

CITY OF FRANKLIN
PLAN COMMISSION MEETING MINUTES
MAY 8, 2003

APPROVED as presented
May 22, 2003

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of May 8, 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 Knueppel, Ritter, and Ziegenhagen. Excused was Commissioner Bennett. Also present were Planning Manager Buratto and Assistant City Engineer Romeis.

Mayor Klimetz stated that he has asked for an opinion from the League of Municipalities on the status of Ken Skowronski as a member of the Plan Commission. Mr. Skowronski's position expired on April 30, 2003 with no action by the Common Council on reinstatement.

MINUTES-
3/25/2003

- II. Commissioner Ritter moved to approve the minutes of the special meeting of March 25, 2003 as presented. Seconded by Commissioner Knueppel. All voted Aye; motion carried.

MINUTES-
4/14/2003

- II. Commissioner Dorsan moved to approve the minutes of the special meeting of April 14, 2003 as presented. Seconded by Commissioner Ritter. All voted Aye; motion carried.

MINUTES-
04/17/2003

- II. Commissioner Ziegenhagen moved to approve the minutes of the regular meeting of April 17, 2003 as presented. Seconded by Commissioner Dorsan. All voted Aye; motion carried.

PUBLIC HEARING-
REZONING- ICON
DEVELOPMENT

- III. The public hearing for the Rezoning petition by ICON Development for a parcel of land to be divided by Certified Survey Map to create a subdivision known as Riverview Pointe was opened at 7:06 p.m. The proposal is to rezone from A-1 Agricultural District to R-3 Suburban/Estate Single Family Residence District, for property on the North side of West Puetz Road, west of the Root River, NE 1/4 of Section 22.

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

Jeff Barczak, Metropolitan Engineering & Survey, presented the project to the Plan Commission. 3.91 acres will be rezoned.

No one else came forward in favor or opposition. The public hearing was called to a close at 7:15 p.m.

Commissioner Dorsan moved and Commissioner Ritter seconded a motion to refer the rezoning petition to Planning staff for review and recommendation at the regular meeting of the Plan Commission on May 22, 2003. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARING-
REZONING &
SPECIAL USE -
MMSD

- III. The Public Hearing for the Special Use and Rezoning petition by Milwaukee Metropolitan Sewerage District was opened at 7:16 p.m.. The proposed special use is to construct a sewerage system-sanitary use (pump station) and to rezone property currently zoned R-3 Suburban/Estate Single Family Residence District and FW Floodway District to I-1 Institutional District and FW Floodway District, located at 11575 West Forest Home Avenue, NE 1/4 of Section 7.

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

John Kittelson, agent for MMSD, presented the project for the replacement structure to the Plan Commission.

No one else came forward in favor or opposition. The public hearing was called to a close at 7:22 p.m.

Commissioner Ritter moved and Commissioner Knueppel seconded a motion to refer the rezoning and special use petitions, as separate business items, to Planning staff for review and recommendation at the regular meeting of the Plan Commission on May 22, 2003. Upon voice vote, all voted 'aye'. Motion carried.

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PUBLIC HEARING-
REZONING-
WINTERHAVEN

- III. The Public Hearing for the Rezoning petition by Firari Investments, LLC to rezone a parcel of
C. land from B-2 General Business District to R-6 Suburban Single Family Residence District to develop a subdivision to be known as Winterhaven on property located at 7812 South 51 Street, SE 1/4 of Section 11, was opened at 7:23 p.m.

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

Justin Johnson, McClure Engineering, gave the presentation to the Plan Commission.

No one else came forward in favor or opposition. The public hearing was called to a close at 7:28 p.m.

Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to refer the rezoning request to Planning staff for review and recommendation at the regular meeting of the Plan Commission on May 22, 2003. Upon voice vote, all voted 'aye'. Motion carried.

Staff is directed to review the proposed rezoning with the guidelines of the Comprehensive Master Plan and to review and consider the zoning of the surrounding area in staff's report.

PUBLIC HEARING-
REZONING-
VICTORY CREEK
WEST

- III. The Public Hearing for the Rezoning petition by Ten Mile LLC to rezone a portion of a parcel
D. of land 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 to develop a subdivision to be known as Victory Creek West on property located at approximately 4500 West, North side of West Drexel Avenue, SE 1/4 of Section 11, was opened at 7:29 p.m.

