

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Plan Commission of August 25, 2005, to order at 7:03 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Ziegenhagen, Ritter, Haley & Hanneman. Commissioner Bennett was excused. Also present were Community Development Director Wheaton, Assistant City Engineer Ron Romeis, Planner II Booth, Planning Secretary Wilson and City Attorney Wesolowski.

MINUTES

Special meeting of August 11, 2005

- II.
 - A. Commissioner Ritter moved and Alderman Skowronski seconded to approve the minutes of the special meeting of the Plan Commission of Thursday, August 11, 2005, as presented. Upon voice vote, all voted 'aye'. Motion carried.
 - B. Commissioner Ziegenhagen moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, August 11, 2005, as presented. Upon voice vote, all voted 'aye'. Motion carried.

Regular meeting of August 11, 2005

PUBLIC HEARING

**Alliance Development Group LLC
(Goodyear Just Tires)**

Special Use for a Retail Tire Sales & Service Facility
Approximately 2930 West Rawson Avenue
SE 1/4 of Section 01 (Tax Key Number 738-9993-000)
B-4 South 27th Street Mixed Use Commercial District

- III.
 - A. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 7:07 PM. David Webster with Corporate Design & Development Group and David Heller of Heller & Associates spoke to the project for the developer. Sandi Adam, Vice-Chair of the the Economic Development Commission, Alderman Hammelman & Fire Inspector Jepson all spoke. Members of the public spoke. No one else coming forward, the public hearing was closed at 7:40 PM

**S&L Holding LLC
(Rawson Commons)**

Rezoning from R-6 Suburban Single-Family Residence District to B-2 General Business District
Approximately 7322 West Rawson Avenue
SW 1/4 of Section 03 (Tax Key Number 743-8991-000)
R-6 Suburban Single-Family Residence District

- B. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 8:06 PM. Steve Nikolas & Larry LeMieux of Zabest Commercial Group, Inc., spoke to the project. No one else coming forward, the public hearing was closed at 8:08 PM

**S&L Holding LLC
(Rawson Commons)**

Special Use Permit for a Commercial Building with a Drive-thru
Approximately 7322 West Rawson Avenue
SW 1/4 of Section 03 (Tax Key Number 743-8991-000)
R-6 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 8:06 PM. Steve Nikolas & Larry LeMieux of Zabest Commercial Group, Inc., spoke to the project. No one else coming forward, the public hearing was closed at 8:08 PM

City of Franklin

Petition to amend Planned Development District (PDD) No. 18 (Franklin Business Park) to clarify the authority of the Community Development Authority.
Approximately South 51st Street & West Ryan Road
PDD #18 FRANKLIN BUSINESS PARK

- D. Mr. Wilson read the Public Hearing Notice into the record. The Mayor called the Public Hearing to order at 9:54 PM. Alderman Solomon spoke against the amendment. At 9:57 PM Mayor Taylor turned the gavel to Alderman Skowronski and spoke in favor of the amendment. Alderman Skowronski returned the gavel to Mayor Taylor at 10:00 PM. No one else coming forward, the public hearing was closed at 10:00 PM

IV.

BUSINESS

**Alliance Development Group LLC
(Goodyear Just Tires)**

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City of Franklin

Petition to amend Planned Development District (PDD) No. 18 (Franklin Business Park) to clarify the authority of the Community Development Authority.

Approximately South 51st Street & West Ryan Road
PDD #18 FRANKLIN BUSINESS PARK

**Brad Fromm
(Clarence Court Subdivision) (5 lots)**

Final Plat
Approximately 8456 South 51st Street
SE 1/4 of Section 14 (Tax Key Number 834-9994-000)
R-5 Suburban Single-Family Residence District

