

**CITY OF FRANKLIN**  
**PLAN COMMISSION MEETING MINUTES**  
**JULY 10, 2003**

Approved as amended  
September 18, 2003

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of July 10, 2003, to order at 7:04 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

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

MINUTES-  
6/19/2003

- II. Commissioner Ziegenhagen moved to approve the minutes of the regular meeting of June 19, 2003 with the following amendments: A. Item III.A. should read: "Prior to commencing the public hearing, Commissioner Ziegenhagen recused himself from discussion and action and took a seat in the audience." And Item IIIB. should read, "Upon the closing of the public hearing, Commissioner Ziegenhagen rejoined the Commission." Item IV.D. should read, "Plan Commissioners indicated some support of the concept presented by Carity Land Development for Prairie Grass Preserve Subdivision." Seconded by Commissioner Ritter.

Upon voice vote, five voted 'aye', Commissioners Bennett and Skowronski abstained. Motion carried.

PUBLIC HEARING-  
AMENDMENT TO  
SECTION 15-3.0801  
OF THE UNIFIED  
DEVELOPMENT  
ORDINANCE

- III. The public hearing for the amendment to Section 15-3.0800 was opened at 7:13 p.m.

- A. Planning Manager Buratto read the Public Hearing notice into the minutes. Several members of the public spoke in favor of allowing a smaller setback and for applying it consistently. Commissioners debated the merits of 10ft. versus 15ft. setbacks.

The Public Hearing was closed at 7:19

AMENDMENT TO  
SECTION 15-  
3.0801 OF THE  
UNIFIED  
DEVELOPMENT  
ORDINANCE

- IV. Commissioner Skowronski moved and Commissioner Bennett seconded a motion to recommend an amendment pertaining to Section 15-3.0801 of the Unified Development Ordinance as it relates to swimming pool setbacks to allow a ten (10) foot side and rear yard setback. Upon voice vote, Mayor Klimetz, Commissioners Skowronski, Ziegenhagen and Bennett voted 'aye'. Commissioner Dorsan and Commissioner Ritter voted 'no'. Motion carried.

SITE PLAN-  
NEXTEL  
COMMUNICATIONS  
11217 W. FOREST  
HOME AVENUE

- IV. Commissioner Ritter moved and Commissioner Dorsan seconded a motion to allow Nextel B. Communications to co-locate a wireless communication antennae and an equipment cabinet per Special Use No. 2001-5316 in the manner and form presented by planning staff. Upon voice vote, all voted 'aye'. Motion carried.

SITE PLAN-  
NEXTEL  
COMMUNICATIONS  
5510 W. RAWSON  
AVENUE

- IV. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to allow C. Nextel Communications to co-locate a wireless communication antennae and an equipment cabinet per Special Use No.1996-4432 in the manner and form presented by planning staff. Upon voice vote, all voted 'aye'. Motion carried.

SPECIAL USE  
RENEWAL DEL  
SIEVERT  
TRUCKING INC.,  
8900 W. ST.  
MARTINS ROAD

- IV. Commissioner Ziegenhagen recused himself before this item was considered. D. Commissioner Dorsan moved and Commissioner Ritter seconded a motion to recommend to the Common Council to 1) accept the withdrawal of the petition to renew Special Use No. 98-4780, 2) require Del Sievert Trucking, Inc. to submit a letter of credit within 30 days in the amount of \$10,000 to cover the estimated costs of reclamation, 3) retain the right to increase the amount of letter of credit if the cost of the reclamation plan exceeds \$10,000,4) require submittal of a reclamation plan to the Plan Commission at the September 4<sup>th</sup> Plan Commission meeting, 5) require that no more inventory be brought to the site, 6) stipulate that all operations cease on October 20, 2003, 7) require that all existing conditions of the Special Use be met during the remainder of the operations.

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

RESIDENTIAL  
MONUMENT SIGN  
SITE PLAN  
CROOKED CREEK  
SUBDIVISION,  
TREETOPS  
DEVELOPMENT

- IV. Following the vote, Commissioner Ziegenhagen resumed his seat.  
E. Commissioner Skowronski moved and Commissioner Bennett seconded a motion to approve the subdivision sign for Crooked Creek Subdivision subject to only the lettering and the heron sculpture be made of aluminum.

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

RAWSON AVENUE  
CORRIDOR STUDY

- IV. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to direct Plan  
F. Commissioners to each prepare their plan map of the corridor and bring them to the next meeting for discussion.

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

REZONING -  
WINTERHAVEN  
SUBDIVISION,  
FIRARI  
INVESTMENTS

- IV. Commissioner Skowronski moved and Commissioner Dorsan seconded a motion to rezone  
G. property located at 7812 South 51 Street, SE 1/4 of Section 11. from R-6 Suburban Single Family Residence District and B-2 General Business District to R-6 Suburban Single Family Residence District for the development of Winterhaven Subdivision.

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

PRELIMINARY  
PLAT -  
WINTERHAVEN  
SUBDIVISION,  
FIRARI  
INVESTMENTS

- IV. Commissioner Skowronski moved and Commissioner Dorsan seconded a motion to  
H. recommend preliminary plat approval for Winterhaven Subdivision subject to Common Council approval of the rezoning of a portion of the property from B-2 General Business District to R-6 Suburban Single Family Residence District

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

AMENDMENT TO  
SITE PLAN &  
ARCHITECTURAL  
REVIEW  
DEERWOOD  
PRESERVE

- IV. Moved by Commissioner Bennett to consider the proposed amendment a Minor Amendment  
I. and thus does not require a public hearing. Seconded by Alderman Dorsan.

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

Commissioner Ritter moved and City Engineer Bennett seconded a motion to recommend Common Council approval of a minor amendment to the Deerwood PDD to allow a slight shifting of several building pads and several small changes to certain architectural elevations.

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

CONCEPT REVIEW -  
RIVER PARK  
SUBDIVISION, ICON  
DEVELOPMENT

- IV. Commissioners were shown a concept plan for a proposed subdivision located in the area of  
J. 8127 to 8273 South 51<sup>st</sup> Street. Commissioners provided the developer with comments.

NO ACTION REQUIRED. NO ACTION TAKEN

FINAL PLAT -  
VICTORY CREEK  
WEST

- IV. Before the item was considered, Alderman Dorsan recused himself due to a possible conflict  
K. of interest because his employer has had a business relationship with the property owner/developer's employer.

Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend final plat approval subject to minor technical changes to the plat required by planning and engineering.

Upon voice vote, the motion carried 4-0, Alderman Dorsan recused.

After action was taken on this item, Alderman Dorsan rejoined the Plan Commissioners.

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NEXT MEETING  
DATES

- IV. Commissioners confirmed by consensus the upcoming July 17, 2003 and August 7, 2003  
L. regular meetings of the Plan Commission.

A joint meeting of the Environmental Commission and the Plan Commission will be held July 17, 2003 with the regular meeting of the Plan Commission to follow.

REPORT ON  
COUNCIL ACTIONS

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

ADJOURNMENT

- VI. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to adjourn the regular meeting of the Plan Commission at 9:03 p.m.. Upon voice vote, all voted 'aye'. Motion carried.