

CALL TO ORDER

I. Mayor Taylor called the regular meeting of the Plan Commission of August 03, 2006, to order at 7:05 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Ritter & Haley. Commissioners Hanneman & Bennett were excused. Commissioner Torres arrived at 7:08 PM. Also present were City Attorney Jesse Wesolowski, Planning Manager Dietl, Senior Planner Booth & City Development Secretary Wilson. Director of City Development Doug Wheaton arrived later.

MINUTES

Regular meeting of July 25, 2006

II. A. Alderman Skowronski moved and Commissioner Haley seconded to approve the minutes of the special meeting of the Plan Commission of Tuesday, July 25, 2006. Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARINGS

**Comprehensive Master Plan Amendment
Mission Creek, LLC
(Mission Creek Condominiums) (30 units)**
Comprehensive Master Plan Amendment from R-5 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

A. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:30 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 7:31 PM.

**Rezoning
Mission Creek, LLC
(Mission Creek Condominiums) (30 units)**
An ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-1 Limited Industrial District to R-8 Multiple-Family Residence District
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

B. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:30 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 7:31 PM.

**Special Use
Mission Creek, LLC
(Mission Creek Condominiums) (30 units)**
To allow for a condominium development which consists of 30 condominium units in 8 buildings
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

C. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:30 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 7:31 PM.

**Area Exception
Mission Creek, LLC
(Mission Creek Condominiums) (30 units)**
To allow for a reduction of no more than 14 feet from the required 30 foot front yard setback
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

D. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:30 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 7:31 PM.

**Area Exception
John and Jacqueline P. Nelson**
To allow for a reduction of 4 feet from the required 20 foot side yard setback to allow a 16 foot setback from neighboring property line for the expansion of an existing garage.
Approximately 7787 South North Cape Road; Tax Key Number 797-9971-000
R-2 Estate Single-Family Residence District

E. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:55 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 7:55 PM.

**Comprehensive Master Plan Amendment
City of Franklin**
Comprehensive Master Plan Amendment from M-1 Limited Industrial District to B-2 General Business District and Park District for certain properties in the St. Paul Planning Area.
West Rawson Avenue Corridor from Approximately 5100 to 5800 West Rawson Avenue on the north side of Rawson Avenue; Tax Key Numbers 741-9990-000, 741-9991-000, 741-

F. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:01 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 8:10 PM.

9992-000, 741-9993-000, 741-9994-000, 741-9995-000, 741-9996-000, 741-9997-000, 741-9998-000, 741-9999-001, 741-9999-002 and E-741-1.

M-1 Limited Industrial District, FFO Floodplain Fringe Overlay District, FC, C-1 Conservancy District, FW Floodway District

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

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 the OL-2 General Business Overlay District (proposed within Division 15-3.0300), providing in part for the application of B-2 General Business District uses along with community and cultural centers as a Special Use, and B-2 District Standards while retaining the underlying base zoning.

West Rawson Avenue Corridor from Approximately 5100 to 5800 West Rawson Avenue on the north side of Rawson Avenue; Tax Key Numbers 741-9990-000, 741-9991-000, 741-9992-000, 741-9993-000, 741-9994-000, 741-9995-000, 741-9996-000, 741-9997-000, 741-9998-000, 741-9999-001, 741-9999-002 and E-741-1.

M-1 Limited Industrial District, FFO Floodplain Fringe Overlay District, FC, C-1 Conservancy District, FW Floodway District

**Rezoning
City of Franklin**

Proposed amendment §15-3.0102 (Zoning Map) of the City of Franklin Unified Development Ordinance, for the rezoning of certain parcels in the West Rawson Avenue Corridor from Approximately 5100 to 5800 West Rawson Avenue on the north side of West Rawson Avenue. Approximately and as depicted upon the Plan Area Map annexed hereto, from M-1 Limited Industrial District to M-1 Limited Industrial District with OL-2 General Business 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:

ADDRESS Rawson Ave – Drexel Ave	Tax Key #	Current Zoning	Proposed Overlay Zoning
Approximately 5100 W. RAWSON AVE.	741 9991 000	M-1	OL-2
5130 W RAWSON AVE	741 9990 000	M-1	OL-2
5308 W RAWSON AVE	741 9992 000	M-1	OL-2
5320 W RAWSON AVE	741 9993 000	M-1	OL-2
5320 W RAWSON AVE	741 9994 000	M-1	OL-2
5336 AND 5338 W RAWSON AVE	741 9995 000	M-1	OL-2
5428 AND 5430 W RAWSON AVE	741 9996 000	M-1	OL-2
5510 W RAWSON AVE	741 9997 000	M-1	OL-2
5610 W RAWSON AVE	741 9998 000	B-2	OL-2
5700 W RAWSON AVE	741 9999 001	M-1	OL-2
5732 W RAWSON AVE	741 9999 002	M-1	OL-2

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M-1 Limited Industrial District, FFO Floodplain Fringe Overlay District, FC, C-1 Conservancy District, FW Floodway District

G. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:01 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 8:10 PM.

