

**CALL TO ORDER**

- I. Mayor Taylor called the regular meeting of the Plan Commission of June 08, 2006, to order at 7:00 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter, Bennett, Haley & Hanneman. Also present were City Development Director Wheaton, Planning Manager Dietl, Senior Planner Booth, Planner II Mentkowski and City Attorney Wesolowski.

**MINUTES**

**Regular meeting of May 18, 2006**

- II.
  - A. Commissioner Haley moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, May 18, 2006, as amended. Upon voice vote, all voted 'aye.' Motion carried.

**PUBLIC HEARINGS**

**Rezoning**

**Carleton Creek Development, LLC**

**(Carleton Creek Condominiums) (50 units)**

An Ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District.

Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007  
R-3 Suburban/Estate Single-Family Residence District

**Special Use**

**Carleton Creek Development, LLC**

**(Carleton Creek Condominiums) (50 units)**

A condominium development which consists of a total of 50 condominiums in 11 buildings.

Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007  
R-3 Suburban/Estate Single-Family Residence District

**Special Exception Area & Bulk**

**Carleton Creek Development, LLC**

**(Carleton Creek Condominiums) (50 units)**

To allow for a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the front yard setback to the proposed South Carleton Creek Drive and West Cortez Road, and likewise a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the rear yard setback to the Menard's property to the North.

Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007  
R-3 Suburban/Estate Single-Family Residence District

**Special Use Amendment**

**Franklin Ventures, LLC**

**(Villas at Monticello Condominiums) (44 units)**

To change the orientation of unit 7 in building H from a side entry garage to a front entry garage, thus the building would have two garages facing West Jefferson Terrace.

Approximately West Forest Home Avenue and West W Jefferson Terrace;  
Tax Key Number 798-0110-000  
R-7 Two-Family Residence District

**Special Use Amendment**

**Fortune Wireless**

To allow for the collocation of new antennas on an existing monopole.

Approximately 5550 West Airways Avenue; Tax Key Number 899-9990-066  
M-1 Limited Industrial District

**III.**

- A. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:22 PM. Applicant presented the proposal. Several citizens spoke. The Public Hearing was closed at 8:07 PM.
- B. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:22 PM. Applicant presented the proposal. Several citizens spoke. The Public Hearing was closed at 8:07 PM.
- C. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:22 PM. Applicant presented the proposal. Several citizens spoke. The Public Hearing was closed at 8:07 PM.
- D. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:12 PM. Applicant presented the proposal. Two citizens spoke. The Public Hearing was closed at 8:17 PM.
- E. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:40 PM. No member of the public coming forward, the Public Hearing was closed at 8:40 PM.

**Special Use Amendment  
Maximum Martini, LLC  
(Kä Martini Lounge)**

To allow for the operation of Ka Martini Lounge, a business that would be primarily engaged in the retail sale of alcoholic beverages to be located in Rawson Commons (Multi-tenant Commercial Development).  
Approximately 7352 West Rawson Avenue; Tax Key Number 743-8991-000  
B-2 General Business District

**Business**

**Special Use Amendment  
Franklin Ventures, LLC  
(Villas at Monticello Condominiums) (44 units)**

To change the orientation of unit 7 in building H from a side entry garage to a front entry garage, thus the building would have two garages facing West Jefferson Terrace.  
Approximately West Forest Home Avenue and West W Jefferson Terrace;  
Tax Key Number 798-0110-000  
R-7 Two-Family Residence District

**Special Use Amendment  
Fortune Wireless**

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Approximately 5550 West Airways Avenue; Tax Key Number 899-9990-066  
M-1 Limited Industrial District

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Maximum Martini, LLC  
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Approximately 7352 West Rawson Avenue; Tax Key Number 743-8991-000  
B-2 General Business District

**Rezoning**

**ASI General, Inc.  
(Southeastern Pediatric & Adolescent Medicine Center)**  
An Ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District.  
Approximately 10500 West Loomis Road; Tax Key Number 846-9992-000  
R-3 Suburban/Estate Single-Family Residence District

**Site Plan**

**ASI General, Inc.  
(Southeastern Pediatric & Adolescent Medicine Center)**  
To build a multi-tenant medical office building.  
Approximately 10500 West Loomis Road; Tax Key Number 846-9992-000  
R-3 Suburban/Estate Single-Family Residence District

**Special Use Amendment  
City of Milwaukee Police Department**

To allow for two radio antennas to be placed on top of the City of Franklin water tower.  
Approximately 7401 West Puetz Road; Tax Key Number 850-0003-000  
I-1 Institutional District

F. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 9:00 PM. Applicant presented the proposal. No member of the public coming forward, the Public Hearing was closed at 9:00 PM.

**IV.**

A. No representative of the applicant was present and the matter was continued to a future meeting,

B. Commissioner Ritter moved and Commissioner Bennett seconded a motion to recommend a resolution to amend Resolution 1999-4901 imposing conditions and restrictions for the approval of a special use for property located at approximately 5550 West Airways Avenue (Fortune Wireless), subject to meeting all conditions imposed by City Staff and the City Attorney’s review of the agreement with American Tower and meeting all applicable conditions of the existing Special Use. Upon voice vote, all voted ‘aye.’ Motion carried.

