

City of Franklin
Plan Commission Meeting
November 3, 2016
Minutes

Approved
November 17, 2016

Call to Order and Roll Call

- A. Mayor Steve Olson called the November 3, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioners Patrick Leon, Kevin Haley, David Fowler and Patricia Hogan. Excused was City Engineer Glen Morrow. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl and Economic Development Director Aaron Hertzberg.

Approval of Minutes

Regular Meeting of October 6, 2016.

- B.
1. Commissioner Haley moved and Commissioner Fowler seconded approval with corrections of the October 6, 2016 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Public Hearing Business Matters

CARLISLE INTERCONNECT TECHNOLOGIES, INC. BUILDING ADDITION. Natural Resource Features Special Exception application by Carlisle Interconnect Technologies, Inc., owner, for the purpose of allowing for filling and paving of approximately 0.27 acres of wetland for proposed parking and a driveway, approximately 0.12 acres of wetland buffer for proposed parking and a driveway, and approximately 0.01 acres of wetland setback for proposed parking and a driveway, invasive shrub management within approximately 4.92 acres of mature woodland, common reed grass and invasive grass management within approximately .16 acres of wetland, native tree enhancement plantings within approximately 0.07 acres of wetland and native prairie buffer to replace lawn grass within approximately 0.09 acres of wetland buffer, for property located at 5300 West Franklin Drive, such property being zoned Planned Development District Number

- C.
1. Planning Manager Dietl presented the request by Carlisle Interconnect Technologies, Inc. for a Natural Resource Features Special Exception to allow for filling and paving of wetland, wetland buffer and wetland setback for a proposed parking lot and driveway addition.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:05 p.m. and closed at 7:10 p.m.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of the Carlisle Interconnect Technologies, Inc. Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Community Development Authority and Environmental Commission recommendations. On voice vote, all voted 'aye'. Motion carried (5-0-0).

18, in the Franklin Business Park, (Tax Key No. 931-0017-003), to allow for a proposed approximately 26,000 square foot addition approximately 150 feet eastward of the existing Carlisle Interconnect Technologies, Inc. building, with an additional approximately 45 feet of pavement to the east for parking and a drive lane.

Business Matters

EVERGREEN PARK ESTATES RESIDENTIAL LOTS DEVELOPMENT REVISED PRELIMINARY PLAT. Revised Preliminary Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide an existing 32.67 acre property at 7501 South 49th Street. The Plan Commission recommended approval of the prior preliminary plat application for the property to create six R-6 Suburban Single-Family Residence District lots at its meeting on July 21, 2016. The revised Preliminary Plat application additionally provides for a cul-de-sac road extending north from West Evergreen Street and a total of six additional R-6 lots. The property is zoned R-6 Suburban Single-Family Residence District, FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 788-9981-001.

ELIZABETH RESIDENCE SIGNAGE. Miscellaneous application by John Coury, Elizabeth Residence, Inc., to allow for the installation of an approximately 42.5 foot wide by 7 foot high monument sign adjacent to South 51st Street, at 9329-9355 South 48th Street, property zoned Planned Development District No. 30 (Richard F. Coury); Tax Key No. 881-9997-006.

D.

1. Planning Manager Dietl presented the request by Rick J. Przybyla, President of Creative Homes, Inc. for a Preliminary Plat for the proposed 12-lot Evergreen Park Estates Subdivision.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a resolution conditionally approving a Preliminary Plat for Evergreen Park Estates Subdivision, including the Plan Commission recommendations of not creating a new lot if the applicant decides to utilize the City's storm water pond and instead the existing lots be widened to accommodate moving them out of the conservation easement and the trail extending from the cul-de-sac to the park parking lot be paved to the property line and the location of the trails shown on the plat. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

2. Planning Manager Dietl presented the request by John Coury, Elizabeth Residence, Inc., for approval a monument sign for the Elizabeth Residence Assisted Living Community.

Commissioner Hogan moved and Commissioner Leon seconded a motion to recommend approval of a resolution approving a monument sign for Elizabeth Residence Assisted Living Community to allow for placement of an approximately 42.5 foot wide by 7 foot high identification monument sign adjacent to South 51ST Street, south of the

entrance drive and north of the storm water retention pond. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

ANDERSON FAMILY DENTAL CLINIC CONSTRUCTION. Site Plan application by Charles C. Anderson, owner of Anderson Family Dental, for construction of an approximately 3,324 square foot dental clinic, a dumpster enclosure, 22 parking spaces and a retaining wall, along with landscaping and lighting, on vacant land located at 7215 West Rawson Avenue, zoned B-3 Community Business District; Tax Key No. 756-9993-017.

3. Planning Manager Dietl presented the request by Charles C. Anderson, owner of Anderson Family Dental, requesting approval of a Site Plan for a dental clinic development.

Commissioner Leon moved and Commissioner Fowler seconded a motion to approve a resolution approving a Site Plan for a dental clinic development. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

Adjournment

- E. Commissioner Hogan moved and Commissioner Fowler seconded to adjourn the Plan Commission meeting of November 3, 2016 at 7:58p.m. All voted 'aye'. Motion carried. (5-0-0).