

**City of Franklin  
Community Development Authority  
Meeting Minutes  
July 30, 2009**

*Approved*

I. Call to Order and Roll Call

**The Thursday, July 30, 2009, Community Development Authority meeting was called to order at 6:00 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Taylor, Ryan, Spitzer and Holpfer. Members Alderman Taylor, Mullarkey and Kass were excused. Also present was Executive Director Wesolowski.**

II. Citizen Comment Period

**Mayor Taylor opened the Citizen Comment period at 6:01 PM. No citizens came forward. Mayor Taylor closed the Citizen Comment period.**

III. Approval of Meeting Minutes

Meeting Minutes from June 18, 2009.

**Member Ryan moved and Member Holpfer seconded a motion to approve the June 18, 2009 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

IV. Business

- A. Application for a Certified Survey Map approval, by MLG Development, Inc., for the property located at approximately 4655 West Oakwood Road, (Tax Key Number 930-0007-000), zoned Planned Development District Number 18, in the Franklin Business Park.

**Department of City Development staff Planner II Nick Fuchs presented the matter to the Authority. Mssrs. J. Michael Mooney and Bruce Lasko of MLG Development, Inc. and architect Chris Johns of Eppstein Uhen Architects appeared on behalf of the applicant. City Engineer John M. Bennett advised the Authority of the effect of and limited lands to be served by a condition of public road dedication within the certified survey map should the Authority so decide to condition any recommended approval and that the City Engineering Department was not recommending a public road dedication condition of approval. Member Spitzer informed the Authority that during his tenure with the Authority, a public road dedication of lands to West Oakwood Road was retained as a potential need to consider by the Authority, but as the Park has developed, and is now almost fully developed, he saw no need for a public road connection to West Oakwood Road. Member Ryan moved and Member Spitzer seconded a motion to recommend approval of the certified survey map application of MLG Development, Inc. for the property located at approximately 4655 West Oakwood Road and to state that the CDA does not intend to require any public street within the lands subject to the csm to connect to West Oakwood Road because it is unnecessary and no such dedication shall be required. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

- B. Application for a Conceptual and Final Site Plan approval for the construction of a 3,400 square foot office and 9,800 square foot warehouse facility for BC Adhesives, LLC by MLG Development, Inc., for the property located at approximately 4655 West Oakwood Road, (Tax Key Number 930-0007-000), zoned Planned Development District Number 18, in the Franklin Business Park.

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**Architect Chris Johns of Eppstein Uhen Architects presented the matter, including building design. Member Spitzer moved and Member Ryan seconded a motion to adopt A Resolution Conditionally Approving a Site Plan for BC Adhesives Office and Warehouse Construction, subject to Common Council approval of a certified survey map for the project and subject to Department of City Development staff review and approval pursuant and further subject to all of the recommendations set forth in the Department of City Development staff report to the Authority dated July 23, 2009. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

- C. Application for a Site Plan Amendment for the installation of a wall sign, by Lakeshore Medical Clinic, Ltd., (Ryan Road Enterprises, LLC) for the property located at 4202 Oakwood Park Court, zoned Planned Development District Number 18, in the Franklin Business Park.

**Department of City Development staff Planner II Nick Fuchs presented the matter to the Authority. The Department was recommending denial of the application as submitted. Mr. Tariq Akmut of Synergy Property Management appeared on behalf of the applicant. J. Michael Mooney of MLG Development, Inc. advised the Authority that the Franklin Business Park Review Board approved the application. Member Ryan moved and Member Holpfer seconded a motion to put the matter over to the next meeting of the Authority. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

- D. Tax Incremental District No. 3 Audit.

**Upon its review of the subject, Member Holpfer moved and Member Spitzer seconded a motion to accept the Tax Incremental District No. 3 Audit for the purpose of recording its receipt and filing. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

- E. Public Policy Forum Research Brief: A Statistical Analysis of Tax Incremental Financing in Wisconsin.

**Discussion was had by the Authority. No action taken.**

- V. Next regular meeting date

**The Executive Director advised that the next regular meeting would occur on August 13, 2009. Member Ryan requested that the next meeting date be stated on agendas.**

- VI. Adjournment

**Member Ryan moved and Member Spitzer seconded a motion to adjourn the Thursday, July 30, 2009 meeting of the Community Development Authority at approximately 6:50 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0.**