

City of Franklin
Plan Commission Meeting
August 4, 2011
Minutes

Approved
August 18, 2011

CALL TO ORDER

- I. Mayor Taylor called the August 4, 2011 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski and Commissioners Bennett, Fowler, Michlig and Ritter. Excused was Commissioner Haley. Also present were City Attorney Wesolowski, Senior Planner Fuchs and Planner II Sumwalt. Also in attendance was Alderman Solomon.

MINUTES

Regular Meeting July 21, 2011

II.

- A. Commissioner Fowler moved and Commissioner Bennett seconded approval of the July 21, 2011 minutes of the regular meeting of the Plan Commission as presented. On roll call, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

U-Haul Co. of Wisconsin, Inc. (Franklin True Value Addition of U-Haul Co. of Wisconsin, Inc. Vehicles for Rental and Leasing)

Property: 8833 South 27th Street;
Tax Key No. 855-9908-001

Zoning: B-4 South 27th Street Mixed-Use Commercial District

Regarding: 1. (Unified Development Ordinance Text Amendment) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 7513 "TRUCK RENTAL AND LEASING, NO DRIVERS", TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT

III.

- A. Senior Planner Fuchs gave an introduction and background on the application by U-Haul Co. of Wisconsin, Inc. for a Unified Development Ordinance text amendment at Table 15-3.0603.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to recommend denial of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 7513 "Truck Rental and Leasing, No Drivers", to allow for such use as a Special Use in the B-4 South 27th Street Mixed-Use Commercial District. On voice vote, Commissioners Ritter, Fowler, Michlig and Bennett, and Alderman Skowronski voted 'aye'. Motion carried.

The Crown Group, Inc. (1 Parcel Division Into 2 Lots with Zero Foot Lot Line Setbacks Within Planned Development District No. 16 (Franklin Centre))

Property: 7199 South 76th Street;
Tax Key No. 755-0192-004

Zoning: Planned Development District No. 16 (Franklin Centre)

Regarding: 1. (Planned Development District Ordinance Amendment)

a. Plan Commission determination of zero foot lot line setbacks for Parcel 2 of Certified Survey Map No. 7170 being a substantial change or minor amendment.

- B. Senior Planner Fuchs gave an introduction on the request by The Crown Group, Inc. to divide the parcel located at 7199 South 76th Street into two lots with zero foot lot line building and parking setbacks within Planned Development District No. 16 (Franklin Centre).

Commissioner Ritter moved to suspend the regular order of business to allow Alderman Solomon to speak. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Bennett seconded to return to regular order of business. All voted 'aye', motion carried.

b. (Available for vote if determination of minor amendment as to zero foot lot line setbacks.) AN ORDINANCE TO AMEND SECTION 15-3.0421 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 16 (FRANKLIN CENTRE) to allow zero foot parking and building lot line setbacks from interior property lines within the development

2. (2 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7170, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

Status Report on the Mayoral Ad Hoc Development Process Review Committee

City of Franklin (Comprehensive Master Plan)

Property: N/A

Zoning: N/A

Regarding: 1. Status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan

City of Franklin (Franklin Trails Committee)

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

ADJOURNMENT

Commissioner Fowler made a motion determining the proposed amendment to be a minor amendment. Seconded by Commissioner Ritter. All voted 'aye', motion carried.

Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of an ordinance to amend Section 15-3.0421 of the Unified Development Ordinance Planned Development District No. 16 (Franklin Centre) to allow zero foot parking and building lot line setbacks from interior property lines within the development. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Bennett seconded to recommend approval of a resolution conditionally approving a 2 lot certified survey map, being a division of Parcel 2 of Certified Survey Map No. 7170, being a part of the northeast 1/4 of the northeast 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. All voted 'aye', motion carried.

C. No action was needed on the Mayoral Ad Hoc Development Process Review Committee Status Report, none taken.

D. No action was taken on the implementation of the City of Franklin 2025 Comprehensive Master Plan.

E. Commissioner Fowler presented the Status Report of the Franklin Trails Committee. No action was needed, none taken.

IV. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the meeting at 7:33 p.m. All voted 'aye'; motion carried.