

City of Franklin
Plan Commission Meeting
December 22, 2011
Minutes

Approved
January 5, 2012

CALL TO ORDER

- I. Mayor Taylor called the December 22, 2011 regular Plan Commission meeting to order at 7:02 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski and Commissioners Haley, Michlig and Ritter. Excused were Commissioners Bennett and Fowler. Also present were Assistant City Engineer Romeis, Planning Manager Dietl and Senior Planner Fuchs.

MINUTES

Regular Meeting December 8, 2011

II.

- A. Commissioner Ritter moved to approve the December 8, 2011 minutes of the regular meeting of the Plan Commission amending the roll call regarding the attendance of the City Attorney. Seconded by Commissioner Haley. All voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

GFS Marketplace Realty Five LLC (Gordon Food Service Marketplace Store and Potential Future Retail Building)

Property: 6919 South 27th Street;

Tax Key No. 738-9978-005

Zoning: Planned Development District No. 10 (Riverwood Village - Paul Bouraxis Development)

Regarding: 1. (Requested Waivers of South 27th Street Design Overlay District Standards)

- a. 15-3.0352 Reduction of approximately 20% in the amount of parking.
- b. 15-3.0352A. Allowance for more than 50% of the off-street parking spaces located between the building and public street.
- c. 15-3.0355A.1. Allowance for a single-story building on a corner.
- d. 15-3.0355A.7. Allowance for a dumpster enclosure and truckwell adjacent to the cross-access drive (visible to the public).
- e. 15-3.0355A.8. Allowance for building west and north side facades with unequal architectural features.
- f. 15-3.0355B.7.a., 15-3.0355B.7.b.ii, 15-3.0355B.7.b.iii, 15-3.0355B.7.b.iv and 15-3.0355B.7.b.v Allowance for window standards not to be met.

III.

- A. Planning Manager Dietl presented the application by Gordon Food Service Marketplace Realty Five LLC for Planned Development District amendment approval.

Commissioner Ritter moved and Alderman Skowronski seconded a motion to waive the required standards under South 27th Street Design Overlay District at 15-3.0352 pertaining to parking. On roll call, Mayor Taylor, Alderman Skowronski and Commissioners Haley, Michlig and Ritter voted 'aye'. Motion carried (5-0).

Commissioner Ritter moved and Alderman Skowronski seconded a motion to waive the required standards under South 27th Street Design Overlay District at 15-3.0352A. pertaining to off-street parking. On roll call, Mayor Taylor, Alderman Skowronski and Commissioners Haley, Michlig and Ritter voted 'aye'. Motion carried (5-0).

Alderman Skowronski moved and Commissioner Ritter seconded a motion to waive the required standards under South 27th Street Design Overlay District at 15-3.0355A.1. pertaining to corner buildings. On roll call, Mayor Taylor, Alderman Skowronski and Commissioners Haley, Michlig and Ritter voted 'aye'. Motion carried (5-0).

Alderman Skowronski moved and Commissioner Ritter seconded a motion to waive the required standards under South 27th Street Design Overlay District at 15-3.0355A.7. pertaining to trash, service and mechanical areas screening. On roll call, Mayor Taylor, Alderman Skowronski and Commissioners Haley, Michlig and Ritter voted 'aye'. Motion carried (5-0).

Commissioner Ritter moved to waive the required standards under South 27th Street Design Overlay District at 15-3.0355A.8. pertaining to architectural features. Seconded by Alderman Skowronski. On roll call, Mayor Taylor, Alderman Skowronski and Commissioners Haley, Michlig and Ritter voted 'aye'. Motion carried (5-0).

Commissioner Ritter moved and Alderman Skowronski seconded a motion to waive the required standards under South 27th Street Design Overlay District at 15-3.0355B.7.a., 15-3.0355B.7.b.ii, 15-3.0355B.7.b.iii, 15-3.0355B.7.b.iv and 15-3.0355B.7.b.v pertaining to windows. On roll call, Mayor Taylor, Alderman Skowronski and Commissioners Haley, Michlig and Ritter voted 'aye'. Motion carried (5-0).

Commissioner Ritter made a motion to determine the proposed amendment application by GFS Marketplace Realty Five LLC to be a minor amendment. Seconded by Alderman Skowronski. All voted 'aye', motion carried.

Alderman Skowronski made a motion to recommend approval of an ordinance to amend Section 15-3.0415 of the Unified Development Ordinance Planned Development District No. 10 (Riverwood Village-Paul Bouraxis Development) to authorize a Gordon Food Service Marketplace store and development, for property located at 6919 South 27th Street, removing Conditions D. and F. and landscaping revisions as discussed by Commissioner Haley. Seconded by Commissioner Ritter. All voted 'aye', motion carried.

2. (Planned Development District Ordinance Amendment)

a. Plan Commission determination of whether the proposed amendment is a major amendment or minor amendment.

b. (Available for vote if determination of minor amendment.)

AN ORDINANCE TO AMEND SECTION 15-3.0415 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 10 (RIVERWOOD VILLAGE-PAUL BOURAXIS DEVELOPMENT) TO AUTHORIZE A GORDON FOOD SERVICE MARKETPLACE STORE and potential future retail building

Status Report on Economic Development Initiatives

Consideration of the Compatibility of Storage Uses with Various Land Uses and Regulations in Relation Thereto

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

B. No action was taken on the status report on economic development initiatives.

C. No action was needed on the consideration of the compatibility of storage uses with various land uses and regulations in relation thereof.

D. No action was taken on the status report on the Mayoral Ad Hoc Development Process Review Committee.

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

F. Commissioner Michlig presented the report on the Franklin Trails Committee activities.

No action was needed, none taken.

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the meeting at 9:45 p.m. All voted 'aye'; motion carried.