

* **REVISED**

**CITY OF FRANKLIN
PLAN COMMISSION MEETING
JANUARY 10, 2002**

CALL TO ORDER AND
ROLL CALL

1. Mayor Klimetz called the regular Plan Commission meeting to order at 7:01 p.m. on Thursday, January 10, 2002 in the Common Council Chambers in City of Franklin, 9229 West Loomis Road, Franklin, Wisconsin.

Those present were Mayor Klimetz, Alderman Bergmann, Commissioners Fred Knueppel, John Bennett, Del Sievert and Randall Ritter. Excused was Commissioner Ken Skowronski. Also present were Planning Manager Mike Rambousek, Planning Consultant Pat Meehan and Planner Jill Johanneck.

APPROVAL OF MINUTES
of REGULAR MEETING
HELD DECEMBER 20, 2001

2. Commissioner Knueppel moved and Commissioner Bennett seconded to approve the minutes of the regular Plan Commission meeting of December 20, 2001, as presented. Upon voice vote—Commissioners Knueppel, Bennett, Ritter and Sievert voted ‘aye’. Alderman Bergmann abstained from vote. Motion carried ‘4 to 0’.

APPROVAL OF REVISED
MINUTES of REGULAR
MEETING HELD
DECEMBER 6, 2001

3. No motion was made. Minutes were placed on file pursuant to correction made (Item 4D--added sentence).

SPECIAL USE
MARK LIBAN – LIBAN
LAWN SERVICE

4. The public hearing was called to order at 7:04 p.m. on the Special Use request for Mark Liban of Liban Lawn Service for property located at 11305 West Forest Home Avenue to allow storage of landscaping equipment, supplies and vehicles in an M-1 Limited Industrial Zoning District.

Mark Liban came forward and presented his proposal. He stated that he leases the property and his business has been located on this property for approximately 3-1/2 or 4 years. In response to the Mayor’s question if the property is screened, applicant replied that it is not screened, but his only concern would be the east lot line where resident’s backyards abut.

Alderman Bergmann questioned if there were complaints from neighbors. In response, applicant stated that there have not been complaints with the present business operations.

Bob Hahn, 6941 South 111th Street, came forward and spoke regarding the abutting location of his property and concern of lack of screening between the business and his property—which at this time are small scale arborvitae. He installed a six (6) foot tall wooden fence, small berm with arborvitae and pine trees to try to block business view. Mr. Hahn stated that dumpsters and stacks of skids are still able to be seen over the top of his fence.

Applicant stated that he would try to accommodate with plantings to obscure the neighbor’s view.

Commissioner Bennett provided background—to the north of this property is North Cape Industrial Park. He stated that a number of years ago, the City put in a planting screen through special assessments and assessed the business owners along 112th Street to screen the area.

Planner Johanneck stated that there was feedback received from the Fire Department in regards to storage and use of flammable liquids and the building would be required to be sprinklered.

Alderman Bergmann stated that he agreed with the screening.

Commissioner Bennett referred the special use request to Staff for review of the matter as it related to screening with adjacent residential properties, and to bring back to the Plan Commission meeting of February 7, 2002. Commissioner Ritter seconded. Upon voice vote, all voted 'aye'. Motion carried.

The public hearing was called to a close.

REZONING
LES BLUM, for OPUS
NORTH CORPORATION

5. Commissioner Ritter excused himself from his position on the Commission regarding this item.

The public hearing was called to order on the Rezoning request of Les Blum representing OPUS North Corporation for property located at 7509 South 27th Street to rezone B-4 South 27th Street Business District to BP Business Park Zoning District.

John Finerty, of Friebert, Finerty & St. John SC, on behalf of OPUS North Corporation, came forward and presented the proposal. The property was rezoned on December 18, 2001, but at that time the original rezoning request failed to include a 14,000 square foot Outlot parcel and was previously subdivided by CSM No. 4066—which was approved several years ago—had the same address, but a different legal and tax key number. Mr. Finerty stated that at this time they are requesting that the Outlot be rezoned to BP Business Park zoning to be consistent with the lot to the north and the 41 Twin parcel. There has been a moratorium on all of these parcels, which was recently removed.

Mayor Klimetz stated that this is the overall project for Northwestern Mutual Life and he feels that the City is proud, happy and excited about the company coming into the City of Franklin.

Commissioner Bennett moved to waive the rules and vote on the request the same night of the public hearing. Commissioner Knueppel seconded; motion carried.

Commissioner Knueppel moved to recommend approval to the Common Council on the requested rezoning change. Alderman Bergmann seconded. Upon voice vote, all voted 'aye'. Motion carried.

The public hearing was called to a close.

