

**CITY OF FRANKLIN**  
**PLAN COMMISSION MEETING MINUTES**  
**NOVEMBER 7, 2002**

**APPROVED 12/5/2002**

CALL TO ORDER

- I. Mayor Klimetz called the regular Plan Commission meeting of November 7, 2002, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin

Present were Mayor Klimetz and Alderman Dorsan, Commissioners Bennett, Knueppel, Ritter, Skowronski and Ziegenhagen. Also present were Director of Administration Petre, City Attorney Wesolowski, and Planners Sarah Johnson and Jason Fruth.

MINUTES-  
10/24/2002

- II. The minutes of the regular meeting of October 24, 2002 were referred to staff for corrections to  
1. Items III.C., IV.D. and IV.G.

PUBLIC HEARING-  
PDD #16 AMENDMENT

- III. The public hearing was called to order at 7:10 p.m. on the Amendment to Planned Development District #16 to construct a 3,600 square foot bank, with drive through, on Lot 4 of PDD #16, NE 1/4 of Section 9, for Jeff Gillis, FCM Corporation on behalf of Anchor Bank.

Mark Lambert and Jeff Gillis spoke on behalf of Anchor Bank.

Alderman Solomon spoke in favor of the amendment. Alderman Shore spoke with concerns for the amendment.

A letter from Bruce Kaniewski against the amendment was read into the minutes.

No one else came forward in favor or opposition. The public hearing was called to a close at 7:40 p.m.

BUSINESS  
PDD #16 AMENDMENT

- IV. Commissioner Skowronski moved to recommend approval of the Amendment to Planned Development District #16 to construct a 3,600 square foot bank, with drive through, on Lot 4 of PDD #16, NE 1/4 of Section 9, for Jeff Gillis, FCM Corporation on behalf of Anchor Bank, subject to submitting a Landscape Plan to the Environmental Commission and Drainage Plan to the Engineering Department. Commissioner Knueppel seconded the motion.  
A. Upon voice vote, 2 "ayes" (Commissioners Knueppel and Skowronski) and 4 noes. Motion failed.

Commissioner Knueppel moved to recommend approval of the Amendment to Planned Development District #16 to construct a 3,600 square foot bank, with drive through, on Lot 4 of PDD #16, NE 1/4 of Section 9, for Jeff Gillis, FCM Corporation on behalf of Anchor Bank, subject to amending Section 3.B. to strike words "(other than the drive thru bank to be constructed on Parcel 4)"; and Section 1.B. add "built" in conformance with Site Plan. Seconded by Commissioner Skowronski.

Upon voice vote, 2 "ayes" (Commissioners Knueppel and Skowronski) and 4 noes. Motion failed.

BUSINESS  
REZONING-  
STANISZ

- IV. Commissioner Bennett moved to recommend to Common Council approval of the Rezoning request of Marian Stanisz to rezone property currently zoned A-2 Prime Agricultural District and R-1 Countryside/Estate Single-Family Residence District to the A-2 Prime Agricultural District, located at 10642 South 92 Street, NW 1/4 of Section 33, per Staff recommendation. Seconded by Commissioner Ritter.

Upon voice vote, all voted 'aye.' Motion carried.

BUSINESS  
CERTIFIED SURVEY  
MAP - STANISZ

- IV. Commissioner Bennett moved to recommend to Common Council approval of the Certified Survey Map request of Marian Stanisz for a two parcel Certified Survey Map, located at 10642 South 92 Street, NW 1/4 of Section 33, per Staff recommendation. Seconded by Commissioner Ritter.

Upon voice vote, all voted 'aye.' Motion carried.

BUSINESS  
REZONING-  
UFG/FOREST HILL  
HIGHLANDS

- IV. Commissioner Ritter moved to recommend to Common Council approval of the Rezoning by United Financial Group to rezone property currently PDD 31, Planned Development District, to R-5 Single-Family Residential District located at approximately 88th & Forest Hill Avenue, SW 1/4 of Section 16, per Staff recommendations. Seconded by Alderman Dorsan.

Upon voice vote, all voted 'aye.' Motion carried.

