

**City of Franklin  
Plan Commission Meeting  
May 3, 2018  
Minutes**

Approved  
May 17, 2018

**A. Call to Order and Roll Call**

Mayor Steve Olson called the May 3, 2018 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, Adam Burckhardt, David Fowler, Alderman Dandrea and Assistant City Engineer Sara Arnold. Excused was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

**B. Approval of Minutes**

1. Regular Meeting of April 19, 2018.

Commissioner Fowler moved and Commissioner Hogan seconded approval of the April 19, 2018 minutes of the regular meeting of the Plan Commission as corrected. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**C. Public Hearing Business Matters**

**1. PLANNED DEVELOPMENT DISTRICT NO. 29 (WELLNESS CENTER –MARK E. CARSTENSEN INC.) ORDINANCE TERMS AND USES AMENDMENTS FOR INNOVATIVE HEALTH & FITNESS FIELDHOUSE BUILDING CONSTRUCTION.**

Planned Development District Amendment application by Scott Cole, owner of Innovative Health & Fitness Building, LLC, for: construction of a 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center Via a link for movement between the

Planning Manager Joel Dietl presented the request by Scott Cole, owner of Innovative Health & Fitness Building, LLC, for: construction of a 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center Via a link for movement between the structures); to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to spa services, physician services, a full restaurant, child care, bar, etc., and to allow building setbacks of 15 feet and 20 feet to the north and east property lines, respectively, to accommodate construction of the proposed Fieldhouse building at 8800 South 102nd Street, property zoned Planned Development District No. 29.

Commissioner Hogan moved and Commissioner Fowler seconded a motion to postpone and continue the subject matter and public hearing to the June 7, 2018 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-1).

structures); to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to spa services, physician services, a full restaurant, child care, bar, etc., and to allow building setbacks of 15 feet and 20 feet to the north and east property lines, respectively, to accommodate construction of the proposed Fieldhouse building at 8800 South 102nd Street, property zoned Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), bearing Tax Key No. 846-9987-002.

#### **D. Business Matters**

##### **1. RAINBOW CHILD CARE CENTER, INC. CONSTRUCTION.**

Site Plan application by 814 Development, LLC for construction of an approximately 10,782 square foot commercial child care facility (anticipated capacity of 104 students), an outdoor playground area with multiple structures, an approximately 15' X 15' canopy tent structure and a concrete splash pad and 41 off-street parking stalls, with hours of operation for the center from 6:00 a.m. to 6:30 p.m., on Lot 2 of Certified Survey Map No. 9014, located at 7363 South 27th Street, zoned B-4 South 27th Street Mixed- Use Commercial District and South 27th Street Design Overlay District; Requested Waivers of South 27th Street Design Overlay District Standards:

a. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.] shall compliment the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk).

b. 15-3.0353C.5. Pedestrian

Planning Manager Joel Dietl presented the request by 814 Development, LLC for construction of an approximately 10,782 square foot commercial child care facility (anticipated capacity of 104 students), an outdoor playground area with multiple structures, an approximately 15' X 15' canopy tent structure and a concrete splash pad and 41 off-street parking stalls, with hours of operation for the center from 6:00 a.m. to 6:30 p.m., on Lot 2 of Certified Survey Map No. 9014, located at 7363 South 27th Street, zoned B-4 South 27th Street Mixed- Use Commercial District and South 27th Street Design Overlay District.

Commissioner Fowler moved and Commissioner Burckhardt seconded a motion to waive the required standards under 15-3.0353B. pertaining to site furnishings. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353C.5. pertaining to pedestrian considerations.. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to waive the required standards under 15-3.0353E. pertaining to bicycle and pedestrian amenities. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353F.2. pertaining to landscaping. On voice vote, all voted 'aye'. Motion carried (5-0-1).

considerations (pedestrian walkways from building entrances to public sidewalks or pedestrian/bike facilities).

c. 15-3.0353E. Bicycle and pedestrian amenities required (integrated bicycle parking and pedestrian furniture in appropriate quantities and location).

d. 15-3.0353F.2. Landscaping (screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties).

e. 15-3.0355B.8.d. Pedestrian Accessibility (buildings located at the intersection of two streets shall utilize a corner entrance to the building unless this requirement is waived by the Plan Commission).

Commissioner Fowler moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355B.8.d. pertaining to pedestrian accessibility and to delete Condition No. 9 from the resolution. All voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Alderman Dandrea seconded a motion to approve a Resolution approving a Site Plan for construction of Rainbow Child Care Center, a commercial child care facility with an outdoor playground area and off-street parking stalls (at approximately 7363 South 27<sup>th</sup> Street) and delete the last sentence in Condition No. 6 in the resolution that starts with the word “Alternatively” and goes to the end of the paragraph. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**2. WILLIAM F. ZIMMERMANN LAND DIVISION.** Certified Survey Map application by William F. Zimmermann for division of an existing 8.15 acre parcel into four lots to allow for future single-family residential homes, for property zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8029 South 35th Street.

Planning Manager Joel Dietl presented the request by William F. Zimmermann for division of an existing 8.15 acre parcel into four lots to allow for future single-family residential homes, for property zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8029 South 35th Street.

Mr. William Zimmerman indicated that he could wait one month and did not object to the application being tabled.

Commissioner Hogan moved and Commissioner Fowler seconded a motion to table and refer this item back to staff. On voice vote, all voted 'aye'. Motion carried (6-0-1).

**E. Adjournment**

Commissioner Hogan moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of May 3, 2018 at 7:53 p.m. All voted ‘aye’; motion carried. (5-0-1).