

**CALL TO ORDER**

- I. Alderman Sohns called the special meeting of the Plan Commission of March 31, 2005, to order at 7:05 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Ziegenhagen, Ritter, Bennett, Skowronski, & Szychlinski. Mayor Klimetz was excused. Also present were Planner Booth, City Attorney Jesse Wesolowski, Planning Consultant Vanessa Kuehner & Planning Intern Mentkowski.

**PUBLIC HEARINGS**

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)

**II.**

- A. Alderman Sohns opened the Public Hearing for item's II.A, II.B. and II.C at 7:30 p.m. Verification of the notices of Public Hearing was read into record. Several Franklin residents spoke regarding the rezonings. No one else coming forward, the public hearing was called to a close at 9:15 p.m.

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)

**B. See II.A. above.**

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:

**C. See II.A. above.**

**BUSINESS**

**III**

Proposed amendment to the City of Franklin Unified Development Ordinance as set forth under II. A. above.

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

Proposed amendment to the City of Franklin Unified Development Ordinance as set forth under II. B. above.

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

Proposed amendment to the City of Franklin Unified Development Ordinance as set forth under II. C. above.

**C. Commissioner Bennett moved and Commissioner Ritter seconded to discuss the public comments at the Plan Commission meeting of April 07, 2005, and to invite the City Assessor to answer questions regarding property tax ramifications. Upon voice vote, all voted 'aye'. Motion carried.**

## MINUTES

## City of Franklin Plan Commission Meeting

**March 31, 2005**  
Approved April 21 2005

### ADJOURNMENT

- V. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to adjourn the March 31, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:25 p.m.