BUSINESS  
SITE PLAN APPROVAL-  
ASHLEY FURNITURE

- IV. Michael Fox of Continental Properties presented the Site Plan proposal for The Ashley Companies.  
E.

Commissioner Ritter moved to refer the Site Plan for a Proposed Building Alteration in a B-2, General Business District for Continental Properties Co. Inc. on behalf of The Ashley Companies, located at 6801 South 27 Street, SE 1/4 of Section 1, to staff for review and recommendation and to return to the November 21, 2002 Plan Commission meeting. Seconded by Alderman Dorsan.

Upon voice vote, all voted 'aye.' Motion carried.

BUSINESS  
CONCEPT REVIEW-  
RAWSON STORAGE

- IV. Commissioner Skowronski moved to recommend referral to Economic Development the  
F. Concept Review for a Proposed Public Storage/Office Facility in an M-1, Limited Industrial District, for James Kupfer on behalf of Rawson Storage, located at 5338 West Rawson Avenue, SW 1/4 of Section 2. Seconded by Alderman Dorsan.

Upon voice vote, all voted 'aye.' Motion carried.

BUSINESS  
CONCEPT REVIEW-  
MIDWEST SPECIALISTS  
LLC

- IV. Donald Smith of Zimmerman Design Group and Daniel Gentges of Whyte Hirschboeck Dudek  
G. S.C. presented the Concept Review for Midwest Specialists to construct a Medical Services Building in a B-6, Professional Office District, located at approximately 3021, 3103 and 3129 W. Rawson Avenue, NE 1/4 of Section 12. Applicant requested November 21, 2002 Plan Commission review and recommendation.

No action taken.

BUSINESS  
CERTIFIED SURVEY  
MAP - RODIEZ

- IV. Commissioner Ritter moved to recommend to Common Council denial of the Certified Survey  
H. Map request of Thomas and Janice Rodiez for a two parcel Certified Survey Map, located at 7783 South 31 Street, SE 1/4 of Section 12, as the property in question is not consistent with the Comprehensive Master Plan for this area as amended per Area C of the "Franklin First Development Plan" adopted on December 18, 2001 per Resolution 2001-5321. Seconded by Commissioner Skowronski.

Upon voice vote, "Ayes"-3, "Noes"-2 (Bennett, Knueppel), "Abstain"-1 (Dorsan).

In order to affect the result, Mayor Klimetz voted 'aye'. Motion carried.

BUSINESS  
CONCEPT REVIEW-  
CARITY LAND CORP.  
WYNDWOOD

- IV. William Carity of Carity Land Corp presented the Concept Review for Wyndwood Development  
I. for a Mixed-Use Residential Development located at approximately 9209-9335 W. St. Martins Road, NE 1/4 of Section 20.

Director of Administration Petre relayed comments by Alderman Bergmann regarding his support of the concept plan and request that the developer contact him prior to proceeding further with the project.

No action taken.

BUSINESS  
SPECIAL USE-  
QUIK CHEK

- IV. Commissioner Skowronski moved to recommend to the Common Council approval of the  
J. Special Use Request by Mohie Mahmoud, Quik Chek, to install gasoline pumps at an existing convenience store located at 8305 South 27 Street, SE 1/4 of Section 13, per Staff recommendations. Seconded by Alderman Dorsan.

Upon voice vote, 'Ayes'-5, 'Noes'-1 (Ziegenhagen). Motion carried.

BUSINESS  
PROPOSED UDO  
AMENDMENTS

- IV. Staff was directed to convene a Special Joint Meeting of the Plan Commission and  
K. Environmental Commission on Thursday, November 14, 2002 at 6:00 p.m. to discuss UDO amendments. Commissioners were instructed to submit any comments, in writing, to the Director of Administration by 5:00 p.m. on Tuesday, November 12, 2002.

No action was taken.

REPORT ON COMMON  
COUNCIL ACTIONS

- V. Staff reported recent Common Council actions pertaining to Plan Commission items.  
No action taken.

ADJOURNMENT

- VI. Commissioner Bennett moved and Commissioner Skowronski seconded a motion to adjourn the meeting at 10:11 p.m. Motion carried.