

CITY OF FRANKLIN
PLAN COMMISSION MEETING MINUTES as presented June 5, 2003
MAY 22, 2003

APPROVED

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of May 22, 2003, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

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

City Attorney Wesolowski, in a letter dated May 14, 2003, requested an opinion from the League of Municipalities on the status of Ken Skowronski as a member of the Plan Commission. To date no reply has been received.

MINUTES-
5/8/2003

- II. Commissioner Ziegenhagen moved to approve the minutes of the regular meeting of May 8, 2003 as presented. Seconded by Commissioner Knueppel. All voted Aye; motion carried.

PUBLIC HEARING-
UDO AMENDMENT-
Section 15-10.0200

- III. The public hearing for the proposed Unified Development Ordinance amendment pertaining to Section 15-10.0200, Board of Zoning and Building Appeals, to create provisions to allow applicants to obtain special exceptions to (allowing relief from) the area and bulk requirements of the Unified Development Ordinance in special circumstances was opened at 7:10 p.m.

Planning Manager Buratto read the Public Hearing notice into the minutes.

Mayor Klimetz explained the reason for considering changes.

No one came forward in favor or opposition. The public hearing was called to a close at 7:14 p.m.

Commissioner Bennett moved and Commissioner Dorsan seconded a motion to refer the Unified Development Ordinance amendment to Planning staff for review and recommendation at the regular meeting of the Plan Commission on June 5, 2003. Upon voice vote, all voted 'aye'. Motion carried.

MONUMENT SIGN-
HARMONY AT
BRENWOOD PARK

- IV. Mark E. Carstensen and Dan Roskopf presented colored renderings of the application for a Residential Monument Sign.

Commissioner Dorsan moved to approve the Site Plan for the Residential Monument Sign for Harmony at Brenwood Park, located at 9535 West Loomis Road, SE 1/4 of Section 17, zoned Planned Development District #21, per Planning staff recommendations.

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

CERTIFIED
SURVEY MAP - J.K.
BUILDERS/JOHN
KARKULA

- IV. Commissioner Bennett moved and Commissioner Knueppel seconded a motion to recommend approval to the Common Council the Certified Survey Map petition by J. K. Builders/John Karkula to create a two-parcel certified survey map, located at 9212 Robert MacDonald court/7373 South 92nd Street, NE 1/4 of Section 8, per Planning staff recommendations.

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

FINAL PLAT-
CROOKED CREEK
(Phase I)

- IV. Commissioner Ziegenhagen moved and Commissioner Bennett seconded a motion to recommend approval to the Common Council of the Final Plat (Phase I) of Crooked Creek subdivision, Treetops Development, for 43 single family lots and 8 outlots, zoned R-5 Suburban Single Family Residence District, located at approximately South 43rd/West Drexel Avenue, NE 1/4 of Section 14, per Planning staff recommendations.

Mr. Damien Learher, 4588 Valley Drive, stated his objection to the extension of Valley Drive.

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

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ARCHITECTURAL
PLANS-
MONTICELLO
GARDENS

- IV. Commissioner Kneuppel moved to approve the Architectural Building Elevation Plans for
D. Monticello Gardens, located at approximately 12333 West Forest Home Avenue, NW 1/4 of Section 18, per Planning staff recommendations

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

Planning Manager Buratto informed Commissioners that planning staff continues to work with the developer on the Landscape Plan and final road alignment.

CERTIFIED
SURVEY MAP-
WYNDHAM RIDGE
2-Parcel

- IV. Commissioner Kneuppel moved and Commissioner Bennett seconded a motion to recommend
E. approval to the Common Council of the 2-parcel Certified Survey Map petition by Carstensen Development/ Wyndham Ridge LLC, located at SE corner of STH 100/West Woelfel Road (9731 West Woelfel Road), SE 1/4 of Section 8, zoned R-3E Suburban/Estate Single Family Residence District, per Planning staff recommendations.

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

PRELIMINARY
PLAT
WYNDHAM RIDGE

- IV. Commissioner Kneuppel moved and Commissioner Ziegenhagen seconded a motion to
F. recommend approval to the Common Council of the Preliminary Plat of Wyndham Ridge Subdivision, Carstensen Development/ Wyndham Ridge LLC, for a 25 lot/2 outlet subdivision, zoned R-3E Suburban/Estate Single Family Residence District, located at SE corner of STH 100/West Woelfel Road (9731 West Woelfel Road), SE 1/4 of Section 8, subject to conditions per Planning staff recommendations.

