

MINUTES

**City of Franklin
Plan Commission Meeting**

July 8, 2004
Approved as amended
July 22, 2004

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of July 8, 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, Ziegenhagen and Skowronski. Also present were Planners Fruth and Johnson.

MINUTES

- II.
 - A. Commissioner Ritter moved and Alderman Sohns seconded a motion to approve the minutes of the regular meeting of June 17, 2004. Upon roll call vote Alderman Sohns and Commissioners Bennett, Skowronski, Szychlinski and Ritter voted 'aye'; Commissioner Ziegenhagen abstained. Motion carried.
 - B. Alderman Sohns moved and Commissioner Ritter seconded a motion to approve the minutes of the special meeting of June 24, 2004. Upon roll call vote Alderman Sohns and Commissioners Ziegenhagen, Skowronski, Szychlinski and Ritter voted 'aye'; Commissioner Bennett abstained. Motion carried.

PUBLIC HEARING

III.

Special Use
Gus Koutromanos
7621 W. Rawson Ave.
NE 1/4 of Sec. 09

- A. The Mayor opened the Public Hearing on the petition by Gus Koutromanos for a special use for a restaurant with a drive-thru at 7621 West Rawson Avenue, NE 1/4 of Sec. 09 (755-0193-000), zoned PDD Planned Development District #16 (FRANKLIN CENTRE) at 8:01p.m. One member of the public spoke to the amendment. The public hearing was closed at 8:07 p.m.

Rezoning
The Redmond Company
2929 W, Rawson Ave.
NE 1/4 of Sec. 12

- B. The Mayor opened the Public Hearing on the petition by The Redmond Company to rezone a parcel of land located at 2929 West Rawson Avenue, NE 1/4 of Sec. 12 (761-9966-000), from R-6 Suburban Single-Family Residence District to B-6 Professional Office District at 8:15 p.m. One member of the public spoke to the amendment. The public hearing was closed at 8:33 p.m.

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.

Commissioner Skowronski moved and Alderman Sohns seconded a motion to recommend approval of a rezoning request for a parcel of land located at 2929 West Rawson Avenue, NE 1/4 of Sec. 12 (761-9966-000), from R-6 Suburban Single-Family Residence District to B-6 Professional Office District, contingent on approval of the attached ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye.' Motion carried.

Special Use
The Redmond Company
2929 W, Rawson Ave.
NE 1/4 of Sec. 12

- C. The Mayor opened the Public Hearing on the petition by The Redmond Company for a special use for a bank with drive-thru at 2929 West Rawson Avenue, NE 1/4 of Sec. 12 (761-9966-000), to be zoned B-6 Professional Office District at 8:15 p.m. One member of the public spoke to the amendment. The public hearing was closed at 8:33 p.m.

Commissioner Ritter moved and Commissioner Szychlinski seconded a motion to set over the special use request for a bank with drive-thru at 2929 West Rawson Avenue, NE 1/4 of Sec. 12 to the regular meeting of August 5, 2004. Upon voice vote, all voted 'aye.' Motion carried.

Special Use Amendment
Hiller Ford, Inc.
6455 S. 108th Street.
NE 1/4 of Sec. 06

- D. The Mayor opened the Public Hearing on the petition by Hiller Ford, Inc., for an amendment to special use No. 95-4217, to expand an automobile dealership parking lot at 6455 South 108th Street, NE 1/4 of Sec. 06 (704-9998-004), zoned M-1 Limited Industrial District at 8:36 p.m. No member of the public spoke to the amendment. The

MINUTES

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public hearing was closed at 8:40p.m.

Amendment to the Unified
Development Ordinance
Table 15-3.0603

- E.** The Mayor opened the Public Hearing on a request to amend Division 15-3.0600, §15-3.0603, Table 15-3.0603 of the Unified Development Ordinance to allow limousine services as a special use in M-1 Limited Industrial District and M-2 General Industrial District at 8:41. Fire Chief Martins spoke to the amendment. The public hearing was closed at 8:50 p.m.

Alderman Sohns moved and Commissioner Ritter seconded a motion to set over the Amendment to the Unified Development Ordinance Table 15-3.0603 to the regular meeting of August 5, 2004 to allow staff to add definitions of "limousine" and "limousine service" to the ordinance. Upon voice vote, all voted 'aye'. Motion carried.