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

Jeff Barczak, Metropolitan Engineering & Survey, and Michael Armbruster gave the presentation to the Plan Commission.

Alderman Netzel presented photographs depicting past flooding along a portion of West Drexel Avenue in the area of the subject property.

Planning Manager reported that staff had contacted Environmental Commission members who then walked the site and indicated no problems with the rezoning as proposed.

No one else came forward in favor or opposition. The public hearing was called to a close at 7:45 p.m.

Commissioner Dorsan moved and Commissioner Ritter seconded a motion to send the rezoning request to the Environmental Commission for review. Upon voice vote, Commissioners Dorsan and Ritter voted 'Aye', Commissioners Knueppel and Ziegenhagen voted 'No'. Motion failed.

Commissioner Ritter moved and Commissioner Dorsan seconded a motion to refer the rezoning petition to Planning staff for review and recommendation at the regular meeting of the Plan Commission on June 5, 2003, and to obtain from the Environmental Commission their observation on the flooding. Upon voice vote, all voted 'aye'. Motion carried.

SPECIAL USE-
US CELLULAR

- IV. Commissioner Dorsan moved and Commissioner Ritter seconded a motion to recommend
A. approval to the Common Council the Special Use petition by Ronald Zechel, Agent for US Cellular, to attach antennas to the City water tower and construct a 12' x 20' equipment building on property located at 8901 West Drexel Avenue, NW 1/4 of Section 16, zoned I-1 Institutional District, per Planning staff recommendations.

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

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CERTIFIED
SURVEY MAP -
ICON
DEVELOPMENT

- IV. Commissioner Dorsan moved and Commissioner Knueppel seconded a motion to recommend approval to the Common Council the Certified Survey Map petition by ICON Development to create a two-parcel certified survey map, located at the NE corner of West Puetz Road and South 68 Street, Tax Key Number 851-9995-002, NE 1/4 of Section 22, per Planning staff recommendations, contingent on the rezoning approval by Common Council.

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

CERTIFIED
SURVEY MAP -
ICON
DEVELOPMENT

- IV. Commissioner Dorsan moved and Commissioner Ritter seconded a motion to recommend approval to the Common Council the Certified Survey Map petition by ICON Development to create a two-parcel certified survey map, located at the NE corner of West Puetz Road and South 68 Street, Tax Key Number 851-9994-002, NE 1/4 of Section 22, per Planning staff recommendations, contingent on the rezoning approval by Common Council.

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

PRELIMINARY
PLAT - RIVERVIEW
POINTE

- IV. By request of the Engineering Department of the City of Franklin, this item was pulled from the agenda.

CERTIFIED
SURVEY MAP -
CARSTENSEN
DEVELOPMENT

- IV. Commissioner Dorsan moved and Commissioner Ziegenhagen seconded a motion to recommend approval to the Common Council the 4-parcel Certified Survey Map petition by Carstensen Development, located at 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. By request of the Engineering Department of the City of Franklin, this item was pulled from the agenda.

SITE PLAN-
ASHLEY
FURNITURE

- IV. Commissioner Knueppel moved and Commissioner Dorsan seconded a motion to approve the Site Plan application by Continental Properties Co., Inc., The Ashley Companies, to construct a building addition located at 6801 South 27 Street, SE 1/4 of Section 1, zoned B-2 General Business District per Planning staff recommendations, contingent on the applicant supplying a letter of accountability for impervious surfaces to meet Chapter 13 requirements, and staff review of overnight parking of trucks.

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

NUMBER OF
MONTHLY PLAN
COMMISSION
MEETINGS

- IV. Plan Commission members postponed discussion of holding one monthly meeting of the Plan Commission until a later date (not specified).

NEXT MEETING
DATES

- IV. The meeting dates for the next regularly scheduled Plan Commission will be May 22, 2003 and June 5, 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 Ritter moved and Commissioner Dorsan seconded a motion to adjourn the regular meeting of the Plan Commission at 8:41 p.m. Upon voice vote, all voted 'aye'. Motion carried.