H. Mr. Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:01 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 8:10 PM.

Business

Comprehensive Master Plan Amendment

Mission Creek, LLC
(Mission Creek Condominiums) (30 units)
Comprehensive Master Plan Amendment from R-5 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

Rezoning

Mission Creek, LLC
(Mission Creek Condominiums) (30 units)
An ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-1 Limited Industrial District to R-8 Multiple-Family Residence District
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

Certified Survey Map

Mission Creek, LLC
(Mission Creek Condominiums) (30 units)
To allow for a condominium development which consists of 30 condominium units in 8 buildings
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Area Exception

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(Mission Creek Condominiums) (30 units)
To allow for a reduction of no more than 14 feet from the required 30 foot front yard setback
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

Condominium Plat

Mission Creek, LLC
(Mission Creek Condominiums) (30 units)
A resolution approving a Condominium Plat for Mission Creek Condominiums.
Approximately 11600 West Forest Home Avenue: Tax Key Number 796-9987-001
M-1 Limited Industrial District

Area Exception

John and Jacqueline P. Nelson
To allow for a reduction of 4 feet from the required 20 foot side yard setback to allow a 16 foot setback from neighboring property line for the expansion of an existing garage.
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IV.

- A. Alderman Skoworonski moved and Commissioner Torres seconded a City Plan Commission resolution adopting the Comprehensive Master Plan amendment from R-5 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District as an element of the City Of Franklin Comprehensive Master Plan (Approximately 11600 West Forest Home Avenue) (Mission Creek, LLC, Applicant). Upon voice vote, all voted ‘aye.’ Motion carried.
- B. Commissioner Ritter moved and Commissioner Haley seconded to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-1 Limited Industrial District to R-8 Multiple-Family Residence District (Approximately 11600 West Forest Home Avenue) (Mission Creek, LLC, Applicant). Upon voice vote, all voted ‘aye.’ Motion carried.
- C. Commissioner Ritter moved and Commissioner Torres seconded to recommend conditionally approving a 2-lot Certified Survey Map, being a division of a part of the Southeast 1/4 of Section 7, Township 5 North, Range 21 East, in the City Of Franklin, Milwaukee County, Wisconsin (Mission Creek, LLC, Applicant) (Approximately 11600 West Forest Home Avenue). Upon voice vote, all voted ‘aye.’ Motion carried.
- D. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for property located at Approximately 11600 West Forest Home Avenue (Mission Creek, LLC, Applicant), **subject to a waver** . Upon voice vote, all voted ‘aye.’ Motion carried.
- E. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of the Area Exception to the Board of Zoning and Building Appeals. Upon voice vote, all voted ‘aye.’ Motion carried.
- F. Commissioner Ritter moved and Commissioner Haley seconded to recommend approval of a Condominium Plat for Mission Creek, LLC (Approximately 11600 West Forest Home Avenue), subject to acceptance by the City of Franklin of a Developer's Agreement and a Letter of Credit.. Upon voice vote, all voted ‘aye.’ Motion carried.
- G. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of the Area Exception to the Board of Zoning and Building Appeals. Upon voice vote, all voted ‘aye.’ Motion carried.
- H. Commissioner Ritter moved and Alderman Skoworonski seconded a City Plan Commission resolution adopting the Comprehensive Master Plan amendment from M-1 Limited Industrial District to B-2 General Business District and Park District for certain properties in the St. Paul Planning Area as an element of the City Of Franklin Comprehensive Master Plan (Approximately West Rawson Avenue Corridor from Approximately 5100 to 5800 West Rawson Avenue on the north side

9996-000, 741-9997-000, 741-9998-000, 741-9999-001, 741-9999-002 and E-741-1.
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**Text Amendment to the Unified Development Ordinance
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City of Franklin**

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5308 W RAWSON AVE	741 9992 000	M-1	OL-2
5320 W RAWSON AVE	741 9993 000	M-1	OL-2
5320 W RAWSON AVE	741 9994 000	M-1	OL-2
5336 AND 5338 W RAWSON AVE	741 9995 000	M-1	OL-2
5428 AND 5430 W RAWSON AVE	741 9996 000	M-1	OL-2
5510 W RAWSON AVE	741 9997 000	M-1	OL-2
5610 W RAWSON AVE	741 9998 000	B-2	OL-2
5700 W RAWSON AVE	741 9999 001	M-1	OL-2
5732 W RAWSON AVE	741 9999 002	M-1	OL-2

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M-1 Limited Industrial District, FFO Floodplain Fringe Overlay District, FC, C-1 Conservancy District, FW Floodway District

of Rawson Avenue) (City of Franklin, Applicant). Upon voice vote, all voted ‘aye.’ Motion carried.