Amendment to the Unified
Development Ordinance
Section 15-3.0505

- F.** The Mayor opened the Public Hearing on a request to amend Division 15-3.0500, Section 15-3.0505 to create §15-3.0505A. of the Unified Development Ordinance to cap the size of individual retail buildings to 125,000 gross square feet in B-1 Neighborhood Business District, B-2 General Business District, B-3 Community Business District and B-5 Highway Business District at 7:06 p.m. Ten members of the public spoke to the amendment. The public hearing was closed at 7:45 p.m.

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

Alderman Sohns moved and Commissioner Ziegenhagen seconded a motion to recommend approval of an amendment to the Unified Development Ordinance, Division 15-5.0500, Section 15-5.0505, contingent on approval of the attached ordinance as to form by the City Attorney. Upon voice vote, Alderman Sohns and Commissioners Skowronski, Ziegenhagen, Bennett and Szychliniski voted 'aye.' Commissioner Ritter voted 'no.' Motion carried.

Mayor Klimetz called a break until 8:00 p.m.

BUSINESS

IV.

Wieczorek
front yard fence
5732 W. Rawson Ave.
SW 1/4 of Sec. 02

- A.** Commissioner Skowronski moved and Commissioner Ritter seconded a motion to grant approval to Theodore and Kathryn Wieczorek's request to install a fence in the front yard at 5732 W. Rawson Avenue. Upon voice vote, Alderman Sohns and Commissioners Skowronski, Ritter & Ziegenhagen voted 'aye.' Commissioners Bennett and Szychliniski voted 'no.' Motion carried.

Concept Review
South Suburban YMCA
7333 South 27th Street,
NE 1/4 of Sec. 12

- B.** No action needed; none taken. The Mayor noted that the Plan Commission, by consensus, welcomed the proposal.

Monument Sign
Millennium Partners
Whitnall Grove
Residential Subdivision
SE 1/4 of Sec. 06

- C.** Alderman Sohns moved and Commissioner Szychliniski seconded a motion to approve the monument sign for Whitnall Grove as presented. Upon voice vote, all voted 'aye'. Motion carried.

MINUTES

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July 22, 2004

Temporary Use
Mark E. Carstensen
Construction, Inc.
68th St. & Puetz Rd. NW
1/4 of Sec. 22

D. Commissioner Skowronski moved and Alderman Sohns seconded a motion to approve a temporary use request for Mark E. Carstensen Construction, Inc. to operate a temporary sales trailer for a maximum of 12 months, with said approval to expire on July 7, 2005. Upon voice vote, all voted 'aye'. Motion carried.

Amendment to the City
of Franklin Comprehensive
Master Plan
Crossroads Trade Area

E. Commissioner Bennett moved and Commissioner Skowronski seconded a motion to table the Amendment to the City of Franklin Comprehensive Master Plan Crossroads Trade Area to the regular meeting of July 22, 2004. Upon voice vote, all voted 'aye'. Motion carried.

NRPP for
MLG RE 2002 LLC
Commercial outlot at
Yorkshire Grove
Subdivision
NE 1/4 of Sec. 24

F. Alderman Sohns moved and Commissioner Szychlinski seconded a motion to approve the NRPP for the commercial outlot at Yorkshire Grove Subdivision. Upon voice vote, all voted 'aye'. Motion carried.

Same night action
Special Use
Gus Koutromanos
7621 W. Rawson Ave.
NE 1/4 of Sec. 09

G. Commissioner Szychlinski 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.

Special Use
Gus Koutromanos
7621 W. Rawson Ave.
NE 1/4 of Sec. 09

H. Commissioner Ritter moved and Alderman Sohns seconded a motion to recommend to the Common Council approval of a special use for a restaurant with a drive-thru, for Gus Koutromanos, for property located at 7621 West Rawson Avenue, NE 1/4 of Section 09 (tax key number 755-0193-000), subject to meeting all conditions as outlined by the Plan Commission in the attached resolution. Upon voice vote, all voted 'aye'. Motion carried.

