

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING MINUTES  
MARCH 20, 2003**

**Approved as Presented April 3, 2003**

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of March 20, 2003, to order at 7:09 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz, Commissioners Bennett, Knueppel, Ritter, Skowronski and Ziegenhagen. Excused was Alderman Dorsan. Also present were Planning Manager Buratto and City Attorney Wesolowski.

MINUTES-  
3/6/2003

- II. Commissioner Skowronski moved to approve the minutes of the regular meeting of  
A. March 6, 2003 as presented. Seconded by Commissioner Knueppel. All voted Aye; motion carried.

PUBLIC HEARING-  
SPECIAL USE  
POLONIA SPORT  
CLUB, INC.

- III. The public hearing for the Special Use petition by Polonia Sport Club Inc., to install  
A. additional gravel parking at 10200 West Loomis Road, SW 1/4 of Section 20, zoned Option 1, P-1 Park District, was opened at 7:13 p.m.

Planning Manager Buratto presented the request to Commissioners and the Public.

The project architect, Brian Cooley, and the Vice-President of Polonia Sport Club spoke about the need for the additional parking. The parking was put in for construction but continues to be needed to replace a grass parking lot.

No one else spoke in favor or against the request.

The public hearing was called to a close at 7:14 p.m.

Commissioner Skowronski moved to suspend the rules and take action as per the request of Polonia Sport Club Inc. Seconded by Commissioner Knueppel. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski moved to recommend approval to the Common Council the Special Use request by Polonia Sport Club, Inc. to install additional gravel parking at 10200 West Loomis Road, SW 1/4 of Section 20, zoned Option 1, P-1 Park District, contingent upon 1) parking lot be modified to meet setback requirements, 2) parking lot be paved, stormwater drainage facilities be installed and landscaping provided per the requirements of the City of Franklin Unified Development Ordinance by October 1, 2005, 3) receipt of letter from architect that installation of the gravel drive created less than 1/2 acre of impervious surface, and 4) receive an exemption from the Common Council to be exempt from hooking up to sanitary sewer.

Seconded by Commissioner Knueppel. Upon voice vote, all voted 'aye'. Motion carried.

CERTIFIED SURVEY  
MAP - ALESCI

- IV. Commissioner Bennett moved to recommend approval to the Common Council the  
A. petition by Alesci Enterprises, Inc. for a two parcel certified survey map, located on West Lakeview Drive, NW 1/4 of Section 13, contingent on not recording the certified survey map until road is constructed.

Lot 1 is not buildable until the public street is constructed, thus 1) the certified survey map could label the parcel a "Lot", but not allow recording of the certified survey map until the street is constructed, or 2) label the parcel an "Outlot" which would require a subsequent CSM when street is constructed and the parcel becomes a buildable lot. Planning and Engineering staff prefer the first alternative.

Seconded by Commissioner Ritter. Upon voice vote, all voted 'aye'. Motion carried.

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- CERTIFIED SURVEY MAP - PRZYBYLA
- IV. Commissioner Ritter moved to recommend approval to the Common Council the petition by Rick J. Przybyla for a two parcel certified survey map, located on the east side of South 51 Street, NE 1/4 of Section 2.

Seconded by Commissioner Knueppel. Upon voice vote, all voted 'aye'. Motion carried.

- CERTIFIED SURVEY MAP - DRETZKA
- IV. Commissioner Knueppel moved to recommend approval to the Common Council the petition by Paul Dretzka for a two parcel certified survey map, located north of Puetz Road, between 35th and 43rd Streets, SW 1/4 of Section 13.

The issue of the need for a stormwater detention pond was presented to the City's consulting engineers. They deemed the parcel unsuitable for stormwater detention. Before a building permit is issued for the new lot, a determination must be made that the trees present do or do not constitute a woodland as defined and protected by the City's Unified Development Ordinance. If it is found that a woodland does exist, a Natural Resource Protection Plan shall be prepared and approved by Planning staff prior to issuance of a building permit.

Seconded by Commissioner Skowronski. Upon voice vote, all voted 'aye'. Motion carried.

- RESIDENTIAL MONUMENT SIGN-FRANCISSCAN FRIARS
- IV. Planning Manager Buratto opened with a suggestion to the Plan Commission that they approve conditionally with a letter from the applicant agreeing that if the sign becomes unsightly, chips, cracks, fades or peels in 15 years, the applicant will replace the sign with suitable natural or masonry materials. Commissioner Skowronski prefers masonry but will agree with the proposed condition. Commissioner Ritter cautioned that the motion is premature until determination is made on the jurisdiction of signage approval is determined.

