

Plan Commission Meeting

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Plan Commission of January 19, 2006, to order at 7:00 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Ziegenhagen, Ritter, Bennett & Hanneman. Commissioner Haley was excused. Also present were Director of City Development Wheaton, Planner II Booth, Planner I Mentkowski & City Attorney Wesolowski.

MINUTES

Regular meeting of January 05, 2006

- II. A. Commissioner Ritter moved and Commissioner Hanneman seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, January 05, 2006. Upon voice vote, all voted 'aye.' Motion carried.

Public Hearing

- III. A. The Public Hearing was called to order at 7:05 PM. Planner I Mentkowski read the Public Hearing notice into the record. Several members of the public spoke, primarily against the proposal. No other members of the public coming forward, it was closed at 7:25 PM.

Comprehensive Master Plan Amendment Priya Corporation (Andy's Gas Station)

Amendment to the Comprehensive Master Plan from B-1 Neighborhood Business District to B-3 Community Business District
Approximately 5040 West Rawson Avenue
(Tax Key Number 740-9988-005)
B-1 Neighborhood Business District

- B. The Public Hearing was called to order at 7:05 PM. Planner I Mentkowski read the Public Hearing notice into the record. Several members of the public spoke, primarily against the proposal. No other members of the public coming forward, it was closed at 7:25 PM.

Rezoning

Priya Corporation (Andy's Gas Station)

Rezoning B-1 Neighborhood Business District to B-3 Community Business District
Approximately 5040 West Rawson Avenue
(Tax Key Number 740-9988-005)
B-1 Neighborhood Business District

- C. The Public Hearing was called to order at 7:55 PM. Planner I Mentkowski read the Public Hearing notice into the record. No members of the public coming forward, it was closed at 7:55 PM.

Natural Resource Special Exception Case No. 2006-01 WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)
Special Exception from Section 15-4.0102H. & I. of the Unified Development Ordinance to allow the encroachment upon Resource Features
Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

- D. The Public Hearing was called to order at 8:04 PM. Planner I Mentkowski read the Public Hearing notice into the record. Members of the public spoke. No other members of the public coming forward, it was closed at 8:06 PM.

Rezoning

WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)

Rezoning for Lot 2 of a proposed Certified Survey Map from R-8 Multiple-Family Residence District to B-3 Community Business District
Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

- E. The Public Hearing was called to order at 8:14 PM. Planner I Mentkowski read the Public Hearing notice into the record. Members of the public spoke. No other members of the public coming forward, it was closed at 8:17 PM.

Special Use

WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)

42 proposed condominium units in an R-8 Multiple-Family Residence District on Lot 1 of a Certified Survey Map
Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

Plan Commission Meeting

Special Use

Main Street Real Estate Holdings LLC (Wauwatosa Savings Bank)

6,000 sq.ft. bank with a drive-thru
Approximately 10925 West Speedway Drive (At STH
100) (Tax Key Number 704-1002-000)
M-1 Limited Industrial District

Special Use

Eppstein Uhen Architects

Ice manufacturing plant
Approximately 9563 South 60th Street
(Tax Key Numbers 898 9997 018 & 898 9997 020)
M-1 Limited Industrial District

Business

Comprehensive Master Plan Amendment Priya Corporation (Andy's Gas Station)

Amendment to the Comprehensive Master Plan from
B-1 Neighborhood Business District to B-3
Community Business District
Approximately 5040 West Rawson Avenue
(Tax Key Number 740-9988-005)
B-1 Neighborhood Business District

Rezoning

Priya Corporation (Andy's Gas Station)

Rezoning B-1 Neighborhood Business District to B-3
Community Business District
Approximately 5040 West Rawson Avenue
(Tax Key Number 740-9988-005)
B-1 Neighborhood Business District

Natural Resource Special Exception Case No. 2006-01 WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)
Special Exception from Section 15-4.0102H. & I. of
the Unified Development Ordinance to allow the
encroachment upon Resource Features
Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

Certified Survey Map

WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)
Certified Survey Map for a 2-lot Certified Survey Map
Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

Rezoning

WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)
Rezoning for Lot 2 of a proposed Certified Survey Map
from R-8 Multiple-Family Residence District to B-3
Community Business District
Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

Special Use

WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)
42 proposed condominium units in an R-8 Multiple-Family
Residence District on Lot 1 of a Certified Survey Map
Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

F. The Public Hearing was called to order at 8:35 PM.
Planner I Mentkowski read the Public Hearing notice into
the record. No members of the public coming forward, it
was closed at 8:35 PM.