Land Combination
Hiller Ford, Inc.
6455 S. 108th Street.
NE 1/4 of Sec. 06

I. Commissioner Szychlinski moved and Commissioner Skowronski seconded a motion to recommend to the Common Council approval of a land combination and special use amendment for the expansion of parking facilities for property located at 6455 S 108th Street, Tax Key Numbers 704-9976-002, 704-9998-002 & 704-9998-001, NE 1/4 of Sec. 06, for Hiller Ford, Inc., subject to meeting all conditions as outlined by the Plan Commission in the attached resolution. Upon voice vote, all voted 'aye'. Motion carried.

Same night action
Special Use Amendment
Hiller Ford, Inc.
6455 S. 108th Street.
NE 1/4 of Sec. 06

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

Same night action
Special Use Amendment
Hiller Ford, Inc.
6455 S. 108th Street.
NE 1/4 of Sec. 06

K. Commissioner Szychlinski moved and Commissioner Skowronski seconded a motion to recommend to the Common Council approval of a land combination and special use amendment for the expansion of parking facilities for property located at 6455 S 108th Street, Tax Key Numbers 704-9976-002, 704-9998-002 & 704-9998-001, NE 1/4 of Sec. 06, for Hiller Ford, Inc., subject to meeting all conditions as outlined by the Plan Commission in the attached resolution. Upon voice vote, all voted 'aye'. Motion carried.

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Certified Survey Map
Brenda & Nicholas Smak
6811 South 51st Street &
5202 W Princeton Pines
Court, SW 1/4 of Sec. 02

L. Commissioner Sohns moved and Commissioner Ziegenhagen seconded a motion to recommend approval of a Certified Survey Map date-stamped July 6, 2004, for the SW 1/4 of Section 02, for Brenda & Nicholas Smak, TKN 741-9986-008 & 741-9986-009, subject to meeting all conditions as outlined by the Plan Commission in the presented resolution and contingent on approval of said resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Certified Survey Map
Don Adams
10307 W. Oakwood Rd.
NW 1/4 of Sec. 32

M. Commissioner Sohns moved and Commissioner Szychlinski seconded a motion to recommend to the Common Council approval of a Certified Survey Map for the NW 1/4 of Section 32 for Don Adams, subject to meeting all conditions as outlined by the Plan Commission in the presented resolution and contingent on approval of said resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Land Combination
Strojanovich
4259 Pebble Beach Ct.
SW 1/4 of Sec. 01

N. Commissioner Ritter moved and Commissioner Bennett seconded a motion to recommend to the Common Council approval of a land combination for property located at 4259 Pebble Beach Ct., Tax Key Numbers 739-0011-000 & 739-0104-000, SW 1/4 of Sec. 01, for Peter and Diane Strojanovich, subject to meeting all conditions as outlined by the Plan Commission in the attached resolution. Upon voice vote, all voted 'aye'. Motion carried.

Preliminary Plat
Kings Way Homes, Inc.
Woodbury Dr. & Drexel
Ave. SW 1/4 of Sec. 10

O. Alderman Sohns moved and Commissioner Skowronski seconded a motion to recommend to the Common Council approval of a preliminary plat for property located in the SW 1/4 of Section 10 for KW Robinwood, LLC, to be known as Robinwood Estates Addition #1, subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of said resolution as to form by the City Attorney. Upon voice vote, Alderman Sohns and Commissioners Skowronski, Bennett and Szychlinski voted 'aye.' Commissioners Ziegenhagen and Ritter voted 'no.' Motion carried.

Concept Review
Franklin Commerce
Center IV
9645 S. 54th St.
NW 1/4 of Sec. 26

P. Alderman Sohns moved and Commissioner Skowronski seconded a motion to refer the concept review to the Community Development Authority. Upon voice vote, all voted 'aye'. Motion carried.

Concept Review
Franklin Commerce
Center II
9779 S. Franklin Dr.
NW 1/4 of Sec. 26

Q. Alderman Sohns moved and Commissioner Skowronski seconded a motion to refer the concept review to the Community Development Authority. Upon voice vote, all voted 'aye'. Motion carried.

Draft RFP
Franklin Comprehensive
Master Plan

R. Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to direct staff to send the RFP with the initial interview to be conducted by the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried.

ADJOURNMENT

V. Commissioner Ritter moved and Alderman Sohns seconded a motion to adjourn the July 08, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:54 p.m.