

CALL TO ORDER

I. Mayor Taylor called the June 19, 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 Mayor Taylor, Alderman Skowronski and Commissioners Kosovich, Ritter, Haley, Bennett and Hanneman. Also present were Planners II Mentkowski and Fuchs, Planner Sumwalt and City Attorney Wesolowski.

MINUTES

Regular Meeting June 5, 2008

II. A. Commissioner Bennett moved and Commissioner Ritter seconded approval of the June 05, 2008, minutes.

Commissioner Kosovich abstained. Upon roll call vote Alderman Skowronski and Commissioners Ritter, Haley, Bennett and Hanneman voted ‘aye.’ Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Marvin W. Wolff and Alice L. Wolff (Certified Survey Map, Comprehensive Master Plan Amendment, Rezoning)

III. A. Mr. Mentkowski read the public hearing notice into the record. The public hearing was opened at 7:05 PM.

Representative for the Applicant spoke. With no more citizens coming forward the public hearing was closed at 7:09 PM.

1. **(Rezoning) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM A-2 PRIME AGRICULTURAL DISTRICT AND R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO A-2 PRIME AGRICULTURAL DISTRICT AND R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT

1. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from A-2 Prime Agricultural District and R-2 Estate Single-Family Residence District to A-2 Prime Agricultural District and A-1 Agricultural District.

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

2. **(Comprehensive Master Plan Amendment) (Public Hearing)** A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN FOR THE PROPERTY LOCATED AT THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, AND THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, TAX KEY NOS. 934-9999-002 AND 935-9994-007, TO CHANGE THE ZONING DESIGNATION FROM A-2 PRIME AGRICULTURAL DISTRICT AND R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO A-2 PRIME AGRICULTURAL DISTRICT AND R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT

2. Alderman Skowronski moved and Commissioner Kosovich seconded to recommend approval of a resolution approving an amendment to the Comprehensive Master Plan for the property located at the Southwest 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, and Southeast 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, Tax Key Nos. 934-9999-002 and 935-9994-007, to change the zoning designation from A-2 Prime Agricultural District and R-2 Estate Single-Family Residence District to A-2 Prime Agricultural District and R-1 Countryside/Estate Single-Family Residence District.

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

3. **(Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

3. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend approval of a resolution conditionally approving a 2 lot certified survey map, being a part of part of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, with the

deletion of Condition 6 of the proposed resolution, as the Plan Commission determined the barn structure on Lot 2 of the Certified Survey Map to be a principal use, and correction of certain measurements in the Certified Survey Map.

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

Devo Properties/Rawson, LLC (Sendik's West Retail Development)

1. (Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A CERTIFIED SURVEY MAP, BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN for the purpose of combining multiple parcels and creating a new Certified Survey Map with different boundaries for the next phase in in the Fountains of Franklin Sendik's West development plan

2. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR SENDIK'S WEST for the purpose of deleting the drive through feature of the restaurant and moving the access road to the east

- B. 1. Commissioner Bennett moved and Commissioner Hanneman seconded to recommend approval of a resolution conditionally approving a certified survey map, being a part of the East 1/2 of the Southwest 1/4 of Section 2, Township 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, subject to verification by Planning Staff that all issues regarding missing documents raised by the Common Council at their meeting of June 3, 2008, are met.

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

- 2. Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of a resolution amending the site plan for Sendik's West, subject to the addition of "and the approval of the Plan Commission prior to the issuance of a building permit for the North Building of a revised south elevation architectural plan for the North Building to be submitted by the applicant pursuant to the discussion by the Plan Commission on June 19, 2008," to Condition No. 1 of the Site Plan resolution.

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

Ryan Road Enterprises LLC (3-Story Bank/Office/Retail Building)

1. (Site Plan) A RESOLUTION APPROVING A SITE PLAN FOR FOR RYAN ROAD ENTERPRISES LLC BANK, OFFICE AND RETAIL DEVELOPMENT

2. (Land Combination) A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR TAX KEY NOS. 901-0001-002 AND 901-0001-003

- C. 1. Commissioner Kosovich moved and Commissioner Ritter seconded to recommend approval of a resolution approving a site plan for Ryan Road Enterprises LLC bank, office and retail development

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

- 2. Commissioner Bennett moved and Commissioner Ritter seconded to recommend approval of a resolution conditionally approving a land combination for Tax Key Nos. 901-0001-002 and 901-0001-003.

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

James Remm and Michael Remm (2 lot Certified Survey Map)

1. (Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

- D. 1. Commissioner Ritter moved and Commissioner Hanneman seconded to recommend approval of a resolution conditionally approving a 2 lot certified survey map, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

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

MINUTES

City of Franklin Plan Commission Meeting

June 19, 2008
Approved July 10, 2008

ADJOURNMENT

- IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the June 19, 2008, regular Plan Commission meeting.

Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 9:21 PM.