

City of Franklin
Plan Commission Meeting
February 9, 2012
Minutes

Approved
March 8, 2012

CALL TO ORDER

- I. Mayor Taylor called the February 9, 2012 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, Commissioners Bennett, Fowler, Haley, Michlig and Ritter. Also present were Alderman Solomon, City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs.

MINUTES

Regular Meeting January 19, 2012

II.

- A. Commissioner Fowler moved and Commissioner Bennett seconded approval of the January 19, 2012 minutes of the regular meeting of the Plan Commission as amended at Item III.A. indicating Commissioner Fowler made the motion to approve. All voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

**Wyndham Village Retail, LLC
(Modification to an Approved Master Sign Program for The Shoppes at Wyndham Village for the Allowance of Individual Channel Letter Signs and an Additional Wall Sign for Tenants Occupying Multiple Tenant Spaces)**

Property: Approximately 7700 to 7800 South Lovers Lane Road, specifically, 7200 South Lovers Lane Road, Building No. 5, Suite 200 and Suite 210; Tax Key Nos. 794-9999-003 and 794-9999-004

Zoning: CC City Civic Center District

Regarding: 1. (Master Sign Program Amendment) A RESOLUTION APPROVING AN AMENDMENT TO THE MASTER SIGN PROGRAM FOR THE SHOPPES AT WYNDHAM VILLAGE COMMERCIAL RETAIL CENTER

III.

- A. Planning Manager Dietl presented the amendment application to the Master Sign Program for Wyndham Village Retail, LLC located at approximately 7700 to 7800 South Lovers Lane Road.

Commissioner Fowler moved to suspend regular business to allow public comment. Seconded by Commissioner Haley. All voted 'aye', motion carried.

City resident Glen Bogdon, 7577 South Joshua Court spoke.

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

Commissioner Fowler made a motion to approve a resolution approving an amendment to the Master Sign Program for the Shoppes at Wyndham Village commercial retail center with the proviso that for this specific item lighting will not remain on after 10:00 p.m. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried.

At 7:45 p.m., Mayor Taylor passed the gavel to Alderman Skowronski, who then chaired the meeting. The gavel was returned to Mayor Taylor at 7:47 p.m.

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

Property: 6919 South 27th Street;

Tax Key No. 738-9978-005

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

- B. Commissioner Haley 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 a motion to recommend approval of an ordinance to amend Section 15-3.0415 of the Unified

Regarding: 1. (Planned Development District Ordinance Amendment)

a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.

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 AN INCREASE IN SIGNAGE AREA FOR THE GORDON FOOD SERVICE MARKETPLACE STORE AND FUTURE RETAIL BUILDING DEVELOPMENT

Development Ordinance Planned Development District No. 10 (Riverwood Village - Paul Bouraxis Development) to authorize an increase in signage area for the Gordon Food Service Marketplace Store and future retail building development located at 6919 South 27th Street. All voted 'aye', motion carried.

Commissioner Bennett vacated his seat at 8:01 p.m. and returned to his seat at 8:03 p.m.

City of Franklin (Department of City Development Annual Report)

Property: N/A

Zoning: N/A

Regarding: 1. City Development Department 2011 activity overview related to review of permits and applications, special projects, and community growth issues (2007 through 2011 overview included)

C. Planning Manager Dietl presented the City of Franklin Department of City Development Annual Report 2011. No action was needed. None taken.

Status Report on the Mayoral Ad Hoc Development Process Review Committee

D. Mayor Taylor presented the status report on the Mayoral Ad Hoc Development Process Review Committee and indicated that the City Attorney is drafting a resolution to have the duties of the Mayoral Ad Hoc Development Process Review Committee transferred to the Forward Franklin Economic Development Committee.

Planning Manager Dietl indicated a joint meeting with the Plan Commission, Forward Franklin Economic Development Committee and the Community Development Authority is forthcoming.

No action was needed. None taken.

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

E. Mayor Taylor stated that the City is currently in conference with Milwaukee County regarding the purchase of land for a central City park.

No action was taken 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

F. Commissioner Fowler presented the status report of the Franklin Trails Committee and indicated a presentation to the Committee of the Whole is scheduled for March 5, 2012.

No action needed. None taken.

ADJOURNMENT

IV. Commissioner Fowler moved and Commissioner Bennett seconded to adjourn the meeting at 8:11 p.m. All voted 'aye'; motion carried.