- A. Commissioner Ritter moved and Alderman Skowronski seconded to approve a resolution imposing conditions and restrictions for the approval of a Special Use for property located at approximately 2930 West Rawson Avenue, subject to addressing the comments from the Planning Staff Report for the August 25, 2005, Plan Commission meeting, to an agreement to incorporate a cross-access easement agreement and drive within a time to be agreed by staff when the property to the east is developed and also subject to reducing the size of the sign to no more than 8' in height. Upon voice vote, all voted 'aye'. Motion carried.
- B. Alderman Skowronski moved and Commissioner Hanneman seconded to approve an ordinance to amend the Unified Development Ordinance (Zoning map) to rezone a certain parcel of land from R-6 Suburban Single-Family Residence District to B-2 General Business District. Upon voice vote, all voted 'aye'. Motion carried.
- C. Commissioner Hanneman moved and Alderman Skowronski seconded to approve a resolution imposing conditions and restrictions for the approval of a Special Use, subject to showing tree types & locations in the woodland mitigation area on the Natural Resource Protection Plan, for a property located at approximately 7322 West Rawson Avenue. Upon voice vote, all voted 'aye'. Motion carried.
- D. Commissioner Ritter moved and Alderman Skowronski seconded an ordinance to amend PDD Planned Development District No. 18 to reconstitute the general administration of applicable laws associated with PDD Planned Development District No. 18, including the review and approval of land use and of site and building plans, in the Community Development Authority. Upon roll call vote, Alderman Skowronski and Commissioners Ziegenhagen, Ritter, Haley & Hanneman voted "aye." Motion carried.
- E. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to recommend approval of a resolution conditionally approving a Final Plat for Clarence Court Subdivision. Upon roll call vote, Alderman Skowronski and Commissioners Ziegenhagen, Ritter, Haley & Hanneman voted "aye." Motion carried.

**Brad Fromm
(Clarence Court Subdivision) (5 lots)**
Declaration of Covenants, Conditions and Restrictions
Approximately 8456 South 51st Street
SE 1/4 of Section 14 (Tax Key Number 834-9994-000)
R-5 Suburban Single-Family Residence District

**Brad Fromm
(Clarence Court Subdivision) (5 lots)**
Homeowner Association Instruments
Approximately 8456 South 51st Street
SE 1/4 of Section 14 (Tax Key Number 834-9994-000)
R-5 Suburban Single-Family Residence District

**Equitable Development LLC
(Serenity Estates Subdivision) (14 lots)**
Final Plat
Approximately Harvard Drive & South 53rd Street
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)
R-5 Suburban Single-Family Residence District

**Equitable Development LLC
(Serenity Estates Subdivision) (14 lots)**
Declaration of Covenants, Conditions and Restrictions
Approximately 2930 West Rawson Avenue
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)
R-5 Suburban Single-Family Residence District

**Equitable Development LLC
(Serenity Estates Subdivision) (14 lots)**
Homeowner Association Instruments
Approximately 2930 West Rawson Avenue
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)
R-5 Suburban Single-Family Residence District

**Equitable Development LLC
(Serenity Estates Subdivision) (14 lots)**
Conservation Easement
Approximately 2930 West Rawson Avenue
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)
R-5 Suburban Single-Family Residence District

- F. Commissioner Ritter 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 Clarence Court Subdivision, subject to the addition of language as provided by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.
- G. Commissioner Hanneman moved and Alderman Skowronski seconded a motion to approve the Clarence Court Subdivision Homeowners' Association Instruments for the limited purpose of enforcing those common maintenance, and, if any, the public purpose requirements imposed, as intended by the Unified Development Ordinance, subject to the addition of language provided by the City Attorney regarding maintenance of common areas. Upon voice vote, all voted 'aye'. Motion carried.
- H. Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of a resolution conditionally approving a Final Plat for Serenity Estates Subdivision. Upon voice vote, all voted 'aye'. Motion carried.
- I. Alderman Skowronski 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 Serenity Estates Subdivision, subject to the addition of language as provided by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.
- J. Alderman Skowronski moved and Commissioner Ritter seconded a motion to approve the Serenity Estates Subdivision Homeowners' Association Instruments for the limited purpose of enforcing those common maintenance, and, if any, the public purpose requirements imposed, as intended by the Unified Development Ordinance. Upon voice vote, all voted 'aye'. Motion carried.
- K. Alderman Skowronski moved and Commissioner Ziegenhagen 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 Serenity Estates Subdivision. Upon voice vote, all voted 'aye'. Motion carried.

