

# MINUTES

## City of Franklin Plan Commission Meeting

March 17, 2005  
Approved April 07, 2005

### CALL TO ORDER

### MINUTES

Thursday, February 24, 2005

Thursday, March 01, 2005

Thursday, March 03, 2005

### PUBLIC HEARINGS

Request by Brad Fromm, to recommend an amendment to the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance, to rezone a parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District, for property owned by Victor and Kathleen Fromm, located at approximately 8456 South 51<sup>st</sup> Street, SE 1/4 Section 14 (Tax Key Number 834-9994-000).

### BUSINESS

Request to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.A. immediately after a Public Hearing, by Brad Fromm and to recommend to rezone a parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District, for property owned by Victor and Kathleen Fromm, located at approximately 8456 South 51<sup>st</sup> Street, SE 1/4 Section 14 (Tax Key Number 834-9994-000).

I. Mayor Klimetz called the regular meeting of the Plan Commission of March 17, 2005, to order at 7:01 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Ziegenhagen, Ritter, Bennett, & Skowronski. Alderman Sohns and Commissioner Szychliniski were excused. Also present were Planner Booth & Planning Intern Mentkowski.

### II.

A. Held over to next meeting.

B. Commissioner Ritter moved and Commissioner Ziegenhagen second to approve the minutes of the regular meeting of the Plan Commission of Thursday, March 01, 2005, as presented.

Commissioner Ziegenhagen moved and Commissioner Ritter seconded to approve the minutes of the special meeting of the Plan Commission of Tuesday, March 03, 2005, as presented.

### III.

A. Mayor Klimetz opened the Public Hearing for item III.A. at 7:05 p.m. Verification of the notice of Public Hearing was read into the record. No one coming forward, the Public Hearing was closed at 7:12 p.m.

### IV.

A. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.A. immediately after a Public Hearing, by Brad Fromm and to recommend to rezone a parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District, for property owned by Victor and Kathleen Fromm, located at approximately 8456 South 51<sup>st</sup> Street, SE 1/4 Section 14 (Tax Key Number 834-9994-000). Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved and Commissioner Bennett seconded to recommend to rezone a parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District, for property owned by Victor and Kathleen Fromm, located at approximately 8456 South 51<sup>st</sup> Street, SE 1/4 Section 14 (Tax Key Number 834-9994-000). Upon voice vote, all voted 'aye'. Motion carried.

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Request by Brad Fromm to recommend a preliminary plat for property owned by Victor and Kathleen Fromm, located at approximately 8456 South 51<sup>st</sup> Street, SE 1/4 Section 14 (Tax Key Number 834-9994-000), to be known as Clarence Court Residential Subdivision, zoned R-5 Suburban Single-Family Residence District.

Request by Creative Homes to recommend a final plat for Berkshire Addition No. 1, located at approximately South 46<sup>th</sup> Street to South 50<sup>th</sup> Street and West Berkshire Drive, NE 1/4 Section 02 (Tax Key Number 712-0176-000, 712-8993-000 & 712-8994-000), zoned R-5 Suburban Single-Family Residence District.

Request by Plan Commission from the February 24, 2005, Plan Commission meeting, to revisit the Landscape Plan for J&N Food Corp. (to be known as Golden Corral Buffet & Grill), located at approximately 6845-6855 South 27<sup>th</sup> Street, SE 1/4 Section 01 (Tax Key Number 738-9975-005 & 738-9975-006), zoned B-2 General Business District.

Request by Mary Remington to review and make comments on a concept proposal to amend the Comprehensive Master Plan rezone from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District, for property located at approximately 10635 West Church Street, SW 1/4 Section 08 (Tax Key Number 795-9995-005), zoned R-3 Suburban/Estate Single-Family Residence District.

Request by Scott Mayer to review and make comments on a concept proposal for a Certified Survey Map and to rezone from R-2 Estate Single-Family Residence District to A-1 Agricultural District property located at approximately 9733 West Ryan Road, NE 1/4 Section 29 (Tax Key Number 894-9999-000), zoned R-2 Estate Single-Family Residence District.

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.

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.

Discussion of the 27<sup>th</sup> Street Zoning District Map, Regulations, & Design Standards for the South 27<sup>th</sup> Street Corridor Plan.

Status report for the Comprehensive Master Plan.

Set next meeting dates: next meeting is a *special* meeting March 31, 2005; next *scheduled* meeting is April 7, 2005

**B.** Commissioner Bennett moved and Commissioner Ritter seconded to recommend a preliminary plat for property owned by Victor and Kathleen Fromm, located at approximately 8456 South 51<sup>st</sup> Street, SE 1/4 Section 14 (Tax Key Number 834-9994-000), to be known as Clarence Court Residential Subdivision, zoned R-5 Suburban Single-Family Residence District. Upon voice vote, all voted 'aye'. Motion carried.

**C.** Commissioner Ziegenhagen moved and Commissioner Skowronski seconded to recommend a final plat for Berkshire Addition No. 1, located at approximately South 46<sup>th</sup> Street to South 50<sup>th</sup> Street and West Berkshire Drive, NE 1/4 Section 02 (Tax Key Number 712-0176-000, 712-8993-000 & 712-8994-000), zoned R-5 Suburban Single-Family Residence District, with the added condition that the stormwater plan is approved by the Berkshire Homeowners' Association. Upon voice vote, all voted 'aye'. Motion carried.

**D.** Commissioner Skowronski moved and Commissioner Ziegenhagen seconded to remove this item from the Agenda, as the applicant has decided not to proceed with the project. Upon voice vote, all voted 'aye'. Motion carried.

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

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

**G.** Tabled to April 7, 2005, Plan Commission.

**H.** Staff directed to draft an amendment to the Unified Development Ordinance to transfer approval of temporary uses to the appropriate Planning Department staff position, and to specifically identify what temporary uses staff could approve.

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

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

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

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Request by Tom & Aida Grulkowski to recommend to the Common Council approval of Conservation Easement documents for a 2-lot Certified Survey Map for property at approximately 8610 South Hunting Park Drive, SE 14 (Tax Key Number 834-0006-000).

### ADJOURNMENT

- L. Commissioner Bennett moved and Commissioner Skowronski seconded to recommend to the Common Council approval of Conservation Easement documents for a 2-lot Certified Survey Map for property at approximately 8610 South Hunting Park Drive, SE 14 (Tax Key Number 834-0006-000). Upon voice vote, all voted 'aye'. Motion carried.
- V. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to adjourn the March 17, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 8:17 p.m.