G. The Public Hearing was not called to order as Applicant
had requested to withdraw the item.

IV.

A. Commissioner Bennett moved and Alderman Skowronski
seconded to refer to staff to review the public comments
and return the item at a later date. Upon voice vote, all
voted 'aye.' Motion carried.

B. Commissioner Bennett moved and Alderman Skowronski
seconded to refer to staff to review the public comment, to
return at a later date. Upon voice vote, all voted 'aye.'
Motion carried.

C. Commissioner Bennett moved and Commissioner Ritter
seconded to adjourn the Public Hearing to the next
available meeting to allow for the corrected Class II notice.
Upon voice vote, all voted 'aye.' Motion carried.

D. Commissioner Ritter moved and Commissioner
Hanneman seconded to recommend the 2-lot Certified
Survey Map subject to a revised resolution following the
City Attorney's patterned form and addressing all staff
comments. Upon voice vote, all voted 'aye.' Motion carried.

E. Alderman Skowronski moved and Commissioner Ritter
seconded to recommend a rezoning from R-8 Multiple-
Family Residence District to B-3 Community Business
District subject to a revised resolution following the City
Attorney's patterned form and addressing all staff
comments. Upon voice vote, all voted 'aye.' Motion carried.

F. Alderman Skowronski moved and Commissioner Ritter
seconded to recommend the Special Use for WAB/Devo
Forest View LLC for Forest View Condominiums, a 42 unit
condominium development subject to a revised resolution
following the City Attorney's patterned form and
addressing all staff comments. Upon voice vote, all voted
'aye.' Motion carried.

Plan Commission Meeting

Condominium Plat

WAB/Devo Forest View LLC

(Forest View Condominiums) (42 units)

Approximately 5720 West Ryan Road
(Tax Key Numbers 882-9988-002 & 882-9989-001)
R-8 Multiple-Family Residence District

Special Use

Main Street Real Estate Holdings LLC

(Wauwatosa Savings Bank)

6,000 sq.ft. bank with a drive-thru
Approximately 10925 West Speedway Drive (At STH
100) (Tax Key Number 704-1002-000)
M-1 Limited Industrial District

Certified Survey Map

Menard, Inc. (Menard Speedway Development)

4-lot Certified Survey Map
Approximately 10925 West Speedway Drive
(Tax Key Number 704-1005-000)
M-1 Limited Industrial District

Certified Survey Map

Creative Homes, Inc.

1-lot Certified Survey Map
Approximately 6600 South 51st Street
(Tax Key Numbers 712-8995-000, 712-8989-000,
712-8990-000, 712-8991-000 and 712-8992-000)
R-5 Suburban Single-Family Residence District

Special Use

Independent Lifestyles, Inc.

(Pine Haven Group Home)

12-bed Community-Based Residential Facility for
elderly persons
Approximately 6795 South 51st Street
(Tax Key Number 741-2003-000)
R-5 Suburban Single-Family Residence District

Condominium Plat

Horizon Development Group

(Francis Woods Senior Condominiums) (16 units)

16-unit condominium
Approximately 7710 South 51st Street
(Tax Key Number 788-9986-004)
PDD #22 CLARE MEADOWS

