

MINUTES

City of Franklin Plan Commission Meeting

December 9, 2004
Approved January 06, 2005

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of December 9, 2004, to order at 7:03 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns, Commissioners Ziegenhagen, Ritter, Bennett & Szychliński. Commissioner Skowronski was excused. Also present were Planner Booth & Planning Secretary Wilson.

MINUTES

- II.
 - A. Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to approve the minutes of the regular meeting of the Plan Commission of November 18, 2004, correcting IV.1.3. Upon voice vote, all voted 'aye'. Motion carried.

BUSINESS

Request by Dennis F. Schaefer to approve an Area and Bulk Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, for an outbuilding on property located at approximately 10004 South 112th Street, SE 1/4 of Sec. 30 (Tax Key Number 938- 9989-000), zoned R-2 Estate Single-Family Residence District.

- III.
 - A. Alderman Sohns moved and Commissioner Ritter seconded to recommend to the Board of Zoning and Building Appeals the Area & Bulk Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, for an outbuilding on property located at approximately 10004 South 112th Street, SE 1/4 of Sec. 30 (Tax Key Number 938- 9989-000), zoned R-2 Estate Single-Family Residence District, with the requirement that the number of horses be settled. Upon voice vote, all voted 'aye'. Motion carried.

.Request by Avian at Tuckaway, LLC to amend Special Use Permit 2003-5627, dated December 2, 2003, to change a private road to a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

- B. Request withdrawn. No action needed; none taken.

.Request by Avian at Tuckaway, LLC for a Special Exception from the Unified Development Ordinance Table 15-3.0209A, to decrease the setbacks, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

- C. Request withdrawn. No action needed; none taken.

Request by Avian at Tuckaway, LLC to approve a Certified Survey Map, making changes to show a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.

- D. Request withdrawn. No action needed; none taken.

Request by River Highlands Development, LLC, to approve a preliminary plat for a 30-lot residential subdivision, to be known as River Highlands, at approximately the southwest corner of South 51st Street & West Drexel Avenue, NW 1/4 of Sec. 14 (Tax Key Numbers 806-9994-002 & 806-9995-002), zoned R-6 Suburban Single-Family Residence District.

- E. Alderman Sohns moved and Commissioner Szychliński seconded to recommend to the Common Council approval of a Preliminary Plat for River Highlands Development LLC, with the following condition added: "Buyers of lots abutting conservation easements and/or buffers must be apprised of their responsibilities." Upon voice vote, all voted 'aye'. Motion carried.

Request by Duchow's Boat Show to approve a Temporary Use for a boat show and sale to be held June 2-12, 2005, in the parking lot of Sam's Wholesale Club, approximately 6701 South 27th Street, NE 1/4 of Sec. 01, zoned PDD #13 WAL-MART/SAM'S WHOLESALE CLUB.

Request by Apple Creek Condominium Association to approve a Monument Sign for Apple Creek Condominiums, located at approximately 11335 West Rawson Avenue, NE 1/4 of Sec. 07 (Tax Key Number 751-0008-000), zoned R-8 Multiple-Family Residence District.

Determination that an amendment to PDD #28 POLISH FESTIVALS, INC. is a minor amendment.

Request by Polish Heritage Alliance, Inc., to approve a minor amendment to PDD #28 POLISH FESTIVALS, INC. for property located at approximately 6941 South 68th Street, SW 1/4 of Sec. 03 (Tax Key Numbers 743-8978-003 & 743-8995-000).

Request by Polish Heritage Alliance, Inc., to approve a Certified Survey Map for property located at approximately 6941 South 68th Street, SW 1/4 of Sec. 03 (Tax Key Numbers 743-8978-003 & 743-8995-000), zoned PDD #28 POLISH FESTIVALS, INC.

Request by O'Malley Development LLC to approve a preliminary plat for a 36-lot residential subdivision, to be known as Stone Hedge Subdivision Addition #1, located at approximately South Cambridge Drive & Old Loomis Road, NW 1/4 of Sec. 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District.

Request by Southwood Court, LLC to approve a preliminary plat for a 15-lot residential subdivision, to be known as Southwood Court, located at approximately South 33rd - 35th Streets, West Central Avenue - West Ryan Road, SE 1/4 of Sec. 24 (Tax Key Number 879-9970-000), zoned R-6 Suburban Single-Family Residence District.

- F. Commissioner Ziegenhagen moved and Commissioner Szychliński seconded to approve a four-day Temporary Use Permit for Duchow's Boat Show. Upon voice vote, Alderman Sohns & Commissioners Ziegenhagen, Ritter, & Szychliński voted 'aye'. Commissioner Bennett voted 'no.' Motion carried 4-1.
- G. Alderman Sohns moved and Commissioner Ritter seconded to approve the Monument Sign for Apple Creek Condominiums, with the condition that an agreement be signed and recorded to run with the land that, in the event Rawson Road is widened, the sign must be moved at the Condominium Association's expense. Upon voice vote, all voted 'aye'. Motion carried.
- H. Commissioner Ritter moved and Commissioner Bennett seconded to determine the amendment to PDD #28 POLISH FESTIVALS, INC. to be minor. Upon voice vote, all voted 'aye'. Motion carried.
- I. Commissioner Ziegenhagen moved and Commissioner Ritter seconded to recommend to the Common Council approval of an amendment to PDD #28 POLISH FESTIVALS, INC. Upon voice vote, all voted 'aye'. Motion carried.
- J. Commissioner Ritter moved and Commissioner Szychliński seconded to recommend to the Common Council approval of a Certified Survey Map for the Polish Heritage Alliance, Inc., with the condition that: "The face of the Certified Survey Map shall show there is not and will not be access to West Loomis Road (STH 36) from the property." Upon voice vote, all voted 'aye'. Motion carried.
- K. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to table consideration of the item until the regular Plan Commission meeting scheduled for January 6, 2005. Upon voice vote, all voted 'aye'. Motion carried and the item was tabled.
- L. 1. Alderman Sohns moved and Commissioner Szychliński seconded to recommend to the Common Council approval of a Preliminary Plat for Southwood Court LLC. Upon voice vote, all voted 'aye'. Motion carried.
2. Alderman Sohns moved and Commissioner Szychliński seconded to refer to the Environmental Commission discrepancies between the Unified Development Ordinance and the Municipal Code as to whether or not to count noxious or subnoxious weeds as "trees" in either mature or young woodlands. Upon voice vote, all voted 'aye'. Motion carried.

Request by Indian Community School to review Plan Commission Resolution 2004-0402, approved on April 8, 2004, and make recommendations to the Common Council.

Recommendation by the Comprehensive Master Plan Consultant Selection Committee to negotiate a contract with Planning & Design Institute, Inc.

Set next meeting dates. Next *scheduled* Plan Commission Meeting is January 6, 2005.

ADJOURNMENT

- M. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to refer to staff to work with applicant on any ambiguities, with the results to be reported to the Plan Commission for action at the regular Plan Commission meeting scheduled for January 20, 2005. Upon voice vote, all voted 'aye'. Motion carried.
- N. Commissioner Szychliński moved and Commissioner Bennett seconded to accept the recommendation of the Comprehensive Master Plan Consultant Selection Committee and to approve that the Committee continue with negotiations leading to a contract to be brought to the Plan Commission for recommendation when ready. Upon voice vote, all voted 'aye'. Motion carried.
- O. The Mayor announced the next Plan Commission meeting would be held at its regularly scheduled time of January 6, 2005, with the following meeting on January 20, 2005. No action needed; none taken.
- V. Commissioner Ritter moved and Commissioner Szychliński seconded to adjourn the December 8, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 8:40 p.m.