

**\*\*Revised\*\***

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING MINUTES  
FEBRUARY 21, 2002**

CALL TO ORDER AND  
ROLL CALL

1. Mayor Klimetz called the regular Plan Commission meeting to order at 7:04 p.m. on Thursday, February 21, 2002 in the Common Council Chambers in City of Franklin, 9229 West Loomis Road, Franklin, Wisconsin.

Those present were Mayor Klimetz and Commissioners Fred Knueppel, Ken Skowronski, John Bennett, Del Sievert and Randall Ritter. Also present were Planning Manager Mike Rambousek and City Attorney Jesse Wesolowski (present only during the Site Plan Review for Northwestern Mutual Life).

APPROVAL OF MINUTES  
of REGULAR MEETING  
HELD FEBRUARY 7, 2002

2. No action was taken regarding approval of the minutes of the regular Plan Commission meeting held February 7, 2002. Several corrections were noted, and revised minutes will come back to the Plan Commission for approval at their next regular meeting.

REZONING/SPECIAL USE  
JEFF KLEMENT/  
ICON DEVELOPMENT

3. The public hearing was called to order at 7:24 p.m. on the Rezoning/Special Use request of Jeff Klement for ICON Development for rezoning to R-8 Multiple Family Residential and a special use to construct 50 duplex condominiums and six (6) 144-unit multi-family buildings at approximately 8072 South 35<sup>th</sup> Street and West Drexel Avenue known as Franklin Oaks.

Mr. Rambousek read the official notice into the record.

Gerry Klamrowski presented the request and stated that his partner, Jeff Klement could not attend this evening. Also present were Fred Bonney of Metropolitan Engineering, Arnold Schlamer regarding environmental issues and Architect Jack Shepherd.

Environmental Commission Chairman Tim Burch spoke.

Mathew Kuszewski of 3227 W. Plaza Drive spoke.

Jodi Oates of 2904 W. Plaza Drive stated the road should be moved.

Jay Sakwinski of 2807 W. Plaza Drive spoke.

John Young of 2916 W. Plaza Drive spoke.

Jerry Cash of 8043 So. 27<sup>th</sup> Street spoke.

Rich Richter of 8109 So. 34<sup>th</sup> Street spoke.

Chris Pruszka of 3231 W. Plaza Drive spoke.

Joe Slovik of 8200 So. 35<sup>th</sup> Street spoke.

Tim Bauman of 7967 So. 35<sup>th</sup> Street spoke.

Casper Green of 3519 W. Forest Hill spoke.

Kristen Wilhelm of 3921 W. Madison spoke regarding soils and wetlands in the proposed building area.

John Angio of 8087 So. 35<sup>th</sup> Street spoke.

Alderman Ryan spoke requesting more information for the neighbors before Plan Commission recommendation.

Mary Stenzel of 3115 W. Plaza spoke with concerns regarding snow and rain run-off.

The public hearing was called to a close at 8:10 p.m. The Mayor suggested the applicant meet with the neighbors prior to scheduling on Plan Commission agenda for recommendation.

Commissioner Ritter moved to schedule this request to the March 21, 2002 Plan Commission meeting, with Staff review and recommendation regarding site capacities, traffic analysis, etc. and further input from the neighborhood and applicant meeting(s). Commissioner Bennett seconded. Upon voice vote, all voted 'aye'. Motion carried.

SITE PLAN REVIEW  
THOMAS DYER/  
NORTHWESTERN  
MUTUAL LIFE

4. A recess was called at 8:13 p.m. The meeting reconvened at 8:24 p.m.

Commissioner Ritter excused himself from the item of the Site Plan Review for Northwestern Mutual Life.

Attorney Jesse Wesolowski was present for this item.

Thomas Dyer of Northwestern Mutual Life introduced himself and Steve Hoshauer of Epstein-Uhen and David Strauber of Strauber-Anderson. Steve Hoshauer gave the presentation for the Site Plan review for Northwestern Mutual Life for proposed office/business complex in the 7500-7900 blocks of South 27<sup>th</sup> Street.

