

MINUTES

City of Franklin Plan Commission Meeting

October 6, 2005

Approved as corrected
October 22, 2005

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Plan Commission of October 06, 2005, to order at 7:06 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Ziegenhagen, Ritter, Haley, Bennett & Hanneman. Also present were Community Development Director Wheaton, Planner II Booth, Planner I Mentkowski, Planning Secretary Wilson & City Attorney Wesolowski.

MINUTES

Regular meeting of September 22, 2005

- II.
 - A. Alderman Skowronski moved and Commissioner Bennett seconded to approve the minutes of the regular meeting of the Plan Commission of the regular meeting of the Plan Commission of Thursday, September 22, 2005, with minor corrections to the minutes. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS

Special Use Priya Corporation (Andy's Gas)

Special Use to allow gasoline station, car wash & strip mall in B-1 Neighborhood Business District. Approximately 5040 West Rawson Avenue, SE 1/4 of Section 02 (Tax Key Number 740-9988-005) B-1 Neighborhood Business District.

- III.
 - A. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:37 PM. Applicant Anup (Andy) K. Khullar, Owner, Norman Rafiq, Assistant, and Tim Finke, Architect, spoke to the proposal. Several citizens spoke to the project. No one else coming forward the Mayor closed the Public Hearing at 7:54 PM.

Special Exception Natural Resources MLG RE 2002 LLC (Hidden Oaks Subdivision) (54 lots)

Natural Resource Special Exception to encroach .24' of Wetland Setback
Approximately South 27th Street & West Oakwood Road SE 1/4 of Section 25 (Tax Key Numbers 928-9996-001, 928-9996-003 & 928-9997-004)
R-3 Suburban/Estate Single-Family Residence District

- III.
 - B. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 8:07 PM. No one coming forward the Mayor closed the Public Hearing at 8:07 PM.

BUSINESS

Special Use Priya Corporation (Andy's Gas)

Special Use to allow gasoline station, car wash & strip mall in B-1 Neighborhood Business District. Approximately 5040 West Rawson Avenue, SE 1/4 of Section 02 (Tax Key Number 740-9988-005) B-1 Neighborhood Business District.

- IV.
 - A. Commissioner Hanneman moved and Commissioner Ziegenhagen seconded to table action on the Special Use for Priya Corporation (Andy's Gas), directing staff to work with applicant to take into consideration comments and suggestions of citizens and plan commissioners, returning with a changed and acceptable proposal. Upon voice vote, all voted 'aye'. Motion carried.

Preliminary Plat MLG RE 2002 LLC (Hidden Oaks Subdivision) (54 lots)

Preliminary Plat
Approximately South 27th Street & West Oakwood Road SE 1/4 of Section 25 (Tax Key Numbers 928-9996-001, 928-9996-003 & 928-9997-004)
R-3 Suburban/Estate Single-Family Residence District

- IV.
 - B. Alderman Skowronski moved and Commissioner Bennett seconded a motion to recommend approval of a resolution conditionally approving a Preliminary Plat for MLG RE 2002 LLC (Hidden Oaks Subdivision), subject to approval of the Natural Resources Special Exception by the Common Council. Upon voice vote, all voted 'aye'. Motion carried.

**Special Exception Natural Resources
MLG RE 2002 LLC**

(Hidden Oaks Subdivision) (54 lots)

Natural Resource Special Exception to encroach
.24' of Wetland Setback
Approximately South 27th Street & West Oakwood Road
SE 1/4 of Section 25 (Tax Key Numbers 928-
9996-001, 928-9996-003 & 928-9997-004)
R-3 Suburban/Estate Single-Family Residence District

Final Plat

KW Robinwood LLC

**(Robinwood Estates Add'n No. 1 Subdivision)
(8 lots)**

Final Plat
Approximately Woodbury Drive West, West Drexel
Avenue & West Southview Drive
SW 1/4 of Section 10 (Tax Key Numbers 791-
0292-000, 791-0300-000, 791-0301-000 & 791-
9994-000)
R-6 Suburban Single-Family Residence District

**Declaration of Covenants, Conditions and
Restrictions**

KW Robinwood LLC

**(Robinwood Estates Add'n No. 1 Subdivision)
(8 lots)**

Approximately Woodbury Drive West, West Drexel
Avenue & West Southview Drive
SW 1/4 of Section 10 (Tax Key Numbers 791-
0292-000, 791-0300-000, 791-0301-000 & 791-
9994-000)
R-6 Suburban Single-Family Residence District

Monument Sign

River Highlands Development LLC

(River Highlands Subdivision) (30 Lots)

Approximately South 51st Street & West Highlands Drive
NW 1/4 of Section 14 (Tax Key Numbers 806-
9994-002 & 806-9995-002)
R-6 Suburban Single-Family Residence District

