

# MINUTES

## City of Franklin Plan Commission Meeting

April 07, 2005  
Approved April 21 2005,  
as corrected

### CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of April 07, 2005, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns, Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychlinski. Also present were Planner Booth & Planning Intern Mentkowski.

### MINUTES

Thursday, March 17, 2005

- II. A. Commissioner Bennett moved and Alderman Sohns seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, March 17, 2005, as presented. Upon voice vote, all voted 'aye'. Motion carried.

Thursday, March 31, 2005

- A. Alderman Sohns moved and Commissioner Skowronski seconded to table action on the minutes of the regular meeting of the Plan Commission of Thursday, March 31, 2005, until the regular meeting of Thursday, April 21, 2005. Upon voice vote, all voted 'aye'. Motion carried.

### BUSINESS

Request by River Park Partners LLC to recommend a final plat for River Park, located at approximately 8233 South 51<sup>st</sup> Street, NW 1/4 of Section 14 (Tax Key Numbers 806-9998-000 & 806-9997-000), zoned R-6 Suburban Single-Family Residence District.

### III.

- A. Alderman Sohns moved and Commissioner Skowronski seconded a request by River Park Partners LLC to recommend a final plat for River Park, located at approximately 8233 South 51<sup>st</sup> Street, NW 1/4 of Section 14 (Tax Key Numbers 806-9998-000 & 806-9997-000), zoned R-6 Suburban Single-Family Residence District, with the removal of the Developer's Agreement from the resolution. Upon voice vote, all voted 'aye'. Motion carried.

Request by O'Malley Development LLC to recommend a final plat for Stone Hedge Addition #1, located at approximately West Old Loomis Road south of West Rawson Avenue, NW 1/4 of Section 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District.

- B. Commissioner Bennett moved and Commissioner Szychlinski seconded a request by O'Malley Development LLC to recommend a final plat for Stone Hedge Addition #1, located at approximately West Old Loomis Road south of West Rawson Avenue, NW 1/4 of Section 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District, with the removal of the Landscape Easement. Upon voice vote, all voted 'aye'. Motion carried.

Review and Recommend to the Common Council the Vacation of Ashland Way west of S. Oakwood Park Drive.

- C. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded to recommend to the Common Council the Vacation of Ashland Way west of S. Oakwood Park Drive. Upon voice vote, all voted 'aye'. Motion carried.

Request by Jason W. Jones to review and make comments on a concept proposal for a special use for property at approximately 9821 West Loomis Road, SE 1/4 of Section 18 (Tax Key Numbers 840-9969-000 & 840-9994-000), zoned B-3 Community Business District.

- D. No action needed; none taken.

Request by Alan Catchpool & Monica Heil, CEI Engineering Associates, Inc., on behalf of Sam's Real Estate Business Trust, to review and make comments on a concept proposal for a petroleum fueling station on the property at approximately 6705 South 27<sup>th</sup> Street, NE 1/4 of Section 01 (Tax Key Number 714-0004-000).

E. No action needed; none taken.

Request by Kunal Enterprises (Priya Corporation) to review and make comments on a concept proposal for a petroleum fueling station and mini-mall on the property at approximately 5040 West Rawson Avenue, SE 1/4 of Section 02 (Tax Key Number 740-9988-005), zoned B-1 Neighborhood Business District.

F. No action needed; none taken.

Request by John & Stephanie Sosa to review and make comments on a concept proposal for a Certified Survey Map and rezoning from R-2 Estate Single-Family Residence District to A-1 Agricultural District, at approximately 10534 West Oakwood Road, SW1/4 of Section 29 (Tax Key Number 937-9999-003).

G. No action needed; none taken.

Request by Cade Construction, Inc., to review and make comments on a concept proposal for a 28-lot residential subdivision, to be known as Pebble Valley, at approximately South 49<sup>th</sup> Street and West Madison Boulevard, NE 1/4 of Section 11 (Tax Key Number 759-9981-010), zoned R-6 Suburban Single-Family Residence District.

