposed fence be constructed of cedar. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C.3. FOREST PARK MIDDLE SCHOOL NEW BUILDING AND ASSOCIATED PARKING LOT CONSTRUCTION. Natural Resource Features Special Exception and Site Plan applications by Franklin Public Schools, for the purpose of allowing for filling and removing approximately 9,950 square feet of wetlands, approximately 35,400 square feet of wetland buffers and approximately 34,750 square feet of wetland setbacks, as well as mitigation of the proposed natural resource impacts through construction of a new 17,150 square foot wetland and identification of a new 54,300 square foot wetland buffer (currently identified as a mature woodland), with a majority of the natural resource impacts and all of the mitigation areas being located in the southeastern corner of the subject property located at 8225 West Forest Hill Avenue, and a Site Plan for construction of a new 198,000 square foot, two story, 1,350 student capacity Forest Park Middle School building and associated parking lots adjacent to (northeast of) the existing school in Phase 1 (June 2017 through January 2019), demolition of the existing school in phase 2 (early 2019) and completion of grading, parking lot, playfields, etc. in Phase 3 (Spring 2019), such property being zoned I-1 Institutional District; Tax Key No. 838-9978-000.

C.4. FRANKLIN LIONS CLUB PRIVATE PARK USE AND STORAGE GARAGE MOVE. Special Use and Building Move applications by Franklin Lions Foundation, Inc., to operate a private park for the Franklin Lions Club at 10961 West St. Martins Road, with the

Planning Manager Joel Dietl presented the request by Franklin Public Schools, for a Natural Resource Special Exception for the purpose of allowing for filling and removing approximately 9,950 square feet of wetlands, approximately 35,400 square feet of wetland buffers and approximately 34,750 square feet of wetland setbacks, as well as mitigation of the proposed natural resource impacts through construction of a new 17,150 square foot wetland and identification of a new 54,300 square foot wetland buffer (currently identified as a mature woodland), with a majority of the natural resource impacts and all of the mitigation areas being located in the southeastern corner of the subject property located at 8225 West Forest Hill Avenue, and a Site Plan for construction of a new 198,000 square foot, two story, 1,350 student capacity Forest Park Middle School building and associated parking lots adjacent to (northeast of) the existing school in Phase 1 (June 2017 through January 2019), demolition of the existing school in phase 2 (early 2019) and completion of grading, parking lot, playfields, etc. in Phase 3 (Spring 2019).

The Official Notice of Public Hearing was read into the record by Principal Planner Fuchs and the Public Hearing was opened at 8:18 p.m. and closed at 8:48 p.m.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to postpone and continue the public hearing of the Franklin Public Schools Natural Resource Features Special Exception to the July 6, 2017 meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Alderman Dandrea seconded a motion to approve a resolution approving a Site Plan for construction of a new Forest Park Middle School building and associated parking lots. On voice vote, four voted 'aye' and one voted 'nay'. Motion carried (4-1-0).

Plan Commission broke at 9:05 p.m. and reconvened at 9:17 p.m.

Planning Manager Joel Dietl presented the request by Franklin Lions Foundation, Inc., to operate a private park for the Franklin Lions Club at 10961 West St. Martins Road, with the principal use of the park being temporary parking for the annual St. Martins Fair event as a fundraiser for the Lions Club, along with an application for a Building Move to move an approximately 24 foot by 24 foot storage garage from City of Franklin property located at approximately

principal use of the park being temporary parking for the annual St. Martins Fair event as a fundraiser for the Lions Club, along with an application for a Building Move to move an approximately 24 foot by 24 foot storage garage from City of Franklin property located at approximately 9600 South 80th Street to the Franklin Lions Club property located at 10961 West St. Martins Road, such property is zoned P-1 Park District; Tax Key No. 799- 9989-007.

D.1. FRONT YARD SOLID WOOD FENCE INSTALLATION.