**Comprehensive Master Plan Update
City of Franklin**

Comprehensive Master Plan Update

Conservation Easement

Horizon Development Group

(Francis Woods Senior Condominiums) (16 units)

Approximately 7710 South 51st Street
SE 1/4 of Section 11 (Tax Key Number 788-9986-
004)
PDD #22 CLARE MEADOWS

Site Plan Amendment

Barrientos Design & Consulting

(Faith Community Church)

Minor changes to the Site Plan and an additional
steeple
Approximately 7700 West Faith Drive
SE 1/4 of Section 09 (Tax Key Number 792-9984-001)
I-1 Institutional District

C. Commissioner Bennett moved and Alderman Skowronski seconded a motion to recommend approval of a Natural Resources Special Exception for MLG RE 2002 LLC (Hidden Oaks Subdivision) upon findings as recommended by the Plan Commission with the findings to be inserted by staff into the resolution. Upon voice vote, all voted 'aye'. Motion carried.

D. Alderman Skowronski moved and Commissioner Hanneman seconded a motion to recommend approval of a resolution conditionally approving a Final Plat for KW Robinwood LLC (Robinwood Estates Add'n No. 1 Subdivision). Upon roll call vote Alderman Skowronski, Commissioner Ziegenhagen, Ritter, Haley, Bennett and Hanneman voted "aye." The motion carried 6-0.

E. Commissioner Haley moved and Commissioner Hanneman 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 KW Robinwood LLC (Robinwood Estates Add'n No. 1 Subdivision). Upon voice vote, all voted 'aye'. Motion carried.

F. Commissioner Hanneman moved and Commissioner Haley seconded a motion to approve a Monument Sign, to be installed at a grade to be determined by the Engineering Department. Upon voice vote, all voted 'aye'. Motion carried.

Mayor Taylor called a break at 8:45 PM. The meeting was called back to order at 8:55 PM.

G. No action needed; none taken.

H. Commissioner Ritter moved and Commissioner Bennett 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 Francis Woods Senior Condominiums development. Upon voice vote, all voted 'aye'. Motion carried.

I. Commissioner Ritter moved and Commissioner Hanneman seconded a motion to approve a resolution amending the Site Plan for Faith Community Church. Upon voice vote, all voted 'aye'. Motion carried.

**Determination as a Major or Minor Amendment & PDD Planned Development District Amendment
TDI Associates, Inc.**

Determination as a Major or Minor Amendment & PDD Planned Development District Amendment to add a 7,500 s.f. building next to Gander Mountain. Approximately 6939 South Riverwood Boulevard SE 1/4 of Section 01 (Tax Key Number 738-0071-000)
PDD #10 (RIVERWOOD VILLAGE - PAUL BOURAXIS DEVELOPMENT)

**Unified Development Ordinance Text Amendment
City of Franklin**

An ordinance to amend §15-3.0804 and related provisions of the Unified Development Ordinance to provide for the administrative issuance of Temporary Use permits by the Zoning Administrator and to further specify the types of and conditions upon Temporary Use which may be permitted.

**Comprehensive Master Plan Amendment
City of Franklin**

An amendment to the Comprehensive Master Plan to include the WIS 241 (South 27th Street) Access Management Plan, with the provision that when there is a conflict with the already adopted South 27th Street Corridor Plan, the Corridor Plan will be the ultimate source.

Announcement: Next meeting scheduled for Thursday, October 20, 2005

ADJOURNMENT

J. Commissioner Ritter moved and Commissioner Hanneman seconded a motion that the Plan Commission determines the amendment to PDD # 10 to be minor. Upon voice vote, all voted 'aye'. Motion carried.

Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend §15-3.0415 of the Unified Development Ordinance, PLANNED DEVELOPMENT DISTRICT #10 (RIVERWOOD VILLAGE - PAUL BOURAXIS DEVELOPMENT). Upon voice vote, all voted 'aye'. Motion carried.

K. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to recommend approval of an ordinance to amend §15-3.0804 and related provisions of the Unified Development Ordinance to provide for the administrative issuance of Temporary Use permits by the Planning Department and to further specify the types of and conditions upon Temporary Use which may be permitted. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to direct staff to create a monthly list of all Temporary Uses to be distributed to the Plan Commission or other commissions. Upon voice vote, all voted 'aye'. Motion carried.

L. Commissioner Haley moved and Commissioner Ziegenhagen seconded a motion asking the Common Council to direct the Plan Commission to adopt the WIS 241 (South 27th Street) Access Management Plan as an element of the City of Franklin Comprehensive Master Plan, with the provision that when there is a conflict with the already adopted South 27th Street Corridor Plan, the Corridor Plan will be the ultimate source. Upon voice vote, all voted 'aye'. Motion carried.

M. No action needed; none taken.

V. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the Thursday, October 06, 2005, regular meeting of the Plan Commission at 9:58 PM.