

**City of Franklin**  
**Plan Commission Meeting**  
**May 8, 2014**  
**Minutes**

Approved  
May 22, 2014

**CALL TO ORDER**

- I. Mayor Olson called the May 8, 2014 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 Mayer and Commissioners Haley, Kneuppel, and Ritter. Excused were Commissioners Bennett and Fowler. Also present were City Attorney Wesolowski, Assistant City Engineer Romeis, Planning Manager Dietl and Senior Planner Fuchs. In attendance were Alderman Dandrea and Alderwoman Evans.

**MINUTES**

Regular Meeting of April 17, 2014

**II.**

- A. Commissioner Kneuppel moved and Commissioner Ritter seconded approval of the April 17, 2014 minutes of the Regular meeting of the Plan Commission as presented. On voice vote all voted 'aye', motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Spot Free Cleaning LLC (Commercial Building and Cleaning Services Business)**

**Property:** 8581 South 27th Street;

Tax Key No. 832-9997-000

**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 COMMERCIAL BUILDING AND CLEANING SERVICES USE UPON PROPERTY LOCATED AT 8581 SOUTH 27TH STREET**

**III.**

- A. Michael F. Paul, property owner, and Planning Manager Dietl presented the request for Special Use for Spot Free Cleaning LLC.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use to allow Standard Industrial Classification Title No. 7349 "Building maintenance services, not elsewhere classified" within a B-4 South 27th Street Mixed-Use Commercial District in to the record. The Public Hearing was opened at 7:11 p.m. and closed at 7:25 p.m.

Alderwoman Mayer made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a commercial building and cleaning services use upon property located at 8581 South 27th Street, with the elimination of Condition No. 4 in the draft resolution. Seconded by Commissioner Kneuppel. On voice vote, Mayor Olson, Alderwoman Mayer and Commissioners Kneuppel and Haley voted 'aye'. Commissioner Ritter voted 'no'. Motion carried (4-1-2 Absent).

**H.O.L.I.E., Inc. (Housing of Limited Income Elderly, Inc.) (Brenwood Park Development (Planned Development District No. 21) 69 Unit Senior**

**Apartment Complex Development)**  
**Property:** 9260 West Highland Park Avenue; Tax Key No. 840-9971-012

**Zoning:** Planned Development District No. 21 (Brenwood Park) and FW Floodway District

**Regarding: 1. (Planned Development District Ordinance Amendment)**

a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.

b. AN ORDINANCE TO AMEND §15-3.0426 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 21 (BRENWOOD PARK) TO ALLOW FOR A MULTI-FAMILY SENIOR HOUSING APARTMENT DEVELOPMENT

**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**

**ADJOURNMENT**

B. Planning Manager Dietl introduced the request for amendment to Planned Development District No. 21 (Brenwood Park) by Housing of Limited Income Elderly, Inc. Robert J. Shultz, Architect, E-3 Design Concepts, LLC and other project representatives presented the proposal.

Commissioner Ritter made a motion to table the proposed Planned Development District amendment, and referred the item back to Planning staff. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

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

IV. Commissioner Ritter moved and Alderwoman Mayer seconded to adjourn the Plan Commission meeting at 8:17 p.m. All voted 'aye'; motion carried.