

**City of Franklin  
Plan Commission Meeting  
January 9, 2020  
Minutes**

Approved  
**January 23, 2020**

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

Mayor Steve Olson called the January 9, 2020 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 Mayor Steve Olson, Commissioners Kevin Haley, Adam Burckhardt and Patrick Leon and Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present were Planning Manager Joel Dietl, Associate Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski.

**B. Approval of Minutes**

- 1. Regular Meeting of December 5, 2019.

Commissioner Haley moved and Alderman Dandrea seconded approval of the December 5, 2019, minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**C. Public Hearing Business Matters**

**1. INNER WISDOM & WELLNESS, LLC; “AMUSEMENT AND RECREATION SERVICES, NOT ELSEWHERE CLASSIFIED” USE UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT AND SPECIAL USE.** Unified Development Ordinance Text Amendment and Special Use applications by Linda B. Scherrer, RYT200 (Registered Yoga Teacher at the 200 hour level), RMT (Reiki Master Teacher), Certified Essential Oils Coach (Ancient Apothecary & Young Living Oils), owner of Inner Wisdom & Wellness, LLC, (Betty Buss, property owner) to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 7999 “Amusement and recreation services, not elsewhere classified” to allow for such Use as a Special Use, City-wide, in the B-2 General Business District, B-3 Community Business District and the B-

Planning Manager Joel Dietl presented the request by Linda B. Scherrer, RYT200 (Registered Yoga Teacher at the 200 hour level), RMT (Reiki Master Teacher), Certified Essential Oils Coach (Ancient Apothecary & Young Living Oils), owner of Inner Wisdom & Wellness, LLC, (Betty Buss, property owner) to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 7999 “Amusement and recreation services, not elsewhere classified” to allow for such Use as a Special Use, City-wide, in the B-2 General Business District, B-3 Community Business District and the B-4 South 27th Street Mixed-Use Commercial District, in conjunction with a Special Use application (which is contingent upon approval of the concurrent Unified Development Ordinance Text Amendment) to allow for the Linda B. Scherrer, Yoga, Reiki and essential oils, meditation and mindfulness instruction studio (Inner Wisdom & Wellness, LLC) use, in the Franklin Village multi-tenant building located at 7127 South 76th Street, property zoned B-3 Community Business District; Tax Key No. 755-0038-001.

The Official Notice of Public Hearing was read into the record by Associate Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:12 pm and closed at 7:13 pm.

4 South 27th Street Mixed-Use Commercial District, in conjunction with a Special Use application (which is contingent upon approval of the concurrent Unified Development Ordinance Text Amendment) to allow for the Linda B. Scherrer, Yoga, Reiki and essential oils, meditation and mindfulness instruction studio (Inner Wisdom & Wellness, LLC) use, in the Franklin Village multi-tenant building located at 7127 South 76th Street, property zoned B-3 Community Business District; Tax Key No. 755-0038-001.

**Unified Development Ordinance Text Amendment**

Commissioner Burckhardt moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text at table 15-3.0603 standard industrial classification title No. 7999 “amusement and recreation services, not elsewhere classified”, to allow for such use as a Special Use in the B-2 General Business District, B-3 Community Business District and the B-4 South 27th Street Mixed-Use Commercial District. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

The Official Notice of Public Hearing was read into the record by Associate Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:25 pm and closed at 7:26 pm.

**Special Use**

Commissioner Haley moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a yoga, reiki and essential oils, meditation and mindfulness instruction studio use upon property located at 7127 South 76th Street. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

**2. SPLIT LOT ZONING EXCEPTION UNIFIED DEVELOPMENT ORDINANCE AMENDMENT.**

Unified Development Ordinance Text Amendment application by the City of Franklin, to Amend Unified Development Ordinance §15-3.0103.A.3. Split Zoning of Newly Created Lots Not Allowed, to provide for and except certain minor land divisions involving an established residential use not currently intended for redevelopment, such division being for the purpose of providing additional land to an adjoining tax incremental district mixed-use development including industrial and commercial uses, for such remaining established residential dwelling building use parcel or parcels only.

Planning Manager Joel Dietl presented the request by the City of Franklin, to Amend Unified Development Ordinance §15-3.0103.A.3. Split Zoning of Newly Created Lots Not Allowed, to provide for and except certain minor land divisions involving an established residential use not currently intended for redevelopment, such division being for the purpose of providing additional land to an adjoining tax incremental district mixed-use development including industrial and commercial uses, for such remaining established residential dwelling building use parcel or parcels only.

The Official Notice of Public Hearing was read into the record by Associate Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:48 pm and closed at 7:50 pm.

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend Unified Development Ordinance §15-3.0103.A.3. split zoning of newly created lots not allowed, to provide for and except certain minor land divisions involving an established residential use not currently intended for redevelopment. On voice vote, 4 voted ‘aye’, 1 voted ‘nay’; motion carried. (4-1-1).