Commissioner Skowronski moved to approve the Site Plan for the Residential Monument Sign for the Franciscan Friars, located at 9230 West Highland Park Drive, SE 1/4 of Section 17, per Planning staff recommendations.

Seconded by Commissioner Knueppel. Upon voice vote, 'Ayes' - 3 (Skowronski, Bennett, and Klimetz), 'Noes' - 2 (Knueppel, Ziegenhagen), 'Abstain' - 1 (Ritter). Motion carried.

- REZONING - WYNDWOOD SUBD.
- IV. Commissioner Ziegenhagen moved to table the rezoning request of Carity Land Corp., to E. rezone property currently zoned R-3 Suburban/Estate Single Family Residence District to Mixed Use with R-3 Suburban/Estate Single Family Residence District and R-7 Two Family Residence District for property located at 9209-9335 West St. Martins Road, NE 1/4 of Section 20, and present the rezoning request with the request for Preliminary Plat approval at the April 17, 2003 Plan Commission meeting.

Seconded by Commissioner Ritter. Upon voice vote, all voted 'aye'. Motion carried.

- PRELIMINARY PLAT - FRANKLIN OAKS
- IV. Commissioner Skowronski moved to recommend approval to the Common Council the petition by Icon Development for a Preliminary Plat of Franklin Oaks Subdivision, a mixed use subdivision zoned R-3 suburban/Estate Single Family Residence District and R-8 Multiple Family Residence District, located southeast of 35th and West Drexel Avenue, NE 1/4 of Section 13, per the requirements of the Special Use Resolution No. 2002-5380, with the contingency that all minor technical deficiencies within the preliminary plat be rectified.

Seconded by Commissioner Ritter. Upon voice vote, all voted 'aye'. Motion carried.

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PRELIMINARY PLAT  
- WOODLANDS OF  
FRANKLIN

- IV. Commissioner Ritter moved to table the Preliminary Plat petition by Devo Development for the Woodlands of Franklin Subdivision, an 89-Lot subdivision zoned R-5 Suburban Single Family Residence District, located east of 51st Street and north of West Rawson Avenue, SE 1/4 of Section 2, to the April 3, 2003 regular meeting of the Plan Commission.
- G.

Commissioner Bennett asks for the Plan Commission to make determination that streets are non-residential.

Mayor Klimetz requested a letter that intrusion into wetland setbacks will not harm the wetland from the applicant's scientists.

Alderman Netzel questioned if the applicant had heard from the Parks Commission regarding their need for a mini-park within the development.

Mayor Klimetz recommended that the applicant meet with Alderman Netzel and neighbors in Hidden Lakes.

Plan Commission requested a memo from Planning staff on the Natural Resource Protection Plan.

Seconded by Commissioner Skowronski. Upon voice vote, all voted 'aye'. Motion carried.

CONSULTATION  
REQUEST - GUNIA

- IV. John Gunia represented his request for consultation and presented additional information regarding his request to locate a temporary campsite in a B-2 General Business District/C-1 Conservancy District at approximately 9400 South 116th Street, SE 1/4 of Section 19, in August 2003.
- H.

Commissioner Skowronski moved to refer the request to Common Council for direction. A letter from the Department of Transportation on the availability of access to STH 36 will be submitted with referral.

Seconded by Commissioner Knueppel. Upon voice vote, all voted 'aye'. Motion carried.

SPECIAL  
EXCEPTION  
PROCEDURES

- IV. Planning Manager Buratto requested that this item be tabled to the special meeting of the Plan Commission scheduled for Tuesday, March 25, 2003 to review Unified Development Ordinance amendments.
- I.

UDO AMENDMENTS

- IV. Mayor Klimetz requested that this item be tabled to a special meeting of the Plan Commission scheduled for Tuesday, March 25, 2003.
- J.

Commissioner Skowronski asked that no comments from audience be taken at the special meeting.

PLANNING  
DEPARTMENT  
PROCEDURES

- IV. Planning Manager Buratto reported on the ongoing organization of the Planning Department.
- K.

REPORT ON  
COMMON COUNCIL  
ACTIONS

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

ADJOURNMENT

- VI. Commissioner Ritter moved and Commissioner Knueppel seconded a motion to adjourn the special meeting of the Plan Commission at 9:23 p.m. Upon voice vote, all voted 'aye'. Motion carried.