

CALL TO ORDER

- I. Mayor Taylor called the July 24, 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, and Hanneman. Commissioners Bennett and Haley excused. Also present were Planning Manager Dietl, Planner II Fuchs, Assistant City Engineer Ron Romeis, City Attorney Wesolowski, Aldermen Olson, Sohns and Solomon and Jim Rhiner, 27th Street Steering Committee member.

MINUTES

Regular Meeting July 10, 2008

- II.
 - A. Alderman Skowronski moved and Commissioner Kosovich seconded approval of the July 10, 2008, minutes.
Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

St. Martin of Tours Parish (Cemetery Expansion)

1. (Rezoning Ordinance) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM C-1 CONSERVANCY DISTRICT, R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND I-1 INSTITUTIONAL DISTRICT TO I-1 INSTITUTIONAL DISTRICT.

2. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR PROPERTY LOCATED AT APPROXIMATELY 7963 SOUTH 116TH STREET to allow for St. Martin of Tours cemetery expansion.

- III.
 - A. Mr. Fuchs read the public hearing notice into the record. The public hearing was opened at 7:07 PM. With no citizens coming forward the public hearing was closed at 7:07 PM.

City Attorney Wesolowski and Alderman Skowronski each noted they have relationships with the St. Martins of Tours Parish which they believe have no bearing on this item, but they would agree to abstain from participation if anyone believes there might be a conflict of interest. No persons came forward in objection.

- 1. Alderman Skowronski moved and Commissioner Kosovich seconded to recommend approval of an Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from C-1 Conservancy Distract, R-3 Suburban/Estate Single-Family Residence District and I-1 Institutional District to I-1 Institutional District.

Upon voice vote, all voted 'aye.' Motion carried.

- 2. Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for property located at approximately 7963 south 116th Street.

Upon voice vote, all voted 'aye'. Motion carried.

WW Partners, LLC (Whispering Woods Subdivision)

1. (Final Plat) A RESOLUTION CONDITIONALLY APPROVING A FINAL PLAT FOR WHISPERING WOODS SUBDIVISION

- B.
 - 1. Commissioner Hanneman moved and Commissioner Ritter seconded to approve a Resolution conditionally approving a Final Plat for Whispering Woods Subdivision.

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

- C.
 - #1 & #2. Commissioner Hanneman moved and Alderman Skowronski seconded to table to Plan Commission meeting of August 7, 2008.

Upon voice vote, all voted 'aye.' Motion carried.

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.

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

1. (PDD Planned Development District) AN ORDINANCE TO CREATE SECTION 15-3.0439 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.

2. (Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MPA, BEING A PRT OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

- D. 1. Alderman Skowronski moved and Commissioner Kosovich seconded to recommend approval of an Ordinance to create Section 15-3.0439 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 subject to inclusion of the terms and provisions as discussed by the Plan Commission at this particular meeting to be inserted by staff.

Upon voice vote, all voted ‘aye’. Motion carried.

- 2. Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of a Resolution conditionally approving a 1 lot Certified Survey Map, being a part of the Southeast ¼ of the Southeast ¼ of Section 4, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Upon voice vote, all voted ‘aye’. Motion carried.

- IV. Alderman Skowronski moved and Commissioner Hanneman seconded to adjourn the July 24, 2008 regular Plan Commission meeting.

Upon voice vote, all voted ‘aye.’ Motion carried. The meeting adjourned at 9:13 PM.

ADJOURNMENT