

CALL TO ORDER

- I. Alderman Skowronski called the July 10, 2008, regular Plan Commission meeting to order at 7:00 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Kosovich, Ritter, Haley and Hanneman. Mayor Taylor and Commissioner Bennett were excused. Also present were Planning Manager Dietl, Planner II Fuchs, Assistant City Engineer Ron Romeis and City Attorney Wesolowski.

MINUTES

Regular Meeting June 19, 2008

- II. A. Commissioner Kosovich moved and Commissioner Hanneman seconded approval of the June 19, 2008, minutes.  
Upon voice vote, all voted 'aye.' Motion carried.

Special Meeting July 1, 2008

- B. Commissioner Kosovich moved and Commissioner Hanneman seconded approval of the July 1, 2008, minutes.  
Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

People's Choice Corporation (Proposed Hotel at South 76th Street and West Loomis Road)

1. (PDD Planned Development District) (Public Hearing) AN ORDINANCE TO CREATE SECTION 15-3.0438 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 34 (HAMPTON INN AND SUITES PLUS MIXED USE COMMERCIAL) AND TO REZONE LOTS FROM B-3 TO PLANNED DEVELOPMENT DISTRICT NO. 34

- III. A. Mr. Fuchs read the public hearing notice into the record. The public hearing was opened at 7:03 PM.  
Representative for the Applicant spoke. With no citizens coming forward Commissioner Kosovich moved and Commissioner Hanneman seconded to close the public hearing at 7:06 PM.  
Upon voice vote, all voted 'aye.' Motion carried.

2. (Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

- 1. Tabled to the Plan Commission meeting of July 24, 2008.
- 2. Tabled to the Plan Commission meeting of July 24, 2008.

Complete Development Services LLC (Woodland Prairie Condominiums)

1. (Condominium Monument Sign) A RESOLUTION APPROVING A MONUMENT SIGN FOR WOODLAND PRAIRIE CONDOMINIUMS to allow for placement of an entrance identification monument sign

- B. 1. Commissioner Kosovich moved and Commissioner Ritter seconded to approve a resolution approving a monument sign for Woodland Prairie Condominiums to allow for placement of an entrance identification monument sign.  
Upon voice vote, all voted 'aye.' Motion carried.

Verizon Wireless (Hale Park Sprint, Site No. 113525)

1. (Special Use Amendment) A RESOLUTION TO AMEND RESOLUTION NO. 98-4667 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A COMMUNICATION FACILITY AND TOWER SITE FOR PROPERTY LOCATED AT 6321 SOUTH 108TH STREET to allow for the addition of a permanent backup power generator

- C. 1. Commissioner Ritter moved and Commissioner Haley seconded to recommend approval of a resolution to amend Resolution No. 98-4667 imposing conditions and restrictions for the approval of a Special Use for a communication facility and tower site for property located at 6321 South 108th Street to allow for the addition of a permanent backup power generator.  
Upon voice vote, all voted 'aye.' Motion carried.

**G.C. Franklin, Inc. (Golden Corral Restaurant)  
1. (Requested Waivers Of South 27th Street  
Design Overlay District Standards)**

- a. 15-3.0353B.(5) Pedestrian Walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities (\*note: Applicant has not provided a request for waiver at this time.)
- b. 15-3.0353B.(7) The building shall provide awnings or other weather protection features within thirty (30) feet of all customer entrances along a building.
- c. 15-3.0355B.(8)d Buildings located at the intersection of two streets shall utilize a corner entrance to the building unless this requirement is waived by the Plan Commission.

**2. (Planned Development District Ordinance  
Amendment)**

- a. Plan Commission determination of substantial change or minor amendment.
- b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0415 OF THE UNIFIED DEVELOPMENT ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 10 (RIVERWOOD VILLAGE-GOLDEN CORRAL RESTAURANT) to provide for an 11,000 square foot restaurant in an area previously approved for restaurant use

**ADJOURNMENT**

- D. 1. No action taken.  
2.a. Commissioner Ritter moved and Commissioner Kosovich seconded to determine the change to Planned Development District No. 10 (Riverwood Village-Golden Corral Restaurant) to be a minor amendment.  
Upon voice vote, all voted ‘aye.’ Motion carried.  
2.b. Tabled to the Plan Commission meeting of July 24, 2008.

- IV. Commissioner Ritter moved and Commissioner Kosovich seconded to adjourn the July 10, 2008, regular Plan Commission meeting.  
Upon voice vote, all voted ‘aye.’ Motion carried. The meeting adjourned at 8:14 PM.