Alderman Dorsan asked the developer to try to make shape of ponds look more natural.

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

SITE PLAN-
MENARD INC

- IV. Gary Colby, agent for Menard Inc., presented the project to the Plan Commission.
G.

Commissioner Dorsan moved and Commissioner Kneuppel seconded a motion to table the Site Plan application by Menard Inc., to construct a home improvement center at 6531 South Lovers Lane Road, NE 1/4 of Section 6, zoned M-1 Limited Industrial District and C-1 Conservancy District, to the June 5, 2003 regular meeting of the Plan Commission to allow staff and the developer to continue working on site plan to resolve all issues and to obtain from the Fire and Police Departments their written opinion on a public roadway through the development. Mr. Colby stated that Menards did not want the interior road to be a public street. Commissioners were in favor of a public street. Plan Commissioners agreed that they need more time to review proposed development.

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

REZONING-
VICTORY CREEK
WEST

- IV. Commissioner Dorsan recused himself due to his professional relationship with Mike
H. Armbruster of Ten Mile LLC.

Commissioner Bennett moved and Commissioner Kneuppel seconded a motion to recommend approval to the Common Council of the Rezoning request by Ten Mile LLC, Victory Creek West, to rezone a portion from FW Floodway District to R-6 Suburban Single-Family Residence District, and a portion from R-6 Suburban Single-Family Residence District to FW Floodway District, and a portion from FC Floodplain Conservancy District to FW Floodway District, and a portion from FC Floodplain Conservancy District to R-6 Suburban Single-Family Residence District, located on the north side of West Drexel Avenue at approximately 4500 West, SE 1/4 of Section 11, per Planning staff recommendations. Plan Commissioners again expressed concerns about flooding and asked staff to carefully review stormwater management for property.

Upon voice vote, Commissioner's Kneuppel, Ziegenhagen and Bennett voted 'Aye', with Mayor Klimetz voting 'Aye'. Motion carried.

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FINAL PLAT-
FRANKLIN OAKS/
THE VILLAS

- IV. Commissioner Ziegenhagen moved and Commissioner Knueppel seconded a motion to recommend approval to the Common Council of the Final Plat of Franklin Oaks/The Villas, ICON Development, for 18 single family lots zoned R-3 Suburban/Estate Single Family Residence District, and pursuant to the Special Use approved by the Common Council on May 21, 2002, an R-8 Multiple Family Residence District with a maximum of 90 Condominium Units and a maximum of 144 Apartment Units, located south of West Drexel Avenue, between South 27th and 35th Streets, NE 1/4 of Section 13, subject to conditions per Planning staff recommendations.

Upon voice vote, Commissioner's Knueppel, Ziegenhagen, and Bennett voted 'Aye'; Commissioner Dorsan voted 'No'; and Mayor Klimetz voted 'Aye'. Motion carried 4-1.

REZONING-
WYNDWOOD

- IV. Commissioner Dorsan moved and Commissioner Ziegenhagen seconded a motion to recommend approval to the Common Council of the Rezoning request by Carity Land Corp., Wyndwood, to 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, located at 9209-9335 West St. Martins Road, NE 1/4 of Section 20, per Planning staff recommendations.

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

PDD AMENDMENT
TO ALLOW
REDUCED AREA
REQUIREMENTS

- IV. Commissioner Dorsan moved and Commissioner Knueppel seconded a motion to table the discussion of changes to the Planned Development District ordinance to allow reduced minimum development area requirements to the June 5, 2003 regular meeting of the Plan Commission.

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

NEXT MEETING
DATES

- IV. The meeting dates for the next regularly scheduled Plan Commission will be June 5, 2003 and June 19, 2003. Meetings begin at 7:00 p.m. No action taken.

REPORT ON
COUNCIL ACTIONS

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

ADJOURNMENT

- VI. Commissioner Dorsan moved and Commissioner Ziegenhagen seconded a motion to adjourn the regular meeting of the Plan Commission at 8:47 p.m. Upon voice vote, all voted 'aye'. Motion carried.