

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

CALL TO ORDER

- I. Alderman Skowronski called the regular meeting of the Project Committee of December 14, 2006, to order at 7:00 pm in the Common Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Bennett, Haley, Hanneman, Ritter, and Torres. Also present were City staff Mr. Dietl, PDI consultants Mr. Witzling and Ms. Esswein, and members of the public.

MINUTES

Regular meeting of September 14, 2006

- II.
 - A. Commissioner Ritter moved and Commissioner Haley seconded to approve the minutes of the regular meeting of September 14, 2006. Motion carried.
 - B. Commissioner Haley moved and Commissioner Hanneman seconded to approve the minutes of the regular meeting of October 12, 2006. Motion carried.

Regular meeting of October 12, 2006

BUSINESS

Update/presentation of PDI mapping efforts for the southwestern portion of the City

- III.
 - A. Mr. Dietl stated that pursuant to the Project Committee's directions at its last meeting, staff had contacted the consultants and requested that they prepare a map with a proposed street and lot layout for the southwestern portion of the City, based upon the ideas and concepts tentatively agreed upon by the Committee.

Ms. Esswein presented four maps to the Project Committee, and gave a summary of each. The first map identified a proposed street and lot layout for the envisioned residential areas within the southwestern portion of the City, a proposed street layout only for the envisioned non-residential areas, envisioned land uses/zoning, and envisioned open space/environmental corridors. The second map identified only the street and lot layout, and the open space/environmental corridors, from the first map. The third map identified a proposed breakdown of street types/sizes. The fourth map identified the visual/physical access points to the natural resources within the southwestern portion of the City.

Mr. Witzling noted that few cul-de-sacs were identified in the proposed street layout as it is their experience that it is easier from both a planning and an engineering standpoint to add more cul-de-sacs over time than it is to remove them. He also noted that the proposed streets, and those within the non-residential areas in particular, are approximate and can be moved/revised if necessary. Lastly, he noted that the proposed street layout can even accommodate changes of land uses if necessary.

Ms. Esswein noted that street connections between the proposed residential and non-residential areas were established whenever possible and appropriate.

Commissioners Bennett and Ritter noted that these maps are a very good start, but will require further review and discussion. Commissioner Bennett stated he will review these maps on behalf of the proposed sanitary sewer planning the City's Engineering Department is undertaking.

Commissioner Ritter suggested that as much non-residential land uses as possible be identified, and if necessary over time, that some such areas could be changed to residential uses if appropriate and if market

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conditions dictate.

Commissioner Haley noted that Milwaukee County and SEWRPC staff are nearing completion of a draft update of the County's park and open space plan, which at this point proposes a parkway along Ryan Creek in order to preserve the environmental corridors. He suggested that the maps prepared by the consultants be revised to include that information.

The Project Committee suggested, and the consultants agreed, to undertake the following revisions to the maps, and to wait for and consider additional comments from Commissioner Bennett in regard to possible future public utility locations: include additional lands for Franklin Park to accommodate the active recreational facilities of a community type park, conversion of all R-5 residential lands to R-3E, and consideration of a possible neighborhood commercial area in the vicinity of Franklin Park.

Review and discuss preliminary land division policies within the southwestern portion of the City

- B. Mr. Dietl indicated that in addition to future land uses/zoning and a proposed street and lot layout, another important piece of information that needs to be determined for the southwestern portion of the City is what will be allowed in terms of land divisions and development until such time as public sewer service is available.

Mr. Dietl indicated that in terms of land divisions, some limited amount should be allowed until such time as public services as sanitary sewers becomes available, primarily because it is unknown how long it will take until such services become available. Mr. Dietl also stated that the fewer the land divisions, and the larger the required parcel size, the less potential adverse impact land divisions would have upon the future provision of public services. Mr. Dietl also noted that SEWRPC, in its new regional land use plan, indicates that the minimum lot size in rural/non-sewered areas be no smaller than five acres.

Mr. Dietl indicated that in terms of development, such development should occur consistent with the planned land uses as will eventually be decided by the Project Committee.

Mr. Dietl concluded that when public services become available, the limitations on land divisions and lot sizes would then be removed.

Subsequent to discussion by the Project Committee, it was agreed that Mr. Dietl would prepare a staff memo outlining a proposed land division, lot size, and development scenario. Subsequent to further discussion, the Project Committee tentatively agreed that the minimum lot size in residential planned areas would be five acres, and in non-residential planned areas would be ten acres, with a mechanism for consideration of slightly smaller lot sizes in unique situations. The Project Committee also tentatively agreed that Mr. Dietl should determine a policy for the number of lot splits per parent parcel, and the location of such splits, keeping in mind a limited number of lot splits and a location of lot splits in a manner that does not create an impediment to the provision of public services. The Project also suggested consideration of the following ideas:

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- Discouragement to some extent of land divisions in non-residential areas;
- In exchange for greater flexibility in unique situations, more in-depth review and more specific criteria;
- If more than one lot split is to be allowed, then a greater level of information should be provided, such as an area development plan identifying natural resource features, topographic information, etc.;
- The policy of limited land divisions, and possibly how many are left per the subject parcel, should be noted on the plat or CSM and should be stated in a recorded deed restriction;
- Too many land divisions/significant increases in density, should be prohibited/discouraged.

Public input

- C. A member of the public indicated disagreement with the proposed five and ten acre minimum lot size, and suggested three acres. The individual noted that many people with large lots do not keep them clean and in good shape. The individual also noted that large cul-de-sac islands are not a good idea, as they do not drain well, they ice up in winter, and are not safe for kids, and suggested that it is more important to plan driveway locations as the means to address snow removal and storage along cul-de-sacs.

Commissioner Bennett indicated that there may be some confusion by the public in regard to the future of Ryan Road. He indicated that it has been planned by the City as far back as the late 1960's, that Ryan Road would someday be a major four lane arterial. And that currently, only the jurisdiction of the road, as a state instead of a county road, is being considered for a change.

Announcement: Next Meeting scheduled for Thursday, January 18, 2007

- E. No action needed; none taken.

Adjournment

- IV. Commissioner Ritter moved and Commissioner Hanneman seconded to adjourn. Upon voice vote, all voted 'aye.' Motion carried. Alderman Skowronski adjourned the Thursday December 14, 2006, regular meeting of the Project Committee, at 8:30 pm.