Tim Birch expressed environmental concerns. Dave Publitz stated he was satisfied with fire protection. Tom O'Malley spoke in favor of the plan. Kristen Wilhelm requested clarification on Natural Resources features, and expressed that the NML project would be an improvement to the present features of the site. Casper Green commended NML for the plan.

Commissioner Skowronski moved to approve the Resolution approving the Site Plan for Northwestern Mutual Life. Commissioner Sievert seconded. Upon voice vote—all voted 'aye'. Motion carried.

PLANNED  
DEVELOPMENT DISTRICT  
AMENDMENT  
JUSTIN JOHNSON/  
McCLURE ENGINEERING

5. Commissioner Bennett moved to recommend approval to the Common Council on the Planned Development District No. 13 Amendment for Justin Johnson of McClure Engineering for the expansion of tire installation and battery service center at Sam's Club located at 6705 South 27<sup>th</sup> Street. Commissioner Knueppel seconded. Upon voice vote, all voted 'aye'. Motion carried.

- SPECIAL USE  
DR. SHAHID CHUGATAI  
AMERICAN VETERINARY  
CLINIC
6. Commissioner Skowronski moved to recommend approval to the Common Council on the Special Use request of Dr. Shahid Chugatai for American Veterinary Clinic to allow a veterinary clinic in B-3 Community Business District at 2735 West Rawson Avenue, per Staff report and a Resolution to be drafted. Commissioner Knueppel seconded. Upon voice vote, all voted 'aye'. Motion carried.
- PRELIMINARY PLAT  
ANTHONY ALESCI/  
IMPERIAL HEIGHTS WEST
7. Commissioner Knueppel moved to recommend approval to the Common Council on the 22-lot and 1 Outlot Preliminary Plat of Anthony Alesci for Imperial Heights West located in the 4500-5000 blocks of West Puetz Road. Commissioner Skowronski seconded. Upon voice vote, all voted 'aye'. Motion carried.
- CERTIFIED SURVEY MAP  
MARY ANN JURASINSKI
8. Commissioner Ritter moved to table the two (2) parcel Certified Survey Map for Mary Ann Jurasinski for two (2) weeks to the meeting of the Plan Commission scheduled March 7, 2002. Commissioner Knueppel seconded. Upon voice vote, all voted 'aye'. Motion carried.
- COMPREHENSIVE  
MASTER PLAN UPDATE  
and REZONING FOR  
PROPERTIES WITHIN  
AREA 'D' of the FRANKLIN  
FIRST REPORT (Ald. Ryan)
9. Commissioner Skowronski moved to table the issue of the Comprehensive Master Plan Update and Rezoning for properties within Area 'D' of the Franklin First Report to a future Plan Commission meeting possibly in two (2) weeks. Commissioner Ritter seconded. Upon voice vote, all voted 'aye'. Motion carried.
- SCHEDULE DATE FOR  
NEXT JOINT PLAN  
COMMISSION/ENVIRON-  
MENTAL COMMISSION  
MEETING CONCERNING  
CHANGES AND UPDATES  
TO THE UDO
10. No action was taken. The next Joint Plan Commission/ Environmental Commission meeting concerning changes and updates to the Unified Development Ordinance was scheduled for March 18, 2002.
- COMPREHENSIVE  
OUTDOOR RECREATION  
PLAN (CORP)
11. Action was taken to hold a hearing regarding the Comprehensive Outdoor Recreation Plan (CORP) on the Plan Commission meeting scheduled for March 21, 2002.
- REPORT AND  
DISCUSSION OF COUNCIL  
ACTIONS
12. Report was given regarding the Common Council approval on the Special Use request for Liban's Lawn Service located on 11305 West Forest Home Avenue.
- ADJOURNMENT
13. Commissioner Skowronski moved and Commissioner Ritter seconded to adjourn the regular Plan Commission meeting of February 21, 2002 at 10:10 p.m. Upon voice vote, all voted 'aye'. Motion carried.