

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of June 17, 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 Bennett, Szychlinski, Ritter and Skowronski. Commissioner Ziegenhagen was excused. Also present were Planners Fruth and Johnson.

MINUTES

- II.
 - A. Commissioner Ritter moved and Commissioner Bennett seconded a motion to approve the minutes of the regular meeting of June 3, 2004, with corrections to Items IV. G and J. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARING

- III.
 - A. The Mayor opened the Public Hearing on the petition for a special use for Steele Solutions, Inc., 9909 South 57th Street, for steel fabrication and painting, at 7:10 p.m. One member of the public spoke to the special use petition. The public hearing was closed at 7:15 p.m.

Consideration of a request for a special use for Steele Solutions, Inc., 9909 South 57th Street, NW 1/4 of Sec. 26 (899-0003-000), zoned PDD #7, for steel fabrication and painting.

Consideration of a request for an amendment to the City of Franklin's Comprehensive Master Plan for the Crossroads Trade Area, approximately Loomis Road (STH 36) and St. Martin's Road (STH 100).

- B. The Mayor opened the Public Hearing on a proposed amendment to the City of Franklin's Comprehensive Master Plan for the Crossroads Trade Area, approximately Loomis Road (STH 36) and St. Martin's Road (STH 100) at 7:17 p.m. A presentation by Carolyn Esswein, Planning and Design Institute, Inc., preceded the public comment period. Sixteen members of the public spoke to the amendment. The public hearing was closed at 8:57 p.m.

Mayor Klimetz called a break until 9:10 p.m.

BUSINESS

- IV.
 - A. Alderman Sohns 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.

Consideration of a request to take action on the same night for a special use for Steele Solutions, Inc., 9909 South 57th Street, NW 1/4 of Sec. 26 (899-0003-000), zoned PDD #7, for steel fabrication and painting.

Consideration of a request for a special use for Steele Solutions, Inc., 9909 South 57th Street, NW 1/4 of Sec. 26 (899-0003-000), zoned PDD #7, for steel fabrication and painting.

- B. Commissioner Skowronski moved and Commissioner Ritter seconded a motion to recommend approval to the Common Council of a special use to fabricate and paint steel products, for Steele Solutions, Inc., for property located at 9909 S. 57th Street, NW 1/4 of Section 26 (899-0003-000), subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of the attached resolution as to form by the City Attorney.

Consideration of a request to take action on the same night on an amendment to the City of Franklin's Comprehensive Master Plan for the Crossroads Trade Area, approximately Loomis Road (STH 36) and St. Martin's Road (STH 100).

- C. No action needed; none taken.

Consideration of a request for an amendment to the City of Franklin's Comprehensive Master Plan for the Crossroads Trade Area,

- D. Commissioner Sohns moved and Commissioner Bennett seconded a motion to table to July 8, 2004 the consideration of a request for an amendment to the City of Franklin's Comprehensive Master Plan for the Crossroads Trade Area in order for Planning & Design Institute, Inc., to do additional plan modifications, in respect to local concerns, with a request for additional contract funding to be forwarded to the

MINUTES

City of Franklin Plan Commission Meeting

June 17, 2004
Approved July 8, 2004

approximately Loomis Road (STH 36) and St. Martin's Road (STH 100).

Consideration of a request to approve a site plan for Faith Community Church, 7601 South 76th Street, SE 1/4 of Sec. 9 (756-9984-001 & 756-9984-002), zoned I-1 Institutional District.

Consideration of a request to recommend a special use for an Option 1 "Open Space Subdivision" in an R-6 Suburban Single-Family Residence District, and to recommend approval of the River Park preliminary plat submitted by ICON Development Corporation, for a parcel of land west of South 51st Street, south of West Drexel Avenue and east of West Cascade Drive South (NW 1/4 of Sec. 10), to be known as River Park Residential Subdivision. [Tabled at the regular Plan Commission meeting of June 3, 2004]

Consideration of comments to a draft RFP to update the City of Franklin Comprehensive Master Plan, presented by Nancy Anderson, SEWRPC, at the regular Plan Commission meeting of June 3, 2004. [Tabled at the regular Plan Commission meeting of June 3, 2004]

Request from ICON Development Corporation to remove curb & gutter requirements for Deerwood Condominiums, Woodlake Condominiums and the Villas of Franklin Oaks.

Referral to the Plan Commission for establishment of a South 27th Street Moratorium Area.

ADJOURNMENT

Common Council for its June 22, 2004, regular meeting. Upon voice vote, all voted 'aye'. Motion carried.

E. Alderman Sohns moved and Commissioner Skowronski seconded a motion to approve the site plan for Faith Community Church with the conditions that the applicant works with Engineering to ensure appropriate timing of landscaping with the future South 76th Street improvements, while also ensuring that said landscape improvements provide adequate screening of headlights and parking areas; that the developer's agreement be amended to reflect this landscaping condition and that a letter of credit be submitted. Upon roll call vote Alderman Sohns and Commissioners Bennett, Skowronski & Szychlinski voted 'aye'; Commissioner Ritter voted 'no.' Motion carried.

F. Commissioner Skowronski moved and Commissioner Szychlinski seconded a motion to recommend approval of a special use for an Option 1 "Open Space Subdivision" in an R-6 Suburban Single-Family Residence District, and to recommend approval of the River Park preliminary plat submitted by ICON Development Corporation, for a parcel of land west of South 51st Street, south of West Drexel Avenue and east of West Cascade Drive South (NW 1/4 of Sec. 10), to be known as River Park Residential Subdivision subject to Department of Natural Resources review, an approved Stormwater Management plan with the agreement that the developer will consider removing a lot to meet stormwater requirements and a clause in the development agreement to provide landscape plantings within open space buffer. Upon roll call vote Commissioners Bennett, Skowronski & Szychlinski voted 'aye'; Alderman Sohns & Commissioner Ritter voted 'no.' Motion failed, as requires four (4) 'ayes.' The special use request will be forwarded to the Common Council without a recommendation.

G. Commissioner Ritter moved and Commissioner Bennett seconded a motion to table consideration of comments to a draft RFP to update the City of Franklin Comprehensive Plan to allow staff to incorporate the comments of the Plan Commission into the draft RFP to present at the July 8, 2004, regular meeting. Upon voice vote, all voted 'aye'. Motion carried.

H. Commissioner Skowronski moved and Alderman Sohns seconded a motion to approve a request to remove curb & gutter requirements for Deerwood Condominiums, Woodlake Condominiums and the Villas of Franklin Oaks in accordance with plans reviewed by the Engineering Department. Upon roll call vote Alderman Sohns and Commissioners Bennett, Skowronski & Szychlinski voted 'aye'; Commissioner Ritter voted 'no.' Motion carried.

I. Alderman Sohns moved and Commissioner Skowronski seconded a motion to hold a special joint meeting on June 24, 2004, of the Plan Commission and the Community Development Authority, with an invitation to the Economic Development Commission, to discuss potential boundaries for the 27th Street Moratorium. Upon voice vote, all voted 'aye'. Motion carried.

V. Commissioner Ritter moved and Commissioner Bennett seconded a motion to adjourn the June 17, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 10:15 p.m.