

**CITY OF FRANKLIN
PLAN COMMISSION SPECIAL MEETING MINUTES
APRIL 14, 2003**

Approved as Presented 5/8/2003

CALL TO ORDER

- I. Alderman Dorsan called the special meeting of the Plan Commission of April 14, 2003, to order at 7:01 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz (arrived at 7:16 p.m.), Alderman Dorsan, Commissioners Bennett, Knueppel, Ritter, Skowronski and Ziegenhagen. Also present was Planning Manager Buratto.

PRELIMINARY
PLAT- WOODLANDS
OF FRANKLIN

- II. Commissioner Ritter moved to recommend approval to the Common Council of the Preliminary Plat for Woodlands of Franklin subdivision, an 84 lot, 3 Outlot development zoned R-5 Suburban Single-Family Residence District, located east of 51st Street and north of Rawson Avenue, SE 1/4 of Section 2, with comments as follows:

1.) That the objection and/or correction of any and all reviewing agencies be satisfied, 2.) That minor technical deficiencies within the preliminary plat be rectified, 3.) That a "Subdivider's Agreement" between Devo Development LLC and the City of Franklin shall be received by the City Engineering Department and the proper financial sureties provide in conformance with the Unified Development Ordinance to cover the costs of improvements for the development before recording of final plat, 4.) That all utility easements shall be approved prior to final plat submittal, 5.) That all proposed easements be shown on the final plat and that a separate document be submitted for each easement for approval before recording of the final plat, 6.) That any proposed declarations, restrictions, or protective covenants be submitted to the City for review along with the final plat, 7.) Approval of a tree mitigation plan by the Environmental Commission prior to final plat approval, 8.) Outlets to ponds to be reviewed by Environmental Commission prior to final plat approval, 9.) Marking of all trees within 25' of any improvements prior to issuing a land disturbing permit, 10.) All protected natural resources to be placed in a Natural Resource Protection easement and separate documentation be provided for each and indicated on final plat, 11.) Staff review of final site intensity calculations with the "channel" acreage included, 12.) Designate that portion of Carmel Drive in a south alignment as South Carmel Drive, and 13.) Any other conditions which the City Plan Commission and/or Common Council deem necessary as part of the preliminary plat conditional approval.

Seconded by Commissioner Knueppel. Upon voice vote, 'Ayes' 4, 'Noes' 1 (Ziegenhagen), Abstain 1 (Dorsan).

Motion carried.

ADJOURNMENT

- III. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to adjourn the regular meeting of the Plan Commission at 7:47 p.m. Upon voice vote, all voted 'aye'. Motion carried.