- G. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to recommend the Condominium Plat for WAB/Devo Forest View LLC for Forest View Condominiums, a 42 unit condominium development following the City Attorney's patterned form and addressing all staff comments. Upon voice vote, all voted 'aye.' Motion carried.
- H. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to recommend the Special Use, subject to 1) revisions to the grading plan and grading for a sidewalk which may be installed at a later date; 2) the granting of an easement for the sidewalk and 3) a revised landscaping plan subject to staff approval regarding additional plantings along State Highway 100, , for Main Street Real Estate Holdings LLC for a Wauwatosa Savings Bank with a drive-thru. Upon voice vote, all voted 'aye.' Motion carried.
- I. Alderman Skowronski moved and Commissioner Ritter seconded to recommend the 4-lot Certified Survey Map. Upon voice vote, all voted 'aye.' Motion carried.
- J. Commissioner Bennett moved and Commissioner Ritter seconded to recommend the 1-lot Certified Survey Map for Creative Homes, Inc. Upon voice vote, all voted 'aye.' Motion carried.
- K. Commissioner Ritter moved and Commissioner Hanneman seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for property located at approximately 6795 South 51st Street, as applied for, which would allow Independent Lifestyles, Inc. to operate a group home for up to 12 individuals under a Class C-N/A Department of Health and Family Services license, primarily for the housing of frail elderly individuals, generally being nonambulatory seniors with disabilities, provided that the 3 year DHFS facilities records reviewed by staff and shared with the applicant are reviewed by the City Health Officer and the Health Officer recommends to the Common Council that the matters of record are appropriately regulated by the Department of Health and Family Services. Upon voice vote, all voted 'aye.' Motion carried.
- L. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to recommend a Condominium Plat for Horizon Development Group for Francis Woods 16-unit Senior Condominiums development. Upon voice vote, all voted 'aye.' Motion carried.

Plan Commission Meeting

**Affidavit of Correction to a Final Plat
River Highlands Development LLC
(River Highlands Subdivision) (33 lots)**
Affidavit of Correction to a Final Plat
Approximately South 51st Street & West Drexel
Avenue
R-6 Suburban Single-Family Residence District

**Final Plat
MLG RE 2002 LLC (Hidden Oaks Subdivision) (54
lots)**
Final Plat
Approximately South 27th Street and West Oakwood
Road (Tax Key Numbers 928-9995-000, 928-9996-
000 & 928-9997-004)
R-3 Suburban/Estate Single-Family Residence
District

**Temporary Use
WE Energies**
Temporary Use for outdoor storage
Approximately 11339 West Forest Home Avenue
(Tax Key Number 748-9992-000)
M-2 General Industrial District

**Concept Review
Genesis Construction Management &
Development
(Hidden Acres Condominiums) (27 Single-Family
units)**
Approximately 4040 West Puetz Road
(Tax Key Numbers 833-9988-001 & 833-9989-002)
R-3 Suburban/Estate Single-Family Residence District

**Comprehensive Master Plan Update
City of Franklin**

**Announcement: Next Meeting scheduled for
Thursday, February 09, 2006**

ADJOURNMENT

- M.** Commissioner Ritter moved and Commissioner Hanneman seconded to recommend an Affidavit of Correction to a Final Plat for River Highlands Development LLC Upon voice vote, all voted 'aye.' Motion carried.
- N.** Alderman Skowronski moved and Commissioner Ritter seconded to recommend a Final Plat for MLG RE 2002 LLC for Hidden Oaks Subdivision a 54 lot subdivision. Upon voice vote, all voted 'aye.' Motion carried.
- O.** Alderman Skowronski moved and Commissioner Hanneman seconded to approve a Temporary Use for WE Energies, for one (1) year, subject meeting all Municipal Code requirements. Upon voice vote, all voted 'aye.' Motion carried.
- P.** No action needed; none taken.
- Q.** Excellent Commission discussion. No action needed; none taken. It was decided without a formal motion that the Plan Commission will serve as the Project Committee for the Comprehensive Master Plan update, holding a special meeting devoted solely to the Comprehensive Master Plan each month, beginning in March, on the Thursday following the first regular Plan Commission meeting of the month.
- R.** No action needed; none taken.
- V.** Commissioner Ziegenhagen moved and Commissioner Hanneman seconded to adjourn the regular Plan Commission meeting of Thursday, January 19, 2006. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 10:47 PM.