PLANNED DEVELOPMENT DISTRICT #31
MINOR AMENDMENT
FOREST HILLS
HIGHLANDS

6. Commissioner Ritter resumed his position on the Commission at this time.

Bob Zolle, representing United Financial Group, and Michael Losik of Losik & Associates, came forward and gave an overview of the project proposed at 8817 West Forest Hill Avenue. Mr. Zolle explained that a realignment of Highland Park Avenue does not constitute a substantial alteration to the original plan. If in the opinion of the Plan Commission, however, the change or addition constitutes a substantial alteration, a public hearing before the Plan Commission would be required. Either way this request does need to go before the Common Council. He stated the realignment does not affect the circulation pattern through the development, however, it does propose to fill a 0.09 acre wetland area.

The applicant submitted a wetland mitigation plan. Pursuant to any questions regarding the UDO, the Plan Commission asked that the task force address the issue of streets being considered as non-residential development and, therefore, subject to mitigation.

The Task Force recommendations to the Plan Commission that were made at the meeting of December 13, 2001, were read for the record. They recommended that the Plan Commission make a determination that: (1) a transportation system is neither residential or non-residential since there is no clear definition in the UDO for the circumstance, (2) that the proposed change needs to go before the Board of Zoning and Building Appeals for a variance, and (3) that if the Plan Commission determines the proposed changes do not constitute substantial alteration of the original plan under division of the section listed in the UDO. If approval is recommended by the Plan Commission to be granted by the Common Council with proposed changes, that such approval be subject to the Board of Zoning and Building Appeals approval of the variance from the requirements of Section 15-4.0100 of the UDO to allow wetland mitigation for proposed collector street of transportation facility as deemed by the Board of Zoning and Building Appeals.

Mayor Klimetz recommended that this item be considered a minor amendment and would not be brought ahead of the Board of Zoning and Building Appeals.

Alderman Bergmann moved to recommend approval to the Common Council, that the modification of the roadway is a minor amendment to PDD No. 31. Commissioner Knueppel seconded. Upon voice vote, all voted 'aye'. Motion carried.

CONCEPT REVIEW
BOQUSLAW MOSIO

7. Commissioner Knueppel moved to table the concept review for Boquslaw Mosio for an automobile repair facility located at 5665 West Ryan Road because the applicant was not present. Alderman Bergmann seconded. Upon voice vote, all voted 'aye'. Motion carried.

TRADITIONAL
NEIGHBORHOOD
DEVELOPMENT
ORDINANCE
AMENDMENT TO THE
UNIFIED DEVELOPMENT
ORDINANCE

8. Mayor Klimetz stated that the item of a Traditional Neighborhood Development Ordinance would be for an additional category to the Unified Development Ordinance. Statement was made that a workshop will be held at UWM on January 11, 2002, regarding usage of this Ordinance as a model followed by all municipalities of populations of 12,500 or more within the State.

Alderman Bergmann moved to table discussion of the issue of Traditional Neighborhood Development Ordinance amendment to the Unified Development Ordinance to the meeting of February 7, 2002. Commissioner Sievert seconded. Upon voice vote, all voted 'aye'. Motion carried.

DISCUSSION and
POTENTIAL POLICY
REGARDING CONTACT
BETWEEN PLAN
COMMISSION MEMBERS
STAFF, and COMMISSION
INPUT into STAFF
RECOMMENDATIONS
PRIOR TO PLAN
COMMISSION MEETINGS

9. Planning Consultant Pat Meehan discussed with the Commission the potential policy regarding contact between Plan Commission members and Staff, and Commission input into Staff recommendations prior to Plan Commission meetings, in regards to the American Certified Planners code of ethic stating 'that a planner must exercise independent, professional judgement on behalf of clients and employers'.

No action was taken.

UPDATE ON REFERRAL
TO ECONOMIC
DEVELOPMENT SUB-
COMMITTEE
CONCERNING
RECOMMENDATIONS
REGARDING COVENANTS
and RESTRICTIONS FOR
AREAS D1, D2, D3 & D4 of
FRANKLIN FIRST REPORT

10. Planner Jill Johanneck updated the Commission on the referral to Economic Development Sub-Committee concerning the recommendations regarding covenants and restrictions for Areas D1, D2, D3 and D4 of the Franklin First Report.

No action was taken.

REPORT AND
DISCUSSION OF COUNCIL
ACTIONS

11. Discussion was held regarding the Common Council approval on the final plat of Riverwood Village Subdivision, and the two (2) Land Combination Permits for the City of Franklin—located at 9455 West Loomis and 9229 West Loomis Road.

ADJOURNMENT

12. Commissioner Ritter moved and Commissioner Sievert seconded to adjourn the regular meeting of the January 10, 2002 Plan Commission at 8:10 p.m. Upon voice vote, all voted 'aye'. Motion carried.