C. Alderman Skowronski moved and Commissioner Hanneman seconded a motion to recommend a resolution to amend Resolution 2005-5958 imposing conditions and restrictions for the approval of a special use for property located at approximately 7352 West Rawson Avenue (Maximum Martini, LLC), limited to the proposed uses in the June 1, 2006, submittal, the removal of any curtains around booths and provided that the Special Use does not run with the property. Upon voice vote, all voted ‘aye.’ Motion carried.

D. Commissioner Bennett moved and Commissioner Torres seconded a motion to recommend an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District (ASI General, Inc., Applicant) (Approximately 10500 West Loomis Road). Upon voice vote, all voted ‘aye.’ Motion carried.

E. Commissioner Bennett moved and Commissioner Torres seconded a motion to conditionally approve a Site Plan date-stamped May 31, 2006 (ASI General, Inc., Applicant) (Approximately 10500 West Loomis Road), subject to approval of a Development Agreement, a Letter of Credit and cross access easement(s). Upon voice vote, all voted ‘aye.’ Motion carried.

F. Commissioner Bennett moved and Commissioner Hanneman seconded a motion to recommend a resolution imposing conditions and restrictions for the approval of a special use for property located at approximately 7401 West Puetz Road (City of Milwaukee Police Department, Applicant), subject to addressing staff comments from Engineering and Planning. Upon voice vote, all voted ‘aye.’ Motion carried.

**Site Plan**

**City of Franklin**

Site Plan for a proposed 'open-air pavilion,' of approximately 5,000 square feet in area in Lion's Legend Park.

Approximately 8717 West Drexel Avenue; Tax Key Number 802-9994-003

P-1 Park District and FW Floodway District

**Text Amendment to the Unified Development Ordinance  
Reinhart, Boerner, Van Deuren S.C.**

Conceptual proposed amendment to the 125,000 gross square foot maximum permitted floor area for a retail building to delete that maximum size limit for the properties along South 27<sup>th</sup> Street between West Rawson Avenue and West College Avenue.

**Certified Survey Map**

**Nick Derouin**

**(Derouin CSM) (2 Lot)**

To allow for the division of land for a 2 lot Certified Survey Map and 1 outlot.

Approximately 3724 West Drexel Avenue; Tax Key Numbers 787-9991-000, 787-9993-000

R-6 Suburban Single-Family Residence District, FW Floodway District & FC Floodplain Conservancy District

**Certified Survey Map**

**United Financial Group, Inc.**

**(Forest Hill Highlands Senior Housing Community) (2 Lot)**

To allow for the division of land for a 2 lot Certified Survey Map.

Approximately 9530 West Puetz Road; Tax Key Number 840-9999-000

PDD #31 FOREST HILL HIGHLANDS-UNITED FINANCIAL GROUP, INC

**Comprehensive Master Plan Amendment**

**City of Franklin**

Conceptual proposed amendment for the Comprehensive Master Plan for the planning districts of Koepmier Lake, St. Peter's View, St. Paul, Orchard View and Quarry View.

Approximately West Rawson Avenue Corridor from approximately 5100 West Rawson Avenue to approximately 7600 West Rawson Avenue on both the north and south sides of Rawson Avenue.

**Southeast Wisconsin Regional Plan Commission Access  
Standards for Arterials**

**City of Franklin**

A review of Southeast Wisconsin Regional Plan Commission's (SEWRPC) 2035 plan on guidelines for access standards to preserve arterial street capacity and enhance traffic safety.

**Announcement: Next Meeting scheduled for Thursday,  
June 22, 2006**

**Adjournment**

- G. Alderman Skowronski moved and Commissioner Haley seconded a motion to approve Site Plan Resolution 2006-06 for an open-air pavilion of approximately 5,000 square feet in area in Lion's Legend Park at approximately 9717 West Drexel Avenue (City of Franklin, Applicant).
- H. After discussion among the Plan Commissioners, City Attorney, City Staff and the Applicant, no action needed; none taken.
- I. Commissioner Bennett moved and Alderman Skowronski seconded a motion to recommend conditionally approving a 2-lot Certified Survey Map, being a division of a part of the Southwest 1/4 of Section 12, Township 5 North, Range 21 East, in the City Of Franklin, Milwaukee County, Wisconsin (Nick Derouin, Applicant) (Approximately 3724 West Drexel Avenue), subject to the removal of the existing house prior to recording the Certified Survey Map. Upon voice vote, all voted 'aye.' Motion carried.
- J. Alderman Skowronski moved and Commissioner Ritter seconded a resolution conditionally approving a 2-lot Certified Survey Map, being a division of a part of the Southeast 1/4 of Section 17, Township 5 North, Range 21 East, in the City Of Franklin, Milwaukee County, Wisconsin (United Financial Group, Inc, Applicant) (Approximately 9530 West Puetz Road). Upon voice vote, all voted 'aye.' Motion carried.
- K. After discussion among the Plan Commissioners and Staff, no action needed; none taken
- L. Commissioner Ritter moved and Commissioner Bennett seconded adoption of the Southeast Wisconsin Regional Plan Commission Access Standards for Arterials as guidelines and to have City Staff present the regulations at a future Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried.
- M. Mayor Taylor announced the next regular meeting of the Plan Commission is scheduled for Thursday, June 22, 2006, beginning at 7:00 PM.
- V. Commissioner Ritter moved and Commissioner Hanneman seconded to adjourn the Thursday, June 08, 2006, regular meeting of the Plan Commission, at 10:30 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.