- I. Commissioner Ritter moved and Commissioner Torres seconded to recommend approval of an amendment to the City of Franklin Unified Development Ordinance. Upon voice vote, all voted ‘aye.’ Motion carried.

- J. Commissioner Ritter moved and Commissioner Torres seconded approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-1 Limited Industrial District to M-1 Limited Industrial District with OL-2 General Business Overlay District. Upon voice vote, all voted ‘aye.’ Motion carried.

Rezoning

**Carleton Creek Development, LLC
(Carleton Creek Development Condominiums) (50 units)**
An Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District
Approximately 6737 South Lovers Lane Road; Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007
R-3 Suburban/Estate Single-Family Residence District

Certified Survey Map

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(Carleton Creek Development Condominiums) (50 units)**
An Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District
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Approximately 6737 South Lovers Lane Road; Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007
R-3 Suburban/Estate Single-Family Residence District

Area Exception

**Carleton Creek Development, LLC
(Carleton Creek Development Condominiums) (50 units)**
To allow for a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the front yard setback to the proposed South Carleton Creek Drive and West Cortez Road, and likewise a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the rear yard setback to the Menard's property to the North.
Approximately 6737 South Lovers Lane Road; Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007
R-3 Suburban/Estate Single-Family Residence District

Condominium Plat

**Carleton Creek Development, LLC
(Carleton Creek Development Condominiums) (50 units)**
A resolution approving a Condominium Plat for Mission Creek Condominiums.
Approximately 6737 South Lovers Lane Road; Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007
R-3 Suburban/Estate Single-Family Residence District

Site Plan

**Robin T. Adair
(Adair Office Building)**
A Site Plan for an Approximately 13,680 square foot, two-story multi-tenant office building with retail and office space
Approximately 7441 South 27th Street; Tax Key Number 761-9996-001
B-4 South 27th Street Mixed Use Commercial District

Site Plan

**City of Franklin
(Friendship Park)**
2006 Park Improvement Plan for Friendship Park.
Approximately 3810 West Sharon Lane; Tax Key Number 833-0140-000
Park District

Announcement: Next Meeting scheduled for Thursday, August 17, 2006

K. Several letters from citizens were entered into the record. Alderman Skoworonski moved and Commissioner Torres seconded to not act on this item until the regular Plan Commission meeting scheduled for September 7, 2006. Upon voice vote, all voted 'aye.' Motion carried.

L. Alderman Skoworonski moved and Commissioner Torres seconded to not act on this item until the regular Plan Commission meeting scheduled for September 7, 2006. Upon voice vote, all voted 'aye.' Motion carried.

M. Alderman Skoworonski moved and Commissioner Torres seconded to not act on this item until the regular Plan Commission meeting scheduled for September 7, 2006. Upon voice vote, all voted 'aye.' Motion carried.

N. Alderman Skoworonski moved and Commissioner Torres seconded to not act on this item until the regular Plan Commission meeting scheduled for September 7, 2006. Upon voice vote, all voted 'aye.' Motion carried.

O. Alderman Skoworonski moved and Commissioner Torres seconded to not act on this item until the regular Plan Commission meeting scheduled for September 7, 2006. Upon voice vote, all voted 'aye.' Motion carried.

The Mayor called a break and the Plan Commission recessed at 9:00 PM, being called back into session at 9:15 PM.

P. Alderman Skoworonski moved and Commissioner Torres seconded a City Plan Commission resolution adopting the Site Plan for Robin T. Adair (Approximately 7441 South 27th Street). Upon voice vote, all voted 'aye.' Motion carried.

Q. Commissioner Ritter moved and Commissioner Torres seconded a City Plan Commission resolution adopting the Site Plan for the City of Franklin (Approximately 3810 West Sharon Lane). Upon voice vote, all voted 'aye.' Motion carried.

R. No action needed; none taken.

Adjournment

- V. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the Thursday, August 03, 2006, regular meeting of the Plan Commission, at 9:40 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.