

City of Franklin
Plan Commission Meeting
September 19, 2013
Minutes

Approved as
Amended
October 3, 2013

CALL TO ORDER

- I. Alderman Schmidt called the September 19, 2013 regular Plan Commission meeting to order at 7:02 p.m. in the Hearing Room at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Taylor (arrived at 7:44 p.m. at which time he chaired the meeting) and Commissioners Fowler, Knueppel, and Ritter. Excused were Commissioners Bennett and Haley. Also present were Assistant City Engineer Romeis (arrived at 7:44 p.m.), Planning Manager Dietl and Senior Planner Fuchs. Also in attendance were Alderman Wilhelm and Alderman Skowronski.

MINUTES

Regular Meeting of August 22, 2013

II.

- A. Commissioner Knueppel moved and Commissioner Ritter seconded approval of the August 22, 2013 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

City of Franklin (Pleasant View/Victory Creek Trail Construction)

Property: Immediately south of and east of Pleasant View Elementary School (4601 West Marquette Avenue) and east of Pleasant View Neighborhood Park; Tax Key Nos. 788-9978-002, 788-9977-001, 787-9999-004, 787-9998-001, 787-9997-001, 787-0046-000 and 787-0047-000

Zoning: R-6 Suburban Single-Family Residence District, FW Floodway District, FFO Floodplain Fringe Overlay District and C-1 Conservancy District

Regarding: 1. (Special Exception) (Public Hearing) Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of allowing 754 square feet of wetland filling and paving, 4,503 square feet of filling and paving of the wetland buffer and 4,050 square feet of wetland setback filling and paving

Andrew J. Petty and Amanda E. Petty (Aluminum Fence and Turf Grass Lawn Installation)

Property: 12149 West Shadwell Circle; Tax Key No. 798-0142-000

Zoning: R-4 Suburban Single-Family Residence District

Regarding: 1. (Special Exception) (Public Hearing) Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of

III.

- A. Planning Manager Dietl presented the request by the City of Franklin for Special Exception to Natural Resource Feature Provisions on property located immediately south of and east of Pleasant View Elementary School and east of Pleasant View Neighborhood Park as part of the construction of the Pleasant View/Victory Creek Trail. The applicant requests to allow 754 square feet of wetland filling and paving, 4,503 square feet of filling and paving of the wetland buffer and 4,050 square feet of wetland setback filling and paving.

Senior Planner Fuchs read the Official Notice of Public Hearing for the request of Special Exception to Natural Resource Feature provisions into the record. The Public Hearing was opened at 7:07 p.m.

Motion by Commissioner Fowler to continue the public hearing for the Special Exception to Natural Resource Feature Provisions for the construction of the Pleasant View/Victory Creek Trail to the October 3, 2013 Plan Commission meeting. Commissioner Ritter seconded the motion. On voice vote, all voted 'aye'. Motion carried.

- B. Planning Manager Dietl presented the request by Andrew J. and Amanda E. Petty for Special Exception to Natural Resource Feature Provisions on property located at 12149 West Shadwell Circle for construction of an aluminum fence within a 50-foot wetland setback area and installation of turf grass lawn within approximately 1,943 square feet of the wetland setback area.

Senior Planner Fuchs read the Official Notice of Public Hearing for the request of Special Exception to Natural Resource Feature provisions into the record. The Public Hearing was opened at 7:57 p.m. and closed at 8:40 p.m.

Item III.B. (continued)

erecting an aluminum fence within a 50-foot wetland setback area and installation of turf grass lawn within approximately 1,943 square feet of the wetland setback area

SB1 Wyndham, LLC (Division of One Lot into 4 Lots at The Shoppes at Wyndham Village)

Property: 7700-7060 South Lovers Lane Road; Tax Key No. 794-9999-003

Zoning: CC City Civic Center District and C-1 Conservancy District

Regarding: 1. (4 Lot Certified Survey Map)

A RESOLUTION CONDITIONALLY APPROVING A 4 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377 AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

The Rock Sports Complex, LLC ("The Hill Has Eyes" Halloween Season Haunted House Entertainment Attraction at The Rock Sports Complex)

Property: 7900 West Crystal Ridge Drive; Tax Key Nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004

Zoning: Planned Development District No. 37 (The Rock Sports Complex) and FW Floodway District

Regarding: 1. (Temporary Use) A
RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR A HALLOWEEN SEASON HAUNTED HOUSE ENTERTAINMENT ATTRACTION FOR PROPERTY LOCATED AT 7900 WEST CRYSTAL RIDGE DRIVE

City of Franklin Complete Streets and Connectivity Committee Status Report on Ongoing, Recent and Current Committee Actions, Considerations and Topics

ADJOURNMENT

Applicant Andrew J. Petty and Amanda E. Petty granted a 90 day extension for review of the Natural Resource Features Special Exception. On general consensus, Planning staff was directed to work with the applicant and bring back the request within 90 days.

- C. Planning Manager Dietl presented the request for Certified Survey Map approval by SB1 Wyndham, LLC to divide property located at 7700-7760 South Lovers Lane Road.

Commissioner Fowler moved and Commissioner Ritter seconded a motion to recommend approval of a resolution conditionally approving a 4 lot Certified Survey Map, being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377 and lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. On voice vote, all voted 'aye'. Motion carried.

- D. Planning Manager Dietl presented the Temporary Use application by The Rock Sports Complex, LLC.

Alderman Schmidt moved and Commissioner Kneuppel seconded a motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for a Halloween season haunted house entertainment attraction, removing Condition No. 2 of the draft resolution and, as such, allowing for ticket sales during approved event times, for property located at 7900 West Crystal Ridge Drive. On voice vote, all voted 'aye'. Motion carried (4-0).

- E. Commissioner Fowler updated Plan Commissioners regarding recent and current Committee actions and activities of the Complete Streets and Connectivity Committee.

- IV. Commissioner Fowler moved and Alderman Schmidt seconded to adjourn the Plan Commission meeting at 9:25 p.m. All voted 'aye'; motion carried.