Miscellaneous application by Ronald Paap and Debra K. Paap, to allow for the installation of a solid wood privacy fence (six feet high, extending to approximately 40 feet west from the front property line) to replace an existing damaged chain-link fence within the front yard of property located at 9621 South 76th Street (along the south property line, adjacent to five parking spaces at the northeast corner of the Hideaway Pub & Eatery parking lot), zoned M-1 Limited Industrial District; Tax Key No. 896-9993-000.

C.2. MILLS HOTEL WYOMING, LLC SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Special Use application by Mills Hotel Wyoming, LLC, to allow for a single-family residential development (up to three single-family homes) upon property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located at 11906-11908 West Loomis Road (on the south side of West Ryan Road approximately

9600 South 80th Street to the Franklin Lions Club property located at 10961 West St. Martins Road.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 9:20 p.m. and closed at 9:25 p.m.

Commissioner Hogan moved and Commissioner Leon seconded a motion to postpone and continue the subject matter and public hearing to the July 6, 2017 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Commissioner Leon seconded a motion to postpone and continue the subject matter to the July 6, 2017 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Planning Manager Dietl presented the request by Ronald Paap and Debra K. Paap, to allow for the installation of a solid wood privacy fence (six feet high, extending to approximately 40 feet west from the front property line) to replace an existing damaged chain-link fence within the front yard of property located at 9621 South 76th Street (along the south property line, adjacent to five parking spaces at the northeast corner of the Hideaway Pub & Eatery parking lot), zoned M-1 Limited Industrial District; Tax Key No. 896-9993-000

Commissioner Hogan moved and Commissioner Fowler seconded a motion to approve a Resolution authorizing the installation of a front yard fence for the property located at 9621 South 76th Street (Tax Key No. 896-9993-000). On voice vote, all voted 'aye'. Motion carried (5-0-0).

Planning Manager Joel Dietl presented the request Mills Hotel Wyoming, LLC, to allow for a single-family residential development (up to three single-family homes) upon property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located at 11906-11908 West Loomis Road (on the south side of West Ryan Road approximately 1100 feet west of the intersection of Loomis Road and West Ryan Road).

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 9:29 p.m. and closed at 9:32 p.m.

1100 feet west of the intersection of Loomis Road and West Ryan Road); part of Tax Key No. 891-9989-001.

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a single-family residential development use upon property located at 11906-11908 West Loomis Road. On voice vote, all voted 'aye'. Motion carried (5-0-0).

D.2. CITY OF FRANKLIN SALT STORAGE FACILITY CONSTRUCTION AND DEPARTMENT OF PUBLIC WORKS STORAGE YARD EXPANSION.

Site Plan Amendment application by the City of Franklin, for the construction of a new approximately 54 foot high, 90 foot diameter circular salt storage facility within the central portion of the existing Department of Public Works storage yard, expansion of the Department of Public Works storage yard by approximately 0.5 acres to the southwest, which would include relocation of a portion of the existing gravel parking lot in that area immediately to the south, and removal of the existing 2-car storage facility/shed utilized by the Lions Club, for property zoned I-1 Institutional District, located at 7979 West Ryan Road; Tax Key No. 896-9990-001.

Planning Manager Dietl presented the request by City of Franklin, for the construction of a new approximately 54 foot high, 90 foot diameter circular salt storage facility within the central portion of the existing Department of Public Works storage yard, expansion of the Department of Public Works storage yard by approximately 0.5 acres to the southwest, which would include relocation of a portion of the existing gravel parking lot in that area immediately to the south, and removal of the existing 2-car storage facility/shed utilized by the Lions Club, for property zoned I-1 Institutional District, located at 7979 West Ryan Road; Tax Key No. 896-9990-001.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to approve a Resolution amending the Site Plan for property located at 7979 West Ryan Road to allow for construction of a new salt storage facility, expansion of the Department of Public Works storage yard and removal of an existing 2-care storage facility/shed (Tax Key No. 896-9990-001). On voice vote, all voted 'aye'. Motion carried (5-0-0).

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of June 22, 2017 at 9:37 p.m. All voted 'aye'; motion carried. (5-0-0).