

**CITY OF FRANKLIN
PLAN COMMISSION MEETING MINUTES
APRIL 18, 2002**

CALL TO ORDER AND
ROLL CALL

1. Mayor Klimetz called the regular Plan Commission meeting to order at 7:02 p.m. on Thursday, April 18, 2002 in the Common Council Chambers in City of Franklin, 9229 West Loomis Road, Franklin, Wisconsin.

Those present were Mayor Klimetz, Alderman Taylor and Commissioners Knueppel, Skowronski, Bennett and Ritter. Commissioner Sievert arrived at 7:07 p.m. Also present were Planning Manager Mike Rambousek and Planner Jill Johanneck.

APPROVAL OF MINUTES
of REGULAR MEETING
HELD APRIL 4, 2002

2. No action was taken regarding the minutes of the regular Plan Commission meeting held April 4, 2002.

SPECIAL USE
DANIEL KESKE/
PROPERTY SERVICES
UNLIMITED, INC.

3. The public hearing was called to order at 7:05 p.m. on the Special Use request for Daniel Keske of Property Services Unlimited, Inc. for a landscaping business and storage of maintenance equipment and landscaping supplies in an M-1 Limited Industrial District located at 11221 West Forest Home Avenue.

Daniel Keske of Property Services Unlimited, Inc., came forward and spoke. Lighting and gating issues were discussed. The applicant stated that an eight (8) foot high fence would be used.

Commissioner Skowronski had questions regarding present business location.

Commissioner Bennett spoke regarding a potential future retail center.

Commissioner Ritter spoke.

Planning Manager Rambousek questioned if there would be snowplowing, and applicant replied that there would be snowplowing equipment stored on the site.

Alderman Taylor questioned the time of operation, and applicant replied normal hours would be 7:00 a.m. to 5:00 p.m., with snowplowing in winter starting as early as 3:00 a.m. as needed.

No one else spoke in favor or against the request.

The public hearing was called to a close at 7:27 p.m.

Commissioner Bennett moved to refer this request to Staff for review and recommendation to the Plan Commission meeting scheduled for May 9, 2002. Commissioner Skowronski seconded. Motion carried.

SPECIAL USE
AMENDMENT
JOHN KAISHIAN

4. The public hearing was called to order at 7:30 p.m. on the Special Use Amendment request for John Kaishian for an addition of a sledding hill at the Crystal Ridge Ski Area located in an A-1 Agricultural District. The public hearing was called to a close at 7:40 p.m.

Commissioner Skowronski moved to refer to Staff for review and recommendation. Commissioner Knueppel seconded. Upon voice vote—all voted 'aye'. Motion carried.

SPECIAL USE
GREG PETRAUSKI

5. Greg Petruski came forward and spoke regarding the Special Use request issues that were brought up at the last Plan Commission review of his proposal. Mr. Petruski addressed the three main issues--to separate the condo and townhouse units, to deal with the linear driveway off of Rawson Avenue, and the other regarding aesthetic design.

Planning Manager Rambousek stated Staff recommends approval of the Special Use subject to conditions, listed in the Staff report.

Alderman Taylor moved to refer the issue of the Special Use request of Greg Petruski for proposed 12-unit condominium development in an R-8 Multi-Family Residential District, to Staff for Special Use Resolution. Commissioner Skowronski seconded. Upon voice vote, all voted 'aye'. Motion carried.

PRELIMINARY PLAT
JAMES SIEPMAN/
TREETOPS
DEVELOPMENT CORP.

6. Commissioner Skowronski moved to recommend approval to the Common Council for the 86 lot and 9-Outlot Single Family Residential Crooked Creek Preliminary Plat for James Siepman of Treetops Development Corp. in the 4400 Block of West Drexel Avenue. Commissioner Knueppel seconded. Upon voice vote—all voted 'aye'. Motion carried.

SPECIAL USE
JEFF KLEMENT
ICON DEVELOPMENT

7. Commissioner Skowronski moved to return the item of the Special Use request for Jeff Klement/ICON Development to allow construction of 50 duplex condominium and 144 multi-family units, for property located at 8073 South 35th Street, to a Special Plan Commission meeting scheduled for April 23, 2002. Commissioner Ritter seconded. Upon voice vote, all voted 'aye'. Motion carried.

UNIFIED DEVELOPMENT
ORDINANCE
AMENDMENTS
SCHEDULE PUBLIC
HEARING

8. Alderman Taylor moved to schedule a public hearing for May 23, 2002 to amend Section 15-9.0401 of the Unified Development Ordinance. Commissioner Knueppel seconded. Upon voice vote, all voted 'aye'. Motion carried.

UNIFIED DEVELOPMENT
ORDINANCE
AMENDMENTS
SCHEDULE PUBLIC
HEARING

9. Commissioner Knueppel moved to schedule a public hearing for May 23, 2002 to amend Sections 15-3.0311, 15-3.0803E, 15-3.0901B, 15-3.0907, 15-5.0202B, 15-5.0202J.2, 15-5.0202J.3, 15-5.0202J.4 and 15.5.0204 of the Unified Development Ordinance and to add Sections 15-2.0202E and 15-3.0801C.4. Commissioner Skowronski seconded. Upon voice vote, all voted 'aye'. Motion carried.

RECOMMENDATIONS
FROM PLANNING STAFF
ON PLAN COMMISSION
AND PLANNING STAFF
PROCEDURES

10. No action was taken on the issue of recommendations regarding Plan Commission and Planning Staff procedures.

REPORT AND
DISCUSSION OF COUNCIL
ACTIONS

11. No action was taken regarding report and discussion of Council actions.

ADJOURNMENT

12. Commissioner Skowronski moved and Commissioner Knueppel seconded to adjourn the regular Plan Commission meeting of April 18, 2002 at 9:05 p.m. Upon voice vote, all voted 'aye'. Motion carried.