

**CITY OF FRANKLIN
PLAN COMMISSION MEETING MINUTES
MAY 09, 2002**

CALL TO ORDER AND ROLL CALL 1. Mayor Klimetz called the regular Plan Commission meeting to order at 7:03 p.m., on Thursday, May 09, 2002, in the Franklin City Hall Common Council Chambers, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz, Alderman Taylor and Commissioners Knueppel, Skowronski, Bennett, Ritter and Sievert. Also present was Planning Manager Mike Rambousek.

APPROVAL OF MINUTES OF REGULAR MEETING HELD APRIL 18, 2002 2. Commissioner Skowronski moved and Alderman Taylor seconded to approve the minutes of the regular Plan Commission meeting held April 18, 2002. Minutes were approved.

APPROVAL OF REVISED MINUTES OF REGULAR MEETING HELD APRIL 04, 2002 3. Commissioner Ritter moved and Commissioner Knueppel seconded to approve the revised minutes of the regular Plan Commission meeting held April 04, 2002. Minutes were approved.

PLANNED DEVELOPMENT DISTRICT AMENDMENT CHILI'S OF WISCONSIN/ ROBERT VANN 4. The public hearing was called to order at 7:07 p.m. on the Planned Development District No. 14 Amendment request of Robert Vann for Chili's of Wisconsin for property located at 6441 South 27th Street.

Roman Berendt, of National Survey, gave a brief presentation for Chili's of Wisconsin. He stated there is no access from South 27th Street, and would have shared access with Tumbleweed Restaurant and would not create additional traffic directly off 27th Street.

The Mayor addressed the parking space issue.

Mr. Robert Vann came forward to answer questions.

Commissioner Bennett questioned if the green space issue was resolved, and was answered that at this time it is at 35%.

Planning Manager Rambousek stated that Planned Development District requires 40%. He stated that one of the difficulties noted was the required parking and green space ratio are making it impossible to make the site work to meet both requirements.

No one else came forward in favor or opposition. The public hearing was called to a close at 7:11 p.m.

Alderman Taylor moved and Commissioner Ritter seconded to forward the amendment request to Staff for review and recommendation and to have issue return to the Plan Commission on May 23, 2002.

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

- DISCUSSION OF SCHOOL DISTRICT GROWTH AND LAND ACQUISITION 5. Dr. Gerald Freitag, Superintendent of Franklin Public Schools, came forward and gave brief presentation of the School District growth and land acquisition plans. Mr. Mark Cloutier, Manager of Franklin Public Schools, came forward and continued with a more detailed presentation.
- Directed by the Mayor, this item was referred to Staff for a report on this issue at the Plan Commission meeting scheduled for June 20, 2002.
- STAFF RECOMMENDATION REGARDING COMPREHENSIVE MASTER PLAN UPDATE AND REZONING FOR PROPERTIES WITHIN AREA 'A' OF THE FRANKLIN FIRST REPORT 6. Discussion was held regarding Staff recommendation in regards to the Comprehensive Master Plan Update and Rezoning for properties within Area 'A' of the Franklin First Report. The item was referred to the next Economic Development Commission meeting for recommendation.
- Upon voice vote – Commissioners Skowronski, Ritter and Sievert voted 'aye.' Alderman Taylor and Commissioner Kneuppel voted 'no.' Commissioner Bennett abstained from vote. Motion carried to refer item to next EDC meeting on a vote of '3 to 2 to 1.'
- STAFF REVIEW OF ALL ZONING DISTRICTS 7. Commissioner Bennett moved to refer the review of all Zoning Districts to Staff and return to the Plan Commission in July. Commissioner Kneuppel seconded. Upon voice vote, all voted 'aye.' Motion carried.
- SPECIAL USE GREG PETRAUSKI 8. Alderman Taylor moved to recommend approval to the Common Council on the Special Use request of Greg Petruski for a proposed 12-unit condominium development in an R-8 Multi-Family Residential District, subject to Commissioner Bennett's noted changes in the Resolution requiring grading, sewer, landscaping and stormwater standards to be met. Commissioner Ritter seconded. Upon voice vote, all voted 'aye.' Motion carried.
- SPECIAL USE JOHN MANEY 9. Commissioner Bennett to approve the Special Use renewal for John Maney for produce sales at 7521 West Ryan Road. Commissioner Ritter seconded. Upon voice vote, all voted 'aye.' Motion carried.
- SPECIAL USE DANIEL KESKE/PROPERTY SERVICES UNLIMITED, INC. 10. Alderman Taylor moved to recommend approval per changes to the Common Council 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, with no accessory storage greater than eight (8) and all property improvements shown on the plan will need to be made. Commissioner Kneuppel seconded. Upon voice vote, all voted 'aye.' Motion carried.
- SPECIAL USE AMENDMENT JOHN KAISHIAN 11. Alderman Taylor moved to recommend approval to the Common Council on the Special Use Amendment request for John Kaishian for an addition of a sledding hill at the Crystal Ridge Ski Area located in a A-1 Agricultural District, with the condition of no Fill Permit issued until trailers are moved and site is cleaned up (by May 21, 2002). Commissioner Kneuppel seconded. Upon voice vote, all voted 'aye.' Motion carried.

- CERTIFIED SURVEY MAP SALLY & DAN THOMPSON 12. Commissioner Ritter moved to recommend denial the 2-parcel Certified Survey Map for Sally and San Thompson, per Staff cited concerns. Commissioner Skowronski seconded. Upon voice vote, all voted 'aye.' Motion carried.
- CONCEPT REVIEW SCOTT SIMON/ THE SIMON GROUP 13. No action was taken on the concept review for Scott Simon of The Simon Group.
- REPORT & DISCUSSION OF COMMON COUNCIL ACTIONS 14. No action was taken regarding report and discussion of Common Council actions.
- DISCUSSION OF REZONING OF UNSEWERED AREAS OF THE CITY PRIOR TO THE END OF THE COMM 83 EXEMPTION 15. This item will be placed on the Plan Commission agenda in the future to allow City Planner time to obtain feedback from City Attorney regarding questions of lot sizes, septic restrictions and the removal of residential use from A-2 District.
- ADJOURNMENT 16. Alderman Taylor moved and Commissioner Knueppel seconded to adjourn the regular Plan Commission meeting of May 09, 2002, at 8:50 p.m. Upon voice vote, all voted 'aye.' Motion carried.