

MINUTES

**City of Franklin
Plan Commission Meeting**

April 3, 2008
Approved April 17, 2008

CALL TO ORDER

- I. Mayor Taylor called the April 03, 2008, regular Plan Commission meeting to order at 7:00 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Ritter, Haley, Hanneman and Bennett. Commissioner Torres was excused. Also present were Planning Manager Dietl, Planner II Mentkowski and City Attorney Wesolowski.

MINUTES

Regular Meeting March 20, 2008

- II.
 - A. Alderman Skowronski moved and Commissioner Ritter seconded approval of the March 20, 2008, minutes. Commissioner Hanneman abstained.

Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

III.

JDJ Builders, Inc. (Holz Motors Body Shop Driveway Access)

1. (Special Use Amendment) (Public Hearing)
A resolution to amend Resolution No. 2007-6360 imposing conditions and restrictions for the approval of a Special Use for property located at 10701 West College Avenue, to allow for relocation of the centrally located entrance driveway to Holz Motors, Inc.

- A. 1. Mr. Mentkowski read the public hearing notice into the record. The public hearing was opened at 7:05 PM.

One citizen spoke. With no more citizens coming forward the public hearing was closed at 7:07 PM.

Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of a resolution to amend Resolution No. 2007-6360 imposing conditions and restrictions for the approval of a Special Use for property located at 10701 West College Avenue.

Upon voice vote, all voted 'aye.' Motion carried.

Rawson, LLC (Franklin Centre; Proposed OfficeMax Store and Commercial Space)

1. (Site Plan) A resolution approving a site plan for the OfficeMax retail store and commercial space development on parcel 2 of Planned Development District No. 16

- B. 1. Commissioner Bennett moved and Commissioner Hanneman seconded to approve a resolution approving a site plan for the OfficeMax retail store and commercial space development on parcel 2 of Planned Development District No. 16 (Franklin Centre), subject to the following provisions:

- 1. That prior to issuance of a Building Permit by the Building Inspection Department, the applicant must submit a detailed dumpster and mechanical equipment enclosure plan for the proposed Office Max and associated retail. Said plan shall include both a plan of enclosure locations and design of the enclosures, including color and type of materials, and enclosures for all equipment.
- 2. That all proposed signage meets the requirements of PDD #16 and the sign code (as defined in the Municipal Code). No signage is approved with this site plan.
- 3. Upon the construction of a driveway to the property to the west within the cross access easement, any monument sign constructed within this easement area shall be removed to allow the access drive.

- 4. Replace/repair the portion of fence missing from the southern fence line. [Per the requirements of PDD 16, the developer is to maintain the property in a good, aesthetic condition at all times.]
- 5. That the applicant provide a 30 foot drive (measured from back of curb to back of curb) to ensure that there would be sufficient space for two-way traffic when cross access to adjacent properties is provided.
- 6. That there is flexibility in the actual configuration of the commercial space referred to in Condition #4 of the resolution. The configuration as illustrated in the approved site plan may vary from this footprint; however, the square footage of this commercial space shall not exceed 10,388 square feet. This flexibility does not apply to the approved architecture of these commercial buildings.
- 7. The applicant shall execute and deliver a cross-access easement providing access to the property adjoining the subject Parcel 2 to the southwest, upon such terms as may be approved by the Common Council, prior to the issuance of a building permit for the OfficeMax retail store.

Upon voice vote, all voted 'aye.' Motion carried.

City Of Franklin (Franklin Fire Station)

1. (Site Plan Amendment) A resolution amending the site plan for City of Franklin Fire Station No. 3., to allow for the construction of a 8,535 square foot replacement fire station

- C. 1. Commissioner Ritter moved and Commissioner Hanneman seconded to approve a resolution amending the site plan for City of Franklin Fire Station No. 3, contingent on illustrating the elevation of the delineated floodplain on the Site Plan.

Upon voice vote, all voted 'aye.' Motion carried.

Cricket Communications, Inc. (Collocated Antennas Upon Existing Tower)

1. (Site Plan Amendment) A resolution amending Resolution No. 2008-4 approving a site plan amendment for Cricket Communications, Inc., to amend the requirement for collocated backup energy supply

- D. 1. Alderman Skowronski moved and Commissioner Hanneman seconded to approve a resolution amending Resolution No. 2008-4 approving a site plan amendment for Cricket Communications, Inc. (11841 West Oakwood Road).

Upon voice vote, all voted 'aye.' Motion carried.

Cricket Communications, Inc. (Collocated Antennas Upon Existing Tower)

1. (Site Plan Amendment) A resolution amending Resolution No. 2008-3 approving a site plan amendment for Cricket Communications, Inc., to amend the requirement for collocated backup energy supply

- E. 1. Alderman Skowronski moved and Commissioner Haley seconded to approve a resolution amending Resolution No. 2008-3 approving a site plan amendment for Cricket Communications, Inc. (11217 South Forest Home Avenue).

Upon voice vote, all voted 'aye.' Motion carried.

Devo Properties, LLC/Rawson Development, LLC (Sendik's)

1. (Site Plan Amendment) A resolution amending the Site Plan for Sendik's, to allow for additional parking, outdoor seating and outdoor sales

- F. 1. Commissioner Ritter moved and Commissioner Hanneman seconded to approve a resolution amending the Site Plan for Sendik's.

Upon voice vote, all voted 'aye.' Motion carried.

Devo Properties, LLC/Rawson Development, LLC (Rezoning of Southwest Corner of West Rawson Avenue and South 51st Street)

1. (Concept Review) Rezoning proposal to

- G. 1. No action necessary. None taken.

construct a retail development

Terry Briscoe (3 Residential Lots)

1. (3 Lot Certified Survey Map) A resolution conditionally approving a 3 lot certified survey map, being a re-division of lot 1 of Certified Survey Map No. 1224 and Lots 2A and 2B of Certified Survey Map No. 2115, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, for the purpose of defining new property lines

- H. 1. Alderman Skowronski moved and Commissioner Bennett seconded to approve a motion to recommend approval of a resolution conditionally approving a 3 lot certified survey map, being a re-division of Lot 1 of Certified Survey Map No. 1224 and Lots 2A and 2B of Certified Survey Map No. 2115, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Upon voice vote, all voted 'aye.' Motion carried.

Frank Glowinski, Jr. and Gloria Glowinski (Fire Escape Addition)

1. (Area Exception) (Public Hearing) (Recommendation to Board of Zoning and Building Appeals) Applicant's request to withdraw application

- I. 1. Commissioner Bennett moved and Commissioner Ritter seconded to approve a motion to grant applicant's request to withdraw their application for an Area Exception.

Upon voice vote, all voted 'aye.' Motion carried.

ADJOURNMENT

- IV. Commissioner Bennett moved and Commissioner Hanneman seconded to adjourn the April 03, 2008, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 9:07 PM.