

CALL TO ORDER

I. Mayor Taylor called the June 21, 2007, regular Plan Commission meeting to order at 7:02 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter, Haley and Bennett. Commissioner Hanneman was excused. Also present were Planning Manager Dietl, City Development Secretary Wilson and Aldermen Solomon, Kosovich and Sohns.

MINUTES

**Special Meeting
Thursday, May 31, 2007**

II. Commissioner Haley moved and Commissioner Torres seconded approval of the May 31, 2007, Plan Commission minutes. Upon voice vote, all voted 'aye.' Motion carried.

**Regular Meeting
Thursday, June 07, 2007**

Commissioner Torres moved and Commissioner Ritter seconded approval of the June 07, 2007, Plan Commission minutes, as amended. Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

III.

Edward and Janina Spidell

A. 1. Mr. Wilson read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:08 PM. No one coming forward, the Public Hearing was closed at 7:08 PM.
2. Alderman Skowronski moved and Commissioner Torres seconded to recommend approval of the Standards, Findings and Decision of the City of Franklin the Common Council upon the application of Edward and Janina Spidell for a Special Exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance. Upon voice vote, all voted 'aye.' Motion carried.

1. **(Public Hearing)** To request a Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of approximately .01 acre (442 square feet) of Wetland Setback to allow the construction of a 15'6" by 28' 7" detached deck, pursuant to Section 15-10.0208, titled "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.

2. **(Special Exception - Natural Resources)** To request a Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of approximately .01 acre (442 square feet) of Wetland Setback to allow the construction of a 15'6" by 28' 7" detached deck, pursuant to Section 15-10.0208, titled "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.

Dr. Shahid Chughtai (Rawson Office/Retail Center)

B. 1. Mr. Wilson read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:13 PM. Several citizens spoke; with no one else coming forward, the Public Hearing was closed at 7:22 PM.

1. **(Public Hearing)** To request a Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow a Wetland Buffer that is less than 30 feet wide, pursuant to Section 15-10.0208, titled "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.

2. Commissioner Ritter moved and Commissioner Haley seconded to refer to staff to complete review and report the Special Exception to a future Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried.

ICON Development Corporation (Whispering Woods Subdivision) (23 lots)

1. **(Public Hearing)** To request a Special Exception from Section 15-4.0102 of the Unified Development Ordinance to allow the encroachment of approximately 0.10 acre of Wetland and 0.65 acre of Wetland Buffer pursuant to Section 15-10.0208, titled, "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.

2. **(Public Hearing)** To rezone certain property from R-3 Suburban/Estate Single-Family Residence District, P-1 Park District and C-1 Conservation to R-3 Suburban/Estate Single-Family Residence District.

Milwaukee County Parks Department (Crystal Ridge Ski Hill)

1. **(Public Hearing)** To allow a final grading plan for the eastern portion of the property (along South 76th Street), a conceptual end use plan detailing future recreational uses, and to allow Milwaukee BMX to operate a non motorized BMX bike track.

2. **(Special Use Amendment)** To allow a final grading plan for the eastern portion of the property (along South 76th Street), a conceptual end use plan detailing future recreational uses, and to allow Milwaukee BMX to operate a non motorized BMX bike track.

Payne & Dolan, Inc. (Berm and Landscaping Plan for PDD No. 23 Site Plan Amendment (Site Plan Amendment)) To allow an amendment to the Site Plan (Drainage and Landscaping for Quarry PDD) dated February 24, 1999, to enhance a berm along the north side of West Drexel Avenue, approximately between South 55th Street and South 60th Street.

City of Franklin

(Text Amendment to the Unified Development Ordinance) An ordinance to amend the Unified Development Ordinance text at Section 15-3.0313 to create additional standards to accommodate smaller designated parks (Mini Parks) in the P-1 Park District.

City of Franklin

(Recodification of the Unified Development Ordinance) Update on the recodification process for the Unified Development Ordinance.

Next Regular Meeting scheduled for Thursday, July 05, 2007

ADJOURNMENT

C. 1 & 2. Mr. Wilson read the Official Notices of both Public Hearings into the record. The Public Hearings were opened at 7:46 PM. After two citizens spoke; with no one else coming forward, the Public Hearings were closed at 7:58 PM.

1. Commissioner Ritter moved and Commissioner Haley seconded to refer to staff to complete review and report the Special Exception to a future Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried.

2. Commissioner Ritter moved and Alderman Skowronski seconded to refer to staff to complete review and report the Rezoning to a future Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried.

D. 1. Mr. Wilson read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 8:19 PM. Several citizens spoke; with no one else coming forward, the Public Hearing was closed at 8:41 PM.

2. Commissioner Bennett moved and Alderman Skowronski seconded to approve the final grading plan general concept for the property at approximately 7900 West Crystal Ridge Drive (Milwaukee County Parks Department), with minor revisions being allowed by the City Engineer. Upon voice vote, all voted 'aye.' Motion carried.

3. Alderman Skowronski moved and Commissioner Torres seconded to approve a resolution to amend Resolution Nos. 1983-2130 and 2002-5380 imposing conditions and restrictions for the approval of a special use for property located at approximately 7900 West Crystal Ridge Drive (Milwaukee County Parks Department). Upon voice vote, all voted 'aye.' Motion carried.

E. Commissioner Ritter moved and Alderman Skowronski seconded to adopt a resolution subject to conditions and restrictions approving an amendment to a Site Plan for Berm and Landscaping Plan for PDD No. 23 (approximately 5700 West Drexel Avenue) (Payne & Dolan, Inc., Applicant), subject to conditions. Upon voice vote, all voted 'aye.' Motion carried. Without objection the vote is recorded a unanimous.

F. Alderman Skowronski moved and Commissioner Haley seconded to forward a request to the Common Council to direct the Plan Commission to schedule a public hearing for a proposed Text Amendment of the Unified Development Ordinance to the P-1 Park District lot size requirements. Upon voice vote, all others voted 'aye.' Motion carried.

G. No action needed; none taken.

H. No action needed; none taken.

IV. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the June 21, 2007, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 9:17 PM