

**CALL TO ORDER**

- I. Mayor Taylor called the regular meeting of the Plan Commission of September 08, 2005, to order at 7:00 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Ziegenhagen, Ritter, Haley & Bennett. Alderman Skowronski & Commissioner Hanneman were excused. Alderman Skowronski arrived at 7:03 PM. Also present were Community Development Director Wheaton, Planner II Booth, Planning Secretary Wilson and City Attorney Wesolowski.

**MINUTES**

**Regular meeting of August 25, 2005**

- II.
  - A. Commissioner Haley moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, August 25, 2005, as presented. Upon voice vote, all voted 'aye'. Motion carried.

**PUBLIC HEARING**

**Zoning Code (Map) Amendment  
Franklin Ventures II, LLC  
(Shadwell Subdivision) (35-lots)**  
Rezoning from R-7 Two-Family Residence District to R-4 Suburban Single-Family Residence District Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18 R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

- III.
  - A. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:06 PM and closed it at 7:06 PM.

**Special Use Amendment  
Franklin Ventures, LLC  
(Villas at Monticello Gardens Condominiums)**  
Change in the Condominium Plat boundary Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18 R-7 Two-Family Residence District

- B. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:10 PM and closed it at 7:10 PM.

**Special Exception Area & Bulk  
LandCraft Survey & Engineering, Inc.**  
Special Exception Area & Bulk to change 25' setback to 22'.  
Approximately 4927 West Woodland Drive SE 1/4 of Section 02 (Tax Key Number 740-0159-000) R-5 Suburban Single-Family Residence District

- C. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:34 PM and closed it at 7:34 PM.

**Special Use to replace sunroom in R-8  
Multiple-Family Residence District  
Michael T & Barbara M Hannagan**  
Special Use to replace sunroom in R-8 Multiple-Family Residence District  
Approximately 9705 South 76th Street R-8 Multiple-Family Residence District

- D. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:49 PM and closed it at 7:49 PM.

**Unified Development Ordinance Text  
Amendment  
City of Franklin**  
Text Amendment to Sections 15-3.0804 & 15-10.0104F of the Unified Development Ordinance to allow Planning Staff to grant certain temporary use permits

- E. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:55 PM. Alderman Solomon spoke to the proposed amendment. No one else coming forward, the public hearing was closed at 8:02 PM

**BUSINESS**

**Zoning Code (Map) Amendment  
Franklin Ventures II, LLC  
(Shadwell Subdivision) (35-lots)**

Rezoning from R-7 Two-Family Residence District to R-4 Suburban Single-Family Residence District Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18 R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

**Final Plat  
Franklin Ventures II, LLC  
(Shadwell Subdivision) (35-lots)**

Final Plat Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18 R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

**Declaration of Covenants, Conditions and Restrictions**

**Franklin Ventures II, LLC  
(Shadwell Subdivision) (35-lots)**

Declaration of Covenants, Conditions and Restrictions Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18 R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

**Homeowner Documents  
Franklin Ventures II, LLC  
(Shadwell Subdivision) (35-lots)**

Homeowner Documents Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18 R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

**Conservation Easement  
Franklin Ventures II, LLC  
(Shadwell Subdivision) (35-lots)**

Conservation Easement Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18 R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

**IV.**

- A. Alderman Skowronski moved and Commissioner Bennett seconded to approve a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-7 Two-Family Residence District to R-4 Suburban Single-Family Residence District (Franklin Venures II, LLC, Applicant). Upon voice vote, all voted 'aye'. Motion carried.
- B. Commissioner Ziegenhagen moved and Commissioner Bennett seconded a motion to recommend approval of a resolution conditionally approving a final plat for Shadwell Subdivision. Upon voice vote, all voted 'aye'. Motion carried.
- C. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to approve a resolution approving deed restrictions and protective covenants for and as part of the review and approval of the final plat for Shadwell Subdivision, subject to language added by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.
- D. Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to approve a resolution approving Homeowners' Association legal instruments for and as part of the review and approval of the final plat for Shadwell Subdivision, subject to language added by the City Attorney (at approximately West Forest Home Avenue & West Jefferson Terrace) (Franklin Ventures II, LLC, Applicant). Upon voice vote, all voted 'aye'. Motion carried.
- E. Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to recommend approval of a resolution authorizing certain officials to accept a conservation easement for and as part of the review and approval of the Final Plat for Shadwell Subdivision. Upon voice vote, all voted 'aye'. Motion carried.