H. No action needed; none taken.

Request to recommend an ordinance to amend the City of Franklin Unified Development Ordinance Division 15-11.0100 Definitions Section 15-11.0103 Specific Words and Phrases to define family composition/residential facilities definitions/rules.

I. Alderman Sohns moved and Commissioner Ritter seconded to table a request to recommend an ordinance to amend the City of Franklin Unified Development Ordinance Division 15-11.0100 Definitions Section 15-11.0103 Specific Words and Phrases to define family composition/residential facilities definitions/rules, until a later Plan Commission meeting. Upon voice vote, all voted 'aye'. Motion carried.

The Mayor called a recess at 8:32 p.m., calling the Plan Commission back into session at 8:47 p.m.

Discussion of a change in Plan Commission review and approval of temporary uses to allow such review and approval to take place at the staff level.

J. Alderman Sohns moved and Commissioner Skowronski seconded to table the discussion of a change in Plan Commission review and approval of temporary uses, to allow Planning Staff time to create and present a possible new Temporary Use process. Upon voice vote, all voted 'aye'. Motion carried.

Discussion of the proposed amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance, to create a new RC-1 Conservation Residence District (proposed within Division 15-3.0200), providing in part for allowing a diversity of lot sizes and single and multiple family uses, housing choices and building densities, while protecting and restoring environmentally sensitive areas, a new B-7 South 27th Street Mixed-Use Office District (proposed within Division 15-3.0300), providing in part for the development of high quality office and retail uses, a new OL-1 Office Overlay District (proposed within Division 15-3.0300), providing in part for the development of high quality office uses and other supportive business service uses as a component, and the amendment of the existing B-4 South 27th Street Business District (Section 15-3.0304) to a proposed B-4 South 27th Street Mixed-Use Commercial District, such amendment providing in part for the development of mixed uses such as retail, commercial, office and residential. Such specific words and phrases within such proposed amendment not currently defined by the Unified Development Ordinance are also proposed for amendment to and inclusion within Division 15-11.0100 Definitions, including but not limited to "Minimum Building Coverage", "Maximum Building Coverage", "Secondary Use" and "Base Zoning". Such proposed amendment is based upon the recommendations, discussions, information and provisions within the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. (City of Franklin, applicant)

**K. No action needed; none taken.**

Discussion of the proposed amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, and Division 15-5.0100 Design Standards for Land Divisions, or as may be otherwise located and numbered within such Ordinance, to create new South 27<sup>th</sup> Street Design Standards, including but not limited to requirements and standards for streetscape, parking, landscape and site design, off-street parking, lighting, signage and architectural requirements. The proposed standards would be applicable within the area of and based upon the contents and concepts of the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. A map of the South 27<sup>th</sup> Street Corridor Plan Area is annexed hereto. (City of Franklin, applicant)

**L. No action needed; none taken.**

Discussion of the proposed amendment to §15-3.0102 (Zoning Map) of the Unified Development Ordinance for the rezoning of certain areas in the South 27th Street Corridor Plan Area from West Rawson Avenue to West South County Line Road, South 27th Street to South 31st Street, approximately and as depicted upon the Plan Area Map annexed hereto, from B-2 General Business District, B-3 Community Business District, B-4 South 27th Street Business District, B-5 Highway Business District, BP Business Park District, PDD Planned Development District, R-6 Suburban Single-Family Residence District and M-1 Limited Industrial District to new as amended B-4 South 27th Street Mixed-Use Commercial District, new B-7 South 27th Street Mixed-Use Office District, new RC-1 Conservation Residence District and new OL-1 Office Overlay District. In addition to those parcels existing within the Plan Area Map annexed hereto, a more specific listing of the properties to be rezoned, current zoning district designations and proposed designations, is as follows:  
(see the Agenda for each TKN involved)

M. No action needed; none taken.

**ADJOURNMENT**

IV. Commissioner Ritter moved and Commissioner Bennett seconded a motion to adjourn the April 07, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 10:10 p.m.