Menard Inc.

3-lot Certified Survey Map
Approximately 10925 West Speedway Drive
NW 1/4 of Section 05 (Tax Key Number 704-1001-000)
M-1 Limited Industrial District

Menard Inc.

3-lot Certified Survey Map Conservation Easement
Approximately 10925 West Speedway Drive
NW 1/4 of Section 05 (Tax Key Number 704-1001-000)
M-1 Limited Industrial District

Menard Inc.

4-lot Certified Survey Map
Approximately 2930 West Rawson Avenue
NW 1/4 of Section 05 (Tax Key Number 704-1001-000)
M-1 Limited Industrial District

**Franklin Ventures II LLC
(Monticello Gardens Condominiums)**

Monument Sign for Monticello Gardens
Approximately West Forest Home Avenue & West
Jefferson Terrace
NW 1/4 of Section 18 (Tax Key Number 798-0106-000)
R-7 Two-Family Residence District & R-8 Multiple-
Family Residence District

**Franklin Ventures II LLC
(Shadwell Subdivision) (35-lot)**

Monument Sign for Shadwell Subdivision
Approximately West Forest Home Avenue & West
Jefferson Terrace
NW 1/4 of Section 18
R-4 Suburban Single-Family Residence District

Angus Young Associates

Concept Review for approximately 20,000 s.f.
commercial space in four buildings
Approximately 7131 South 27th Street
NE 1/4 of Section 12 (Tax Key Number 761-9954-000)
B-4 South 27th Street Mixed Use Commercial
District

**Wauwatosa Savings Bank
(Wauwatosa Savings Bank)**

Concept Review for approximately 5,400 s.f.
savings bank with drive-thru
Approximately 10925 West Speedway Drive (a lot
yet to be divided from the Speedway Menard
property) NE 1/4 of Section 06
M-1 Limited Industrial District

- L. Commissioner Ritter moved and Commissioner Hanneman seconded a motion to recommend approval of a resolution conditionally approving a 3-lot Certified Survey Map for Menard Inc. Upon roll call vote, Alderman Skowronski and Commissioners Ziegenhagen, Ritter, Haley & Hanneman voted "aye." Motion carried.
- M. Commissioner Ritter moved and Commissioner Hanneman 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 a 3-lot Certified Survey Map for Menard Inc. Upon voice vote, all voted 'aye'. Motion carried.
- N. Commissioner Ritter moved and Commissioner Hanneman seconded a motion to table consideration of a 4-lot Certified Survey Map for Menard Inc, to a subsequent meeting, subject to clarification of how the added 1 1/2 acres impacts the storm water management plan and further subject to Menard Inc clarifying its vision for the area. Upon voice vote, all voted 'aye'. Motion carried.
- O. Alderman Skowronski moved and Commissioner Ritter seconded a motion to approve the monument sign proposed by Franklin Ventures LLC by approving the plans for such sign dated August 11, 2005, subject to said sign being located outside the vision triangle as required by the Unified Development Ordinance. Upon voice vote, all voted 'aye'. Motion carried.
- P. Alderman Skowronski moved and Commissioner Hanneman seconded a motion to approve the monument sign proposed by Franklin Ventures LLC by approving the plans for such sign dated August 11, 2005, subject to said sign being located outside the vision triangle as required by the Unified Development Ordinance. Upon voice vote, all voted 'aye'. Motion carried.

Q. No action needed; none taken.

R. No action needed; none taken.

Upcoming meeting

Thursday, September 08, 2005

Adjournment

S. No action needed; none taken.

V. Commissioner Ritter moved and Commissioner Hanneman seconded a motion to adjourn the regular Plan Commission meeting of August 25, 2005. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 10:05 PM. Upon voice vote, all voted 'aye'. Motion carried.