

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

CALL TO ORDER

- I. Mayor Taylor called the meeting of the Project Committee of July 17, 2008, to order at 7:03 pm in the Common Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Haley, Kosovich, and Ritter. Commissioners Bennett and Hanneman were excused. Also present was Planning Manager Dietl, Assistant City Engineer Ron Romeis and Alderman Kristen Wilhelm.

MINUTES
Regular meeting of July 1, 2008

- II. A. Commissioner Haley moved and Alderman Skowronski seconded to approve the minutes of the regular meeting of the Project Committee of Thursday, July 1, 2008, with corrections identified by Commissioner Ritter. Upon voice vote, all voted 'aye'. Motion carried.

BUSINESS

Discussion of the July 1, 2008, Open House and Public Hearing held on the Proposed Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy, and Proposed Southwest Overlay District; and of Related Discussions at the July 8, 2008, Common Council meeting.

- III. A. Mayor Taylor provided a summary of the Open House, Public Hearing, and Common Council meeting of July 8, 2008. Mayor Taylor noted that the Council motion was to direct the Plan Commission and the staff to have another notice provided to all residents of the Southwest part of the City on the Southwest Overlay District, Policy and map, and another meeting.

Planning Manager Dietl concurred and noted this would be in addition to the two Public Hearings required by the UDO if the Southwest Overlay District, Policy & map would proceed to the Common Council for consideration of approval.

Mayor Taylor noted he heard loud and clear a message from the residents he spoke with, to protect the natural resources and the rural character of the Southwest part of the City.

Alderman Wilhelm indicated that the plan for the Southwest part of the City should include the information from SEWRPC reports #152 and #176.

Mayor Taylor noted he had heard from some residents a desire to keep their current zoning, and some others wanted higher uses/value.

Alderman Skowronski noted he had heard from some of his constituents and wanted to propose some changes.

Commissioner Ritter expressed some urgency with adopting the plan, which will be a guide, with revisions that can occur over time.

Mayor Taylor agreed with moving forward but the Project Committee should take into account the public input, and the Project Committee should quickly agree on any of these changes.

Alderman Skowronski noted requested changes from residents such as:

- Change the proposed subdivision northeast of the landfill to the lot sizes of its existing zoning.
- Add trails
- Remove some business park and light industrial areas.

Commissioner Haley stated the post-sewer map should reflect all of the Cedarburg Science information.

Mayor Taylor recalled past discussion of plan revisions by PDI and

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also expressed a sense of urgency of adopting the plan with the January 1, 2010 deadline fast approaching.

Planning Manager Dietl explained that failure to meet the State timeline could open the City of Franklin to potential lawsuits if the city's zoning doesn't match the plan.

Mayor Taylor noted comments from Mr. O'Malley about the extension of sanitary sewers to 76th & Ryan, who proposed that sewers could be brought to that area, saving the city \$12M over the R.A.Smith Consultants proposal and noted this item will be placed on the next Common Council agenda.

Assistant City Engineer Ron Romeis cautioned to look at sewer capacity and tributary flow before comparing costs.

No action taken.

Consideration of the Proposed Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy for the southwestern portion of the City.

- B. Mayor Taylor recommended the subdivision close to landfill zoned R-3E be changed to match the current zoning, and the land along South County Line Road and 112th Street remain as currently zoned and not go into conservancy.

Commissioner Ritter explained the item on the agenda is pre-sanitary sewer and not post sewer and to be careful of mixing land use and zoning.

Planning Manager Dietl explained the pre-sewer plan references the post-sewer map.

Mayor Taylor recommends keeping the current zoning in place for the pre-sewer plan, stay with existing zoning of R-2 for the area near the landfill, and the general plan for both pre-sewer and post-sewer should move forward, based on information from the public.

Alderman Skowronski expressed concern with the commercial zoning in the 76th and Oakwood to the South County Line Road area and wanting commercial on the west side only and keeping the current zoning on the east side.

Mayor Taylor asked Alderman Skowronski to identify the changes he would like to bring to the attention of the Project Committee that he had received from his constituents, for a decision by the Project Committee.

