

**City of Franklin
Plan Commission Meeting
January 5, 2017
Minutes**

Approved
January 19, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the January 5, 2017 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 Patrick Leon, Patricia Hogan, David Fowler and Kevin Haley, City Engineer Glen Morrow and Alderman Mark Dandrea. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

B. Approval of Minutes

- 1. Regular Meeting of December 22, 2016.

Commissioner Leon moved and Commissioner Haley seconded approval of the December 22, 2016 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. NEW RAM EXPRESS LLC OVER-THE-ROAD TRUCKING COMPANY BUSINESS. Special Use application by Milica Rasic, owner, New Ram Express LLC, to operate an over-the-road trucking company business with overnight truck parking at the rear of the property zoned M-1 Limited Industrial District, located at 9563 South 60th Street; Tax Key No. 898-9997-018.

Planning Manager Dietl presented the request by Milica Rasic, New Ram Express LLC for a special use to operate an over-the-road trucking company business with overnight truck parking. Mr. Dietl noted that the applicant has requested that the item be tabled to the next Plan Commission meeting.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:02 p.m. and closed at 7:02 p.m.

Mayor Olson stated that the public hearing will be postponed and the subject matter continued to the January 19, 2017 Plan Commission meeting.

2. GLENCASTLE IRISH DANCERS, INC.; “DANCE STUDIOS, SCHOOLS, AND HALLS” USE UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT. Unified Development Ordinance Text Amendment and Special Use applications by Steve Anderson, owner, RY Holdings Property 300 LLC/ACG Acquisitions #4 LLC, to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title

Planning Manager Dietl presented the request by Steve Anderson, owner RY Holdings Property 300 LLC/ACG Acquisitions #4 LLLC for a Unified Development Ordinance Text Amendment to allow Standard Industrial Classification Title No. 7911 “Dance Studios, Schools, and Halls” in the M-1 District as a Special Use and the Special Use request by Bridget Jaskulski, TCRG (Commission Certified Irish Dance Teacher), d/b/a Glencastle Irish Dancers, Inc. for the dance school business use at 11217 West Forest Home Avenue.

The Official Notices of Public Hearings were read in to the record by Principal Planner Fuchs and the Public Hearings were

No. 7911 “Dance Studios, Schools, and Halls” to allow for such Use as a Special Use, City-wide, in the M-1 Limited Industrial District, in conjunction with a Special Use application for the Bridget Jaskulski, TCRG (Commission Certified Irish Dance Teacher), d/b/a Glencastle Irish Dancers, Inc. business use at 11217 West Forest Home Avenue, Suite 4 and 5; Tax Key No. 748-9961-001.

opened at 7:07 p.m. and closed at 7:08 p.m.

Commissioner Fowler moved and Commissioner Hogan 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. 7911 “Dance Studios, Schools, and Halls” to allow for such use as a Special Use in the M-1 Limited Industrial District. On voice vote, all voted ‘aye’. Motion carried (6-0-0)

Commissioner Leon moved and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a dance instruction use upon property located at 11217 West Forest Home Avenue, Suite 4 and 5. On voice vote, all voted ‘aye’. Motion carried (6-0-0)

D. Business Matters

1. **JEFFREY D. PEELLEN AND ROXANNE M. PEELLEN OUTLOT DESIGNATION REMOVAL.** Certified Survey Map application by Jeffrey D. Peelen and Roxanne M. Peelen to remove the outlot designation assigned to the property pursuant to Resolution No. 2008-6427 (Outlot 1 of CSM No. 8048) to allow the lot to be developed with a single-family dwelling, for property zoned R-3E Suburban/Estate Single-Family Residence District, C-1 Conservancy District and FW Floodway District, located at 7145 South Woelfel Road; Tax Key No. 754-9994-024.

Planning Manager Dietl presented a Certified Survey Map application by Jeffrey D. Peelen and Roxanne M. Peelen to remove the outlot designation and to allow the lot to be developed with a single-family dwelling.

Commissioner Fowler requested that the minutes reflect that the applicant has been made aware of the Floodway District zoning on the property and the risk of leaving the zoning intact.

City Engineer Morrow moved and Commissioner Fowler seconded a motion to recommend approval of a resolution conditionally approving a 1 lot certified survey map, Outlot 1 of Certified Survey Map No. 8048, being a part of the Northwest ¼ of the Northwest ¼ of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, subject to an amendment to condition No. 6 in the draft resolution as set forth before the Plan Commission to provide such terms as were proposed by the City Planning Manager as a compromise with the applicant such that the C-1 Conservancy District be only the subject of an application for rezoning upon any application for a permit to build an accessory structure upon or adjacent to the C-1 area and at such time that the Floodway District also be applied for as part of the rezoning. On voice vote, all voted ‘aye’. Motion carried (6-0-0).

E. Adjournment

City Engineer Morrow moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of January 5, 2017 at 7:23 p.m. All voted ‘aye’; motion carried.