

**CALL TO ORDER**

- I. Mayor Taylor called the June 05, 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 Ritter, Haley, Hanneman and Bennett. Also present were Planning Manager Dietl, Planner II Mentkowski and City Attorney Wesolowski.

**MINUTES**

**Regular Meeting May 22, 2008**

- II.
  - A. Alderman Skowronski moved and Commissioner Bennett seconded approval of the May 22, 2008, minutes.

Upon roll call vote, Alderman Skowronski and Commissioners Ritter, Hanneman and Bennett voted 'aye'; Commissioner Haley abstained.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Scott A. Mayer and Susanne M. Mayer (Residential Rezoning)**

**1. (Comprehensive Master Plan Amendment (Public Hearing))** A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN FOR THE PROPERTY LOCATED AT THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, TAX KEY NO. 894-9999-000, TO CHANGE THE ZONING DESIGNATION FROM R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT

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

- III.
  - A. Mr. Mentkowski read the public hearing notice into the record. The public hearing was opened at 7:04 PM.

Applicant's representative presented their proposal and answered questions from the Plan Commission. With no more citizens coming forward the public hearing was closed at 7:10 PM.

- 1. Commissioner Hanneman moved and Alderman Skowronski seconded to recommend approval of a resolution approving an amendment to the Comprehensive Master Plan for the property located at the West 1/2 of the Northeast 1/4 of Section 29, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Tax Key No. 894-9999-000, to change the zoning designation from R-2 Estate Single-Family Residence District to R-1 Countryside/Estate Single-Family Residence District. Upon voice vote Mayor Taylor, Alderman Skowronski and Commissioners Haley and Hanneman voted 'aye'; Commissioners Ritter and Bennett voted 'no.' Motion passed 4 – 2.
- 2. 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 R-2 Estate Single-Family Residence District to R-1 Countryside/Estate Single-Family Residence District. Upon voice vote Mayor Taylor, Alderman Skowronski and Commissioners Haley and Hanneman voted 'aye'; Commissioners Ritter and Bennett voted 'no.' Motion passed 4 – 2.

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

**1. (Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO ALLOW FOR REDUCTIONS TO THE SECTION 15-5.0203 OFF-STREET PARKING & ON-SITE QUEUING PAVED AREA REQUIREMENTS FOR USE TYPES IN THE

- B. Mr. Mentkowski read the public hearing notice into the record. The public hearing was opened at 7:41 PM.

One citizen spoke to the application. Applicant and Plan Commission discussed the proposal. With no more citizens coming forward the public hearing was closed at 8:25 PM.

OL-2 GENERAL BUSINESS OVERLAY DISTRICT DEVELOPMENT STANDARDS TO ALLOW FOR REDUCED OR NO BUILDING SETBACKS FROM INTERIOR LOT LINES WHERE OL-2 GENERAL BUSINESS OVERLAY DISTRICT ABUTS OL-2 GENERAL BUSINESS OVERLAY DISTRICT PROPERTY

1. Alderman Skowronski moved and Commissioner Bennett seconded to recommend approval of an ordinance to amend the Unified Development Ordinance text to allow for reductions to the Section 15-5.0203 off-street parking & on-site queuing paved area requirements for use types in the OL-2 General Business Overlay District development standards to allow for reduced or no building setbacks from interior lot lines where OL-2 General Business Overlay District abuts OL-2 General Business Overlay District property.

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

**Franklin Mission Hills LLC (Mission Hills Apartments Complex Replacement of Siding, Soffit and Fascia and Entry Doors)**

C. Mr. Mentkowski read the public hearing notice into the record. The public hearing was opened at 8:27 PM.

**1. (Special Use Amendment) (Public Hearing)**  
A RESOLUTION TO AMEND RESOLUTION NOS. 1970-446, 2006-6196 AND 2007-6390 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE MISSION HILLS APARTMENTS COMPLEX LOCATED AT 7711 AND 7811-7859 SOUTH SCEPTER DRIVE TO ALLOW FOR ALUMINUM SIDING, SOFFIT AND FASCIA AND ENTRY DOOR REPLACEMENTS

Alderman Solomon spoke to the resolution. With no citizens coming forward the public hearing was closed at 8:28 PM.

1. Alderman Skowronski moved and Commissioner Bennett seconded to recommend approval of a resolution to amend Resolution Nos. 1970-446, 2006-6196 and 2007-6390 imposing conditions and restrictions for the approval of a special use for the Mission Hills apartments complex located at 7711 and 7811-7859 South Scepter Drive to allow for aluminum siding, soffit and fascia and entry door replacements.

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

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

D. 1. & 2. No motions were made. Plan Commission sent back to Staff to work with Applicant for resubmittal to Plan Commission.

**1. (Site Plan)** A RESOLUTION APPROVING A SITE PLAN 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

**Dr. Shahid Chughtai (Rawson Office/Retail Center)**

E. 1. Alderman Skowronski moved and Commissioner Hanneman seconded to approve a resolution approving a six month time extension to a site plan approval for the Rawson Office/Retail Center.

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

**City Of Franklin (Sycamore Street Vacation)**

F. 1. Commissioner Haley moved and Commissioner Bennett seconded to recommend the Common Council seriously consider the long-term effects of vacating the property at this point in time because it may have an impact on future generations and on the development of the City.

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

**1. (Street Vacation)** A RESOLUTION TO VACATE A PORTION OF WEST SYCAMORE STREET FROM A POINT 312.75 FEET EAST OF THE INTERSECTION OF SOUTH 35TH STREET AND WEST SYCAMORE STREET

**ADJOURNMENT**

IV. Commissioner Ritter moved and Commissioner Hanneman seconded to adjourn the June 05, 2008, regular Plan Commission meeting.

**MINUTES**

**City of Franklin  
Plan Commission Meeting**

**June 5, 2008**  
Approved June 19, 2008

Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 9:00 PM.