Alderman Skowronski identified:

- Change the subdivision northeast of the landfill to its current zoning (R-2).
- The land at 112th & County Line Road, not owned by MMSD, should stay at its current (R-1) zoning.
- The land on the east side of 76th St., north of County Line Road, should be residential, not business (current zoning is R-1 & A-2).
- The northwest corner of 76th St & Oakwood Rd business park should be removed or made smaller.
- The lands along Loomis Rd. shown as commercial should only be shown that if currently developed for commercial, or if vacant and developable, should only include a reasonable amount of frontage as commercial; the remainder should be existing

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use/residential.

- The lands along 116th St. & Loomis Rd. should correctly identify the existing natural resource.

Commissioner Ritter stated this plan is to be used as a guide for planning a sewer system for this area and expressed concern with under planning with a result of inadequate future sewer capacity.

Mayor Taylor referred back to the beginning of the process and the Common Council, at that time, wanted a 70/30 tax base balance achieved, which is now represented on the map by previous consensus of the committee and going forward with the plan for Common Council approval.

Further discussion of present land use and future development with sewer for the 76th Street and the 116th & Ryan Road Comprehensive Master Plan areas.

The Project Committee then agreed to all of the noted changes except for the area at the northwest corner of 76th St. and Oakwood Road, which they decided to remain as currently shown.

Alderman Skowronski indicated that he did not agree with the decision on the northwest corner of 76th St. and Oakwood Road.

Alderman Wilhelm noted that there are many areas of hydric soils and areas of potential flooding, that some of the agricultural lands should be retained, that some of the areas of the best natural resources are not being saved. Alderman Wilhelm indicated that sustainability should be incorporated into this plan, and that it should look longer into the future.

Don Brickler, 9660 W. Ryan Rd., a landowner along Ryan Rd., within the Southwest part of the City, explained his situation in regard to his desire to develop his lot, with or without public sanitary sewer.

Consideration of the Proposed Southwest Overlay District.

- C. No discussion; no action taken.

Discuss status of, and next steps for, the citywide Comprehensive Master Plan Update.

- D. The Project Committee briefly discussed the importance of completing the Southwest plan so that work can continue on the rest of the City plan.

The Project Committee indicated that staff should utilize larger maps when appropriate, and use the laptop computer and GIS mapping whenever possible at these meetings.

No action taken.

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Public Input

- E. Mr. Evenson, a property owner along South County Line Road and 112th Street in the Southwest part of the City, indicated that his property not be shown conservancy/open space, but be proposed for some higher/better use. Mr. Evenson also indicated that he believes the landfill will be storing topsoil, etc., from its operations on the east side of 112th St.

Mr. & Mrs. Stick, related to Mr. Evenson, agree with Mr. Evenson, and want the zoning of the property to remain unchanged.

Ms. Schaefer, whose family owns property at 112th Street & South County Line Road is in agreement with Mr. Evenson and has concerns of Waste Management expansion and recommends current zoning of property be kept or M-1 or higher use but not to a conservancy zoning.

Ms. Stefanec, a landowner along Oakwood Road and 76th Street in the Southwest part of the City, explained her concerns about the identification of her's and adjacent property being planned for future Business Park uses, and her ability to develop with or without public sewer.

The Project Committee briefly explained the value and benefits of future Business Park use.

Mayor Taylor stated that any landowner within the Southwest part of the City can always apply for whatever zoning, development, land division, etc. change they would like. There has not and is not any kind of moratorium. However, it is up to the Plan Commission and Common Council to decide if they would approve any such change, based upon compliance with the UDO, the Comprehensive Plan, and City policies.

Schedule Next Meeting

- F. Thursday, August 14, 2008, is the next scheduled meeting date, but additional meetings may be scheduled at the request of the Chairman.

Adjournment

- IV. Commissioner Bennett moved and Commissioner Ritter seconded the motion to adjourn the July 17, 2008, meeting of the Project Committee at 9:05 pm. Motion carried.