



Plan Commission Meeting

August 08, 2002

Δ revised Δ Approved September 05, 2002

CALL TO ORDER &
ROLL CALL

- I Mayor Klimetz called the regular Plan Commission meeting to order at 7:04 p.m., on Thursday, August 08, 2002, in Council Chambers, Franklin City Hall, 9229 W Loomis Road, Franklin, Wisconsin.

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

Mayor Klimetz announced that to expedite business, items would be taken out of order, as some would be over quickly and others would take considerable time.

APPROVAL OF MINUTES

REGULAR MEETING
JUNE 20, 2002

- II Alderman Taylor moved, Commissioner Ritter seconded, to table approval of minutes of June 20, 2002, regular Plan Commission meeting. Motion carried.

REGULAR MEETING
JULY 11, 2002

- II Commissioner Skowronski moved, Alderman Taylor seconded, approval of minutes of July 11, 2002, regular Plan Commission meeting, with corrections to III G. Motion carried.

BUSINESS

CERTIFIED SURVEY MAP
FCM CORP, JEFF GILLIS
ANCHOR BANK
7045 S RIVERWOOD BLVD
(755) NE 09

- IV Commissioner Skowronski moved, Alderman Taylor seconded, to recommend approval to City Council of the Certified Survey Map for 7045 S Riverwood Blvd., on condition that: 1) a letter be provided the Commission, verifying the calculations of 35% greenspace, including the undeveloped and currently developed areas; 2) applicant provide the Commission, so Staff can verify, that correct calculations were used in arriving at that figure; 3) applicant understands that if less than 35% greenspace is provided, this CSM will not be approved and will be returned to the Commission; and also 4) those recommendations listed on page 2 of the August 08, 2002, Plan Commission Staff Report. Motion carried.

AMENDMENT TO PDD #16
FCM CORP, JEFF GILLIS
ANCHOR BANK
7045 S RIVERWOOD BLVD
(755) NE 09

- IV Commissioner Skowronski moved, Alderman Taylor seconded, to recommend approval to City Council the Minor Amendment to PDD No 16, 7045 S Riverwood Blvd., subject to 1) the conditions of the Certified Survey Map, 2) an acceptable mitigation plan, whatever it may be, presented to the Environmental Commission and Common Council prior to issuance of any permits, 3) the understanding that any wetland mitigation outside the subwatershed will require an amendment to the Unified Development Ordinance, 4) the condition that this Amendment pertains only to the construction of a bank with a three-car drive-thru facility, 5) additional screening provided at the east end of the site, in front of the five parking stalls provided, 6) approval of the Certified Survey Map. Motion carried.

PUBLIC HEARINGS

REZONING REQUEST
A-1 TO M-2
6211 W RAWSON AVENUE
FRANKLIN AGGREGATE/ PAYNE
& DOLAN

III Legal Notice having been read and certified, public hearing began at 7:29 p.m. After hearing Applicant and those coming forward to speak in support or opposition, the hearing closed at 7:57 p.m.

Commissioner Ritter moved, Alderman Taylor seconded, to refer rezoning of 6211 W Rawson Avenue from A-1 to M-2 to Staff for review and recommendation. Alderman Taylor & Commissioners Skowronski, Bennett and Ritter voted 'aye'; Commissioner Sievert recused himself. Motion carried 4 to 0 to 1.

SPECIAL USE REQUEST
TO ALLOW GASOLINE SALES
QUIK CHEK 8305 S 27TH ST
(832) SE 13
MOHIE MAHMOUD

III Legal Notice having been read and certified, public hearing began at 8:00 p.m. After hearing Applicant and those coming forward to speak in support or opposition, the hearing closed at 9:10 p.m.

Alderman Taylor moved, Commissioner Skowronski seconded, to table the matter to September 12, 2002, pending review and recommendation by Staff to include 1) a police report concerning increase in criminal activity in this area and proposed solution, 2) analysis of whether there is an unusual number of accidents in areas where other filling stations are located, 3) with a review and recommendation by the Environmental Commission, 4) with a review of the videotape of tanker truck activity on the property 5) with such other information such as traffic studies, etc., as Staff may, in its discretion, maintain to be significant, 6) with an analysis of how many other stations in this area provide access to alcohol, and whether they provide access only for beer and wine, or also hard liquor and 7) with an analysis of how many gas stations are near residential areas. Motion carried.

BREAK

Mayor Klimetz called for a break at 9:10 p.m. Commission reconvened at 9:28 p.m.

REZONING REQUEST
I-1 TO R-3
110XX ALLWOOD DRIVE
(799) NE 18
SONAG COMPANY, INC.
BRIAN GANOS

III Legal Notice having been read and certified, public hearing began at 9:30 p.m. After hearing those coming forward to speak in support or opposition, the hearing closed at 9:45 p.m.

Commissioner Bennett moved, Commissioner Ritter seconded, to refer the application to Staff for further review and recommendation. Motion carried.

SPECIAL USE
9545 S 80TH STREET
(896) NE 28
U S CELLULAR
SANDRA MOSHER

III Legal Notice having been read and certified, public hearing began at 9:48 p.m. No one coming forward in support or opposition, the hearing closed at 9:49 p.m.

Alderman Taylor moved, Commissioner Skowronski seconded, to refer request to Staff for review and recommendation, to return at the August 22nd regular Plan Commission meeting. Motion carried.

BUSINESS:

DISCUSSION RE: REZONING OF
UNSEWERED AREAS IN THE
CITY OF FRANKLIN

IV Alderman Taylor moved, Commissioner Skowronski seconded, to direct Staff to refer to Common Council so as to get direction from Common Council. Motion carried.

CONTINUED DISCUSSION OF
FORMAT & DATE RE: UNIFIED
DEVELOPMENT ORDINANCE
AMENDMENTS

IV Commissioner Ritter moved, Commissioner Skowronski seconded, to approve a date of Wednesday, September 25, 2002, 5:00 p.m. to 7:00 p.m., Fadow Room, Franklin Public Library, 9151 W Loomis Road, Franklin, Wisconsin 53132, with discussion at October 24th regular Plan Commission meeting. Motion carried.

ORDINANCE TO PROHIBIT
GRANTING OF VARIANCES TO
REGULATIONS UPON PROPERTY
SUBJECT TO SPECIAL USE
RESOLUTION OR A PLANNED
DEVELOPMENT DISTRICT OR-
DINANCE.

IV Alderman Taylor moved, Commissioner Bennett seconded, to recommend approval to City Council. Motion carried.

REPORT ON
COMMON COUNCIL ACTIONS

IV Staff announced recent actions of Common Council pertaining to Plan Commission.
No action was taken.

PERSONAL PRIVILEGE

Commissioner Sievert thanked the Plan Commission for its work and expressed he had enjoyed the opportunity to serve on the Plan Commission.

ADJOURNMENT

V Commissioner Ritter moved, Alderman Taylor seconded, adjournment of Plan Commission regular meeting at 10:13 p.m. Motion carried.