

**CITY OF FRANKLIN**  
**PLAN COMMISSION MEETING MINUTES**  
**JULY 17, 2003**

**Approved 2003-0821**

- CALL TO ORDER I. Alderman Dorsan called the regular meeting of the Plan Commission of July 17, 2003, to order at 7:03 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.
- Present were Alderman Dorsan, Commissioners Ritter, Skowronski, Ziegenhagen, Knueppel and City Engineer John Bennett. Excused was Mayor Klimetz. Also present was Planning Manager Buratto.
- MINUTES- 7/10/2003 II. Held over until the August 7, 2003 meeting.  
A.
- PUBLIC HEARING- REZONING - PRAIRIE GRASS PRESERVE III. The public hearing for the rezoning of Prairie Grass Preserve was opened at 7:09 p.m.  
A. Planning Manager Buratto read the Public Hearing notice into the minutes, after which Mr. Bill Carity, the developer, explained the need for the rezoning of two proposed lots for duplex development to balance the duplex lots across the proposed street.
- Several members of the public spoke during the public hearing, but only one person spoke to the rezoning issue. Mr. Bill Manis of St. Martin's Road stated that he had not been notified of the first public hearing and he objects to duplex development. He asked if the development will be screened.
- Members of the Plan Commission asked questions pertaining to the stormwater concerns on the site and wanted to know when Mr. Carity contemplated starting the project. Although Mr. Carity hopes to break ground in 2004, he believes that the majority of the homes will be constructed in 2006 and beyond.
- The public hearing was called to a close at 8:00 p.m.
- PUBLIC HEARING- SPECIAL EXCEPTION - PRAIRIE GRASS PRESERVE III. The public hearing for the special exception for Prairie Grass Preserve was opened at 8:05 p.m.  
B.
- Planning Manager Buratto read the Public Hearing notice into the minutes.
- Mr. Carity spoke about his need for the special exception to fill all or a portion of certain wetlands delineated within the parcel so that he could move the east-west through street out of the prairie and to be able to create four lots.
- Several members of the public spoke, but not on the petition for a special exception except for Ms. Kristin Wilhelm, 3921 West Madison Boulevard, Franklin, Wisconsin spoke on her own behalf supporting the granting of the special use.
- The public hearing was called to a close at 8:25 p.m.
- REZONING - PRAIRIE GRASS PRESERVE IV. Commissioner Bennett moved and Commissioner Skowronski seconded a motion to  
A. follow staff recommendation and to hold this over until stormwater issues are addressed and the plat brought back for review.
- Upon voice vote, all voted 'aye'. Motion carried.
- SPECIAL EXCEPTION - PRAIRIE GRASS PRESERVE IV. Commissioner Bennett moved and Commissioner Ritter seconded a motion to get the  
B. recommendation of the Environmental Commission before the Plan Commission takes action.
- Upon voice vote, all voted 'aye'. Motion carried.
- SPECIAL EXCEPTION - ALBA IV. Commissioner Bennett moved and Commissioner Skowronski seconded a motion to  
C. waive the rules and make a recommendation on the petition at this meeting. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend granting approval of the special exception request and require that the pool be allowed in the corner side yard on 50<sup>th</sup> street as proposed but **outside** the 10 foot side and rear yard setbacks required for private swimming pools. After a short discussion, the motion was withdrawn to allow the following motion.

Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend to the Board of Zoning and Building Appeals to grant a special exception stating that the pool can be placed no further forward on the 50<sup>th</sup> Street corner side yard than the rear corner of the house, and no closer than 10 feet from the side and rear **lot lines as required** for private swimming pools.

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

PRELIMINARY  
PLAT -  
PRAIRIE GRASS  
PRESERVE

- IV. Commissioner Bennett moved and Commissioner Skowronski seconded a motion to table the preliminary plat for Prairie Grass Preserve until the stormwater management plan is revised to meet the requirements of the stormwater ordinance and the special exception is decided.

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

SITE PLAN-  
FAITH CHRISTIAN  
FELLOWSHIP  
CHURCH ADDITION

- IV. Commissioner Knueppel moved and Commissioner Skowronski seconded a motion to approve the site plan subject to a row of the millennium brick being added to the top of the exposed south façade of the gymnasium.

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

SPECIAL USE  
ANNUAL RENEWAL  
JOHN MANEY, 7521  
W. RYAN ROAD

- IV. Commissioner Skowronski moved and **Commissioner Bennett** seconded a motion to recommend approval to the Common Council with a change to extend the time frame to October 31st.

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

SITE PLAN -  
CARMA LABS  
ADDITION 5801 W.  
AIRWAYS AVENUE

- IV. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to approve the site plan for the Carma Labs addition with the provision that the clean up and print shed be removed and a roll curb be installed on the parking lot perimeter to match the curb installed at the other properties.

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

CONCEPT REVIEW  
CON-WAY  
CENTRAL EXPRESS  
10601 S. 27 STREET

- IV. Mr. Bill Giles, with Con-Way Central Express presented the proposed site plan amendment for a two story, 3,646 sf addition to the existing office building on their site located at 10621 South 27<sup>th</sup> Street. The office expansion is needed because they have outgrown their existing office space. Commissioners were not opposed to the office expansion. A Public Hearing will be held and a fully engineered site plan will be brought forward at a future meeting.

FINAL  
CONDOMINIUM  
PLAT REVIEW -  
WOODLAKE  
CONDOMINIUMS &  
DEERWOOD  
ESTATES  
CONDOMINIUMS

- IV. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend to Common Council approval of final condominium plat for Woodlake and Deerwood Estates Condominiums as recommended by planning staff.

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

AMMENDMENT TO  
PLANNED  
DEVELOPMENT  
DISTRICT #8 – THE  
QUAIL HOUSE 8482  
S. 76 STREET

- IV. Commissioner Bennett moved and Commissioner Knueppel seconded a motion stating that the  
J. Plan Commission recommends that the proposed change is a minor change and as such does not require a public hearing.

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

Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend approval of the minor amendment to the Planned Development District No.8 to include a café consisting of three tables and twelve chairs at the Quail House gift shop.

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

NEXT MEETING  
DATES

- IV. Commissioners confirmed by consensus the special meeting of July 24, 2003 and the August  
K. 7, & 21, 2003 regular meetings of the Plan Commission.

ADJOURNMENT

- V. Commissioner Skowronski moved and Commissioner Ritter seconded a motion to adjourn the regular meeting of the Plan Commission at 10:08 p.m.

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