

City of Franklin
Plan Commission Meeting
November 5, 2015
Minutes

Approved
November 19, 2015

Call to Order and Roll Call

- A. Mayor Steve Olson called the November 5, 2015 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 Mark Dandrea and Commissioners Patricia Hogan, Kevin Haley, and Scott Thinnes. Excused were City Engineer Glen Morrow and Commissioner David Fowler. Also present were Alderman Doug Schmidt, Alderwoman Susanne Mayer, Director of Economic Development Aaron Hertzberg, Engineering Technician Ronnie Asuncion, Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

Approval of Minutes

Regular Meeting of October 22, 2015.

- B.
1. Commissioner Hogan moved and Alderman Dandrea seconded approval of the October 22, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

GREENLIN BOARDING & GROOMING, INC. DOGS AND OTHER PET ANIMALS DAY CARE BUSINESS. Special Use application by Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, to operate a dogs and other pet animals day care services business including overnight boarding, grooming, vet services, training and a retail area upon property zoned B-3 Community Business District, located at 7140 South 76th Street (Orchard View Shopping Center); Tax Key No. 756-9993-021.

- C.
1. Planning Manager Dietl presented the request by Greenlin Boarding & Grooming, Inc. for Special Use within a B-3 Community Business District under Standard Industrial Classification Title No. 752 "Animal specialty services" to allow for a dogs and other pet animals day care services including overnight boarding, grooming, vet services, training and retail area business use.

The Official Notice of Public Hearing was read in to the record by Senior Planner Fuchs and the Public Hearing was opened at 7:05 p.m. and closed at 7:09 p.m.

Commissioner Hogan moved to table approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a dogs and other pet animals day care services business use upon property located at 7140 South 76th Street so the applicant can address staff concerns as stated in the Planning Report. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried.

RICHARD A. REUTELER AND ANN M. REUTELER LAND DIVISION. Certified Survey Map, Area Exception and Land Division Variance applications by Richard A. Reuteler and Ann. M. Reuteler,

2. Planning Manager Dietl introduced the request of Richard A. and Ann M. Reuteler for a Land Division Variance to create a flag lot, Area Exception and Certified Survey Map to reconfigure 4 lots located at 10475, 10609, 10629 and 10631 West St. Martins

Item C.2. (continued)

to change the sizes and shapes of four existing adjacent properties abutting West St. Martins Road to allow for the proposed single-family residential development of an existing vacant lot (Lot 1, for which a Variance from the Unified Development Ordinance §15-5.0106K. flag lot prohibition and an Area Exception from the Unified Development Ordinance Table 15-3.0203 100 feet minimum lot width at the setback line requirement are requested), for property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District, Lots 1, 2, 3 and 4 located at 10475, 10609, 10629 and 10631 West St. Martins Road; Tax Key Nos. 800-9999-000, 800-9993-000, 800-9992-000 and 800-9991-001.

Road to allow for the proposed single-family residential development of 10475 West St. Martins Road, property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District.

Senior Planner Fuchs read the Official Notice of Public Hearing in to the record for Area Exception for relief from the R-3 District requirement of a minimum lot width at the front setback line of 100-feet, and approving the width at 45-feet back from the front property line of approximately 62-feet to allow for a developable single-family lot. The Public Hearing was opened at 7:43 p.m. and closed at 7:54 p.m.

Commissioner Thinnes moved to recommend approval of a resolution conditionally approving a 4 lot Certified Survey Map, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried.

Commissioner Thinnes moved to recommend approval of an application for an Area Exception to allow for a developable single-family lot which would not meet the R-3 Suburban/Estate Single-Family Residence District minimum lot width of 100 feet at the setback per the R-3 Suburban/Estate Single-Family Residence District, Table 15-3.0203 of the Unified Development Ordinance. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-2 Fowler/Morrow).

Commissioner Haley moved to approve a resolution conditionally approving a Land Division Variance for a 4 lot Certified Survey Map, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (4-0-2 Fowler/Morrow).

Business Matters

D. (None.)

Adjournment

E. Commissioner Haley moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of November 5, 2015 at 8:08 p.m. All voted 'aye'; motion carried.