**3. NATURAL RESOURCE PROTECTION PLAN AND SITE INTENSITY AND CAPACITY CALCULATION EXCLUSIONS UNIFIED DEVELOPMENT ORDINANCE AMENDMENT.**

Unified Development Ordinance Text Amendment application by the City of Franklin, to Amend Unified Development Ordinance §15-3.0501.C. Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required), to additionally provide for and except certain minor land divisions involving an established residential use not currently intended for redevelopment, such division being for the purpose of providing additional land to an adjoining tax incremental district mixed-use development including industrial and commercial uses, for such remaining established residential dwelling building use parcel or parcels only.

Planning Manager Joel Dietl presented the request by the City of Franklin, to Amend Unified Development Ordinance §15-3.0501.C. Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required), to additionally provide for and except certain minor land divisions involving an established residential use not currently intended for redevelopment, such division being for the purpose of providing additional land to an adjoining tax incremental district mixed-use development including industrial and commercial uses, for such remaining established residential dwelling building use parcel or parcels only.

The Official Notice of Public Hearing was read into the record by Associate Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:55 pm and closed at 7:56 pm.

**Unified Development Ordinance Text Amendment**

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of an Ordinance to amend Unified Development Ordinance §15-3.0501.C. exclusions (when natural resource protection and site intensity and capacity calculations are not required), to provide for and exclude certain minor land divisions involving an established residential use not currently intended for redevelopment. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

**D. Business Matters**

**1. THE GLEN AT PARK CIRCLE CONDOMINIUM DEVELOPMENT**

**MONUMENT SIGN.** Sign Review and Release of Easement Restriction applications by Park Circle LLC, for a monument sign with a 2 foot 8 inch by 5 foot 6 inch (14.67 square feet) face constructed of cedar, with raised lettering, suspended from an aluminum support and attached to two 8 inch by 8 inch white oak timbers, with an overall height of 5 feet, and to allow for the entrance monument sign within the “30 Foot Landscape Planting Buffer” along the entire 76th Street frontage at 7614 Park Circle Way (the northwest corner of West Park Way Circle and South 76th Street), property zoned R-8 Multiple-

Planning Manager Joel Dietl presented the request by Park Circle LLC, for a monument sign with a 2 foot 8 inch by 5 foot 6 inch (14.67 square feet) face constructed of cedar, with raised lettering, suspended from an aluminum support and attached to two 8 inch by 8 inch white oak timbers, with an overall height of 5 feet, and to allow for the entrance monument sign within the “30 Foot Landscape Planting Buffer” along the entire 76th Street frontage at 7614 Park Circle Way (the northwest corner of West Park Way Circle and South 76th Street), property zoned R-8 Multiple-Family Residence District; Tax Key No. 896-1001-000.

**Release of Easement**

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution authorizing the installation of a monument sign within the 30 foot landscape planting buffer plat restriction in The Glen at Park Circle Condominium development. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Family Residence District; Tax Key No. 896-1001-000.

**2. RYANWOOD MANOR ADDITION NO. 1 (FORMERLY KNOWN AS OAKWOOD AT RYAN CREEK) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.**

Sign Review and Release of Easement Restriction applications by Oakwood at Ryan Creek, LLC, for a monument sign with a 10 foot 9 inch by 3 foot 4 inch (35.83 square feet) face constructed of weathered cedar within a steel frame, supported by steel rails and posts mounted on split faced granite veneer column and wall, with an overall height of 7 feet and 1 inch, and to allow for the entrance monument sign within the existing stormwater management access easement, generally located at the northwest corner of West Oakwood Road and South 76th Street, specifically within Outlot 2, property zoned R-5 Suburban Single-Family Residence District, bearing Tax Key No. 934-9992-010.

**E. Adjournment**

**Monument Sign**

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution approving a monument sign for The Glen at Park Circle Condominium development. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Planning Manager Joel Dietl presented the request by Oakwood at Ryan Creek, LLC, for a monument sign with a 10 foot 9 inch by 3 foot 4 inch (35.83 square feet) face constructed of weathered cedar within a steel frame, supported by steel rails and posts mounted on split faced granite veneer column and wall, with an overall height of 7 feet and 1 inch and to allow for the entrance monument sign within the existing stormwater management access easement, generally located at the northwest corner of West Oakwood Road and South 76th Street, specifically within Outlot 2, property zoned R-5 Suburban Single-Family Residence District, bearing Tax Key No. 934-9992-010.

**Release of Easement**

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution authorizing the installation of a monument sign within the stormwater management access easement plat restriction in the Ryanwood Manor single-family residential development. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

**Monument Sign**

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution approving a monument sign for the Ryanwood Manor single-family residential development. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Commissioner Haley moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of January 9, 2020 at 8:10 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).