**Special Use Permit Amendment to change Condominium Plat boundaries, Building Elevations & Approval of Condominium Plat Franklin Ventures, LLC (Villas at Monticello Gardens Condominiums)**  
Change in the Condominium Plat boundary & building elevations for buildings E & H-K and approval of Condominium Plat.  
Approximately West Forest Home Avenue & West Jefferson Terrace NW 1/4 of Section 18  
R-7 Two-Family Residence District

F. Commissioner Bennett moved and Commissioner Ritter seconded a motion to approve a resolution conditionally approving an addendum to the Villas at Monticello Condominium plat, being a division of a part of the northeast 1/4 of Section 18, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. (Approximately West Forest Home Avenue & West Jefferson Terrace) (Franklin Ventures LLC). Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Bennett moved and Commissioner Haley seconded a motion to approve a resolution to amend Resolution No. 2002-5469 imposing conditions and restrictions for the approval of a Special Use for property located at approximately West Forest Home Avenue & West Jefferson Terrace (Franklin Ventures LLC). Upon roll call vote, Alderman Skowronski and Commissioners Ziegenhagen, Ritter, Haley & Bennett voted "aye." No one voting "no," the motion carried 5-0.

**Special Exception Area & Bulk LandCraft Survey & Engineering, Inc.**  
Special Exception Area & Bulk to change 25' setback to 22'.  
Approximately 4927 West Woodland Drive  
NE 1/4 of Section 28 (Tax Key Number 896-9999-004)  
R-8 Multiple-Family Residence District

G. Alderman Skowronski moved and Commissioner Haley seconded a motion to recommend approval (to the Board of Zoning & Building Appeals) of an area exception to change a corner side yard setback from 25' to 22', at 4927 West Woodland Drive, subject to all the conditions and provisions set forth in the the Planning Department recommendation in the September 8, 2005, meeting packet. Upon roll call vote, Alderman Skowronski and Commissioners Ziegenhagen, Haley and Bennett voted "aye." Commissioner Ritter voted "no." The motion carried 4-1.

**Special Use to replace sunroom in R-8 Multiple-Family Residence District Michael T & Barbara M Hannagan**  
Special Use to replace sunroom in R-8 Multiple-Family Residence District  
Approximately 9705 South 76th Street  
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)  
R-5 Suburban Single-Family Residence District

H. Commissioner Ziegenhagen moved and Commissioner Bennett seconded a motion to approve a resolution imposing conditions and restrictions for the approval of a Special Use for property located at approximately 9705 South 76<sup>th</sup> Street (Michael T & Barbara M Hannagan). Upon voice vote, all voted 'aye'. Motion carried.

**Zoning Code (Map) Amendment Horizon Development Group (Francis Woods 16-unit Senior Condominiums)**  
Rezoning from B-3 Community Business District & R-6 Single Family Residential to Planned Development District (PDD) #22  
Approximately 7710 South 51<sup>st</sup> Street  
SE 1/4 of Section 11 (Tax Key Number 788-9986-004)  
B-3 Community Business District & R-6 Suburban Single-Family Residence District

I. Alderman Skowronski moved and Commissioner Bennett seconded a motion to approve an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from B-3 Community Business District and R-6 Suburban Single-Family Residence District to PDD Planned Development District No. 22 (Clare Meadows) (Horizon Development Group, Applicant). Upon voice vote, all voted 'aye'. Motion carried unanimously.

**Amendment to PDD #22 CLARE MEADOWS Horizon Development Group (Francis Woods 16-unit Senior Condominiums)**  
Amendment to PDD #22 CLARE MEADOWS  
Approximately 7710 South 51<sup>st</sup> Street  
SE 1/4 of Section 11 (Tax Key Number 788-9986-004)  
B-3 Community Business District & R-6 Suburban Single-Family Residence District

J. Alderman Skowronski moved and Commissioner Bennett seconded a motion to approve an ordinance to amend §15-3.0427 of the Unified Development Ordinance, Planned Development District No. 22 (Clare Meadows) (Horizon Development Group, Applicant). Upon voice vote, all voted 'aye'. Motion carried unanimously.

**Site Plan Amendment  
Hartland Meadows LLC**

**(Garden Plaza Shopping Center)**

Site Plan Amendment to remodel the front façade of the shopping center.

Approximately 6514-6572 S Lovers Lane Road  
NW 1/4 of Section 05 (Tax Key Number 705-8997-004)  
B-3 Community Business District

**Concept Review**

**Carleton Creek Development LLC  
(Carleton Creek Condominium )**

Concept Review for Condominium Plat  
Approximately South 108th Street, West Cortez Avenue  
SW1/4 of Section 05 (Tax Key Number 747-9981-005) &  
SE 1/4 of Section 05 (Tax Key Number 748-9961-002)  
R-3 Suburban/Estate Single-Family Residence District

**Announcement: Next Meeting scheduled for  
Thursday, September 22, 2005**

**Adjournment**

- K. Alderman Skowronski moved and Commissioner Ritter seconded a motion to approve a resolution amending the Site Plan for Garden Plaza Shopping Center (at approximately 6514-6572 South Lovers Lane Road) (Hartland Meadows LLC). Upon voice vote, all voted 'aye'. Motion carried.
- L. No action needed; none taken.
- M. No action needed; none taken.
- V. Commissioner Ritter moved and Alderman Skowronski seconded a motion to adjourn the regular Plan Commission meeting of September 08, 2005. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:03 PM. Upon voice vote, all voted 'aye'. Motion carried.