

CALL TO ORDER

I Alderman Dorsan called the regular meeting of the Plan Commission of April 08, 2004, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Dorsan & Commissioners Bennett, Knueppel, Ritter, Skowronski & Ziegenhagen. Mayor Klimetz arrived at 7:20 p.m. Also present was Planning Manager Buratto.

MINUTES

March 18, 2004
Regular Meeting

II
A. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to approved the minutes of the regular meeting of the Plan Commission for March 18, 2004, with a change to reverse III.E. & III.F. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS

UDO Amendment
Section 15-9.0401
Administrative Fees

III
A. Mayor Klimetz opened the public hearing at 7:20 p.m. Planning Manager Buratto read the Public Hearing notice into the record. One member of the public spoke to the Fee Schedule. No one else coming forward, the public hearing was called to a close at 7:35 p.m.

Commissioner Bennett moved and Commissioner Ritter seconded a motion to waive the rules to take action at this meeting. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to recommend the ordinance creating an administrative review fee schedule to the Common Council in the manner and form as recommended by staff, after getting a recommendation from the Environmental Commission on waiving fees for restoration projects, and contingent on approval of the recommended ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Special Use
R-6 Suburban
Single-Family Residence
District Option 1
Icon Development
Corporation

B. Mayor Klimetz opened the public hearing at 7:57 p.m. Planning Manager Buratto read the Public Hearing notice into the record. Three members of the public spoke to the Special Use request. No one else coming forward, the public hearing was called to a close at 8:32 p.m.

Alderman Dorsan moved and Commissioner Bennett seconded a motion to refer to staff for review of the proposal and to the Environmental Commission for review of the Natural Resource Protection Plan, and for the applicant to prepare a small scale traffic study of that area of South 51st Street. Upon voice vote, Alderman Dorsan and Commissioners Bennett, Knueppel, Ritter & Ziegenhagen voted 'aye.' Commissioner Skowronski voted 'no.' Motion carried.

Rezoning
Mark E. Carstensen
Developments, Inc.
SE 1/4 of Sec. 08 (794)

C. Mayor Klimetz opened the public hearing at 8:42 p.m. Planning Manager Buratto read the Public Hearing notice into the record. Three members of the public spoke to the Special Use request. No one else coming forward, the public hearing was called to a close at 8:50 p.m.

BUSINESS

Rezoning
Mark E. Carstensen
Developments, Inc.
SE 1/4 of Sec. 08 (794)

IV.
A. Commissioner Knueppel moved and Commissioner Skowronski seconded a motion to waive the rules to take action at this meeting. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend to the Common Council to approve a rezoning from P-1 Park District to R-8 Multiple-Family Residence District, contingent on approval of the recommended resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Temporary Use
William Ryan Homes,
Inc.
Victory Creek West
SE 1/4 of Sec. 01 (738)

PDD Amendment
PDD # 10 (Riverwood
Village — Paul Bouraxis
Development)
Lowe’s Home Center
SE 1/4 of Sec. 01 (738)

**Land Combination &
Site Plan**
Indian Community
School of Milwaukee,
Inc.
SW 1/4 of Sec. 17 (841)
&
SE 1/4 of Sec. 18 (842)

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Report
Task Force on
Unsewered Areas –
Final Report

Staff Report
Vacation of Portion of
Right-of-Way –
S. 43rd St.

Street Vacation
Vacation of Portion of
Right-of-Way –
S. 43rd St.

B. Commissioner Skowronski moved and Alderman Dorsan seconded a motion to recommend to the Board of Zoning and Building Appeals the installation of a mobile sales office to be used as a temporary sales office beginning April 22, 2004, through August 31, 2004, and also that the temporary use and the mobile sales office shall be removed from the site by September 1, 2004, for Victory Creek West Residential Subdivision, on Lot #8, 4501 West Victory Creek Drive, in an R-6 Suburban Single-Family Residence District. Upon voice vote, all voted 'aye'. Motion carried.

C. Commissioner Ritter moved and Commissioner Bennett seconded a motion finding that the proposed amendment to PDD # 10 is not a major amendment requiring a public hearing. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski moved and Commissioner Bennett seconded a motion to recommend to the Common Council that the amendment to PDD # 10, approving a site plan for a Lowe’s Home Center. Upon voice vote, all voted 'aye'. Motion carried.

D. (The Plan Commission considered items IV.D and IV.E together.)

&

E. Commissioner Skowronski moved and Commissioner Knueppel seconded a motion to recommend to the Common Council approval of a land combination as requested, contingent on approval of the recommended resolution as to form by the City Attorney; and further, the Plan Commission approves the site plan date-stamped April 2, 2004, as presented, with the addition of curb and gutter on the entrance road from St. Martins Road. Upon voice vote, all voted 'aye'. Motion carried.

The Chair directed that a letter dated April 8, 2004, from Michael M. Krill, Icon Development Corporation, to Mary Kay Buratto, AICP, Planning Manager, be inserted into the minutes.

E. See above.

F. Tabled to a future meeting by the chair.

G. Tabled to a future meeting by the chair.

H. Tabled to a future meeting by the chair.

UDO Amendment

Division 15-3.0200
Sections 15-3.0201C,
15-3.0202C, 15-3.0204C
to include "in-law suites"
as a special use in certain
residential districts

I. Commissioner Skowronski moved and Commissioner Kneueppel seconded a motion to set a public hearing date. Upon voice vote, Commissioners Kneueppel and Skowronski voted 'aye'. Alderman Dorsan and Commissioners Bennett, Ritter & Ziegenhagen voted 'no.' Motion failed.

UDO Amendment

DIVISION 15-3.0300,
SECTION 15-3.0302C
GENERAL BUSINESS
DISTRICT AND
SECTION 15-3.0303C
COMMUNITY
BUSINESS DISTRICT to
allow boarding kennels
within animal hospitals

J. Commissioner Ritter moved and Commissioner Kneueppel seconded a motion to hold a public hearing on May 6, 2004. Upon voice vote, all voted 'aye'. Motion carried.

UDO Amendment

Table 15-3.0209A
R-8 MULTIPLE-FAMILY
RESIDENCE DISTRICT
DEVELOPMENT
STANDARDS to allow
accessory structures for
single-family residence
uses pursuant to Unified
Development Ordinance
SECTION 15-3.0801
GENERAL
STANDARDS FOR
ACCESSORY USES

K. Alderman Dorsan moved and Commissioner Kneueppel seconded a motion to hold a public hearing on May 6, 2004. Upon voice vote, all voted 'aye'. Motion carried.

UDO Amendment

DIVISION 15-
3.0400 PLANNED
DEVELOPMENT
DISTRICTS to allow
residential Planned
Development Districts on
parcels as small as five
(5) acres

L. Tabled to a future meeting by the chair.

Site Plan

St. James Catholic
Church for a 30' x 60'
storage garage on
property located at 7219
South 27th Street, I-1
Institutional District.
(NE 1/4 of Sec. 12)

M. Commissioner Skowronski moved and Commissioner Bennett seconded a motion to approve the site plan as presented, conditioned on the old buildings being razed within thirty (30) days of approval of the Site Plan. Upon voice vote, all voted 'aye'. Motion carried.

**NEXT SCHEDULED PLAN
COMMISSION MEETINGS**

April 22, 2004, 7:00 pm
May 06, 2004, 7:00 pm

IV No action needed; none taken.

MINUTES

**City of Franklin
Plan Commission Meeting**

April 08, 2004
Approved April 22, 2004

ADJOURNMENT

- V** Commissioner Ritter moved and Commissioner Bennett seconded a motion to adjourn the April 8, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 10:52 p.m.