

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 1, 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 Bennett, Haley, Hanneman, and Ritter. Commissioner Kosovich was excused. Also present was Planning Manager Dietl, Director of Administration Mark Luberda and Planner Nick Fuchs.

MINUTES
Regular meeting of June 12, 2008

- II. A. Commissioner Ritter moved and Commissioner Hanneman seconded to approve the minutes of the regular meeting of the Project Committee of Thursday, June 12, 2008, with correction on Item III. C. Upon roll-call vote Alderman Skowronski, Commissioners Bennett, Hanneman and Ritter voted 'aye'. Commissioner Haley abstained. Motion carried.

BUSINESS

Public Hearing, Proposed Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy, and Proposed Southwest Overlay District.

- III. A. Planner Fuchs read the Notice of Public Informational Hearing notice into the record.

Planning Manager Dietl presented information on future land use, proposed zoning and the proposed Southwest Overlay District.

Mayor Taylor stated that he, some of the prior Aldermen and City Engineer Bennett have been lobbying for the City of Franklin be included in the MMSD 2020 plan to extend sewer from 60th Street to 124th Street and further explained that is the reason for the pre and post sewer plans, based on an educated guess when the MMSD budget and future economics would enable sewer to be extended but also allowing property owners to use their land until that time period. Mayor Taylor also stated that city staff, Plan Commission members, and PDI, a consultant firm, have been working on the plan for about 2-1/2 years.

The Public Hearing was opened at 7:12 p.m.

Don Brickler, 9660 West Ryan Rd. has been trying to build for about 10 years and sewer is about 120-feet away and is in favor of the overlay project.

John O'Malley questioned zoning and public sewers for future building for the property on the southeast corner of 76th & Ryan Rd.

Nabil Solous owns 35-acre parcel on the southwest corner of 92nd & Ryan Rd. and supports extending sewer and is looking for orderly, planned development.

Juan Rodriguez owns 7-acre parcel at 6831 W. Ryan Rd. is looking for sewer to be installed as soon as possible.

Jody Montgomery, 8570 S. 116th Street, believes the majority of people on S 116th St. do not want sewer, it would be very costly and many people cannot afford it and would like to see (the blue line)come closer to Loomis Road.

Ignasiak , 9880 S. 112th Street, property in proposed park expansion area; 80 acres (3 lots); wants to divide 4-5 acre lots.

Darlene Collins, 8628 S. 116th Street, majority of her street would not want sewer; does not see need for all of the development; city should do survey/contact residents of southwest area; wants this area of city to

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stay in green and open uses.

John O'Malley addressed the commercial areas on the map and asked how many acres are proposed commercial and how was proposed zoning determined. Mr. O'Malley questioned proposed high school location and sewer. Mr. O'Malley also questioned roads in commercial development areas and feels not enough thought was put into this and the city should talk to all property owners and explore other options.

Nick Ioder, 10338 W. Ryan Rd., bought property in 1997 or 1998, built in 2001, and was told this was Franklin's green space and would probably remain that; now within the last five years it has become the highly developed corridor in the plans and wants to know why. Mr. Ioder is on the Landfill Monitoring Committee and believes the landfill will be around in excess of 25 years; complaints about landfill odor are along S. 92nd St. and the proposed zoning shows housing along that street. Mr. Ioder wants to know how long the City of Franklin thinks the landfill will be there and why have they gone from a green space to a highly developed corridor.

John Napientek, 10233 W. Ryan Rd., has property in the red (commercial) area, farms the area and would like to keep it rural. Mr. Napientek asked if the state would have to approve plan to extend Ryan to Loomis Rd.

Sharon Kust, 8514 S. 116th St. stated with the warm summer months, the dump smells by her house; doesn't want to see it move north; in favor of more green space and parks.

The Public Hearing was closed at 8:07 p.m.

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

B. Item III. B. was discussed by Commissioners.

Mayor Taylor recommended giving heavy consideration to person who wants land to stay agricultural and continue to have a lot of green space; take into consideration the issue of sewers, the R.A. Smith study and the O'Malley plan and the plan from the Atlanta group some time ago and to revisit the MMSD plans.

Commissioner Ritter indicated staff should document the comments for consideration and stated the state requires a plan be adopted, that will be a guide, but is subject to change and will be reviewed and revised as actual development occurs, preserving open space and green space.

Commissioner Haley agrees with Commissioner Ritter and expressed that a lot of effort has gone into this plan; a lot of people not aware of this meeting and not seeing everybody represented; need to reach out to all property owners.

Commissioner Bennett indicated utilizing the plan that protects the natural resource and green areas and agrees notice should be sent to all property owners affected.

Alderman Skowronski stated the natural resources need to be more defined as to what is developable and will also make a proposal to the Council that all property owners in this area be properly noticed.

Commissioner Hanneman agrees with Commissioner's comments. Empathize this is the first step in the process; hopes everyone shares

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with their neighbors; put comments down on paper; have considered many of the items discussed tonight and will continue to discuss them.

Mayor Taylor inquired about the impact of more notification, individual mailings and getting an estimate on mailing costs of Comprehensive Master Plan information citywide. Mayor Taylor questioned if there would be a mailing of this public hearing information and findings to property owners in the area affected or for a continuation of another public hearing.

Planning Manager Dietl expressed that soliciting more public input will result in planning for this area and the rest of the city taking longer and that we need to be aware of the approaching January, 2010 deadline.

Commissioner Ritter encouraged moving expediently to adopt plan within the requirements of the law and noted that property owners would be surveyed prior to sewer and this is a post sewer plan, subject to revision required by law or as development occurs.

Mayor Taylor revisited the issue of public notice and public hearings with further discussion with Commissioners and Planning Manager Dietl with directive to put together a resolution to be introduced by Alderman Skowronski at the next Common Council meeting.

Commissioner Haley, going back to the Outstanding Issues on the staff memo, indicated using Map 1C as being the most accurate, showing those natural areas and under Item 3. indicated there is some merit to adding some areas, like portions of 116th Street and creating a boundary for that overlay.

Commissioner Bennett indicated the boundary is determined by terrain and cannot move; sewer is available to the north but not available to the south.

Mayor Taylor indicated taking advice from owners on 116th Street in keeping area rural, and incorporating into Comprehensive Master Plan.

No action taken.

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. Mayor Taylor stated the next step is to ask the Common Council for direction regarding a notification system for all areas of the city, with other public hearings put in place, and/or moving forward on some other areas of the city needing attention.

Planning Manager Dietl referred to the PDI timetable being about one-third of the way done, leaving about 18 months to complete the plan, and with further work on draft chapters, etc., having concerns we can be done in time.

Mayor Taylor indicated there were some issues that came up that were not anticipated when the contract was put together.

Commissioner Ritter stated the need to make list of what needs to get done and evaluate resources to get it done; make zoning and existing developments match comp plan for entire city.

No action taken.

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Public Input

E. Sharon Kust suggested getting a volunteer committee to go door-to-door with petitions and information.

Schedule Next Meeting

F. Thursday, July 17, 2008, is the next scheduled meeting date.

Adjournment

IV. Commissioner Bennett moved and Commissioner Ritter seconded the motion to adjourn the July 1, 2008, meeting of the Project Committee at 8:48 pm. Motion carried.