

**City of Franklin**  
**Plan Commission Meeting**  
**June 20, 2013**  
**Minutes**

Approved  
July 18, 2013

**CALL TO ORDER**

- I. Mayor Taylor called the June 20, 2013 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Schmidt and Commissioners Bennett, Haley, Knueppel, and Ritter. Excused was Commissioner Fowler. Also present were Planning Manager Dietl and Senior Planner Fuchs.

**MINUTES**

Special Meeting of June 1, 2013

- II.  
A. Commissioner Ritter moved and Commissioner Bennett seconded approval of the June 1, 2013 minutes of the Special meeting of the Plan Commission as presented. On voice vote, Commissioners Ritter, Haley and Bennett and Mayor Taylor voted 'aye'. Alderman Schmidt and Commissioner Knueppel abstained. Motion carried (4-0).

Regular Meeting of June 6, 2013

- B. Commissioner Ritter moved and Commissioner Bennett seconded approval of the June 6, 2013 minutes of the regular meeting of the Plan Commission as presented. On voice vote, Commissioners Ritter, Haley and Bennett and Mayor Taylor voted 'aye'. Alderman Schmidt and Commissioner Knueppel abstained. Motion carried (4-0).

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Point Real Estate LLC (Avian Estates Single-Family Subdivision Development)**  
**Property:** Approximately 7120 to 7400 West Puetz Road; Tax Key No. 850-0004-000  
**Zoning:** R-8 Multiple-Family Residence District

**Regarding: 1. (Comprehensive Master Plan Amendment) A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 7120 TO 7400 WEST PUETZ ROAD FROM RESIDENTIAL - MULTI-FAMILY USE TO RESIDENTIAL USE, PURSUANT TO WIS. STAT. §66.1001(4)(b)**

**2. (Rezoning) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT TO R-2 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT**

- III.  
A. Planning Manager Dietl presented the request for Rezoning and Comprehensive Master Plan Amendment for Point Real Estate LLC for Avian Estates Single-Family Subdivision development.

Commissioner Ritter made a motion to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use map for property located at approximately 7120 to 7400 West Puetz Road from Residential - Multi-Family Use to Residential Use, pursuant to Wis. Stat. §66.1001(4) (b). Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (5-0).

Senior Planner Fuchs read the Official Notice of Public Hearing for the Rezoning request into the record. The Public Hearing was opened at 7:13 p.m. and closed at 7:13 p.m.

Motion by Commissioner Ritter to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-8 Multiple-Family Residence District to R-3 Suburban/Estate Single-Family Residence District subject to the approval of the related Comprehensive Master Plan amendment. Commissioner Bennett seconded the motion. On voice vote, all voted 'aye'. Motion carried.

**Southbrook Church, Inc. (Southbrook Church 120% Parking Increase and Site Modifications)**

**Property:** 11010 West St. Martins Road;  
Tax Key No. 799-9967-003

**Zoning:** I-1 Institutional District

**Regarding: 1. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY LOCATED AT 11010 WEST ST. MARTINS ROAD TO ALLOW FOR A 120% PARKING INCREASE, DRIVEWAY ADDITION, BERM CONSTRUCTION, STORMWATER POND EXPANSION AND LANDSCAPE PLANTINGS ADDITION**

**James C. Torbenson/Torbenson Shows LLC (Holiday Craft and Gift Expo at the Milwaukee County Sports Complex)**

**Property:** 6000 West Ryan Road; Tax Key Nos. 852-9999-001 and 882-9987-001

**Zoning:** A-1 Agricultural District, FW Floodway District, FC Floodplain Conservancy District, C-1 Conservancy District and R-8 Multiple Family Residence District

**Regarding: 1. (Temporary Use) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR A HOLIDAY CRAFT AND GIFT EXPO FOR PROPERTY LOCATED AT 6000 WEST RYAN ROAD**

**Pleasant View/Victory Creek Trail Development and Location Project (Immediately South of and East of Pleasant View Elementary School):**

**Review of Proposed alternate Route(s)**

- B. Planning Manager Dietl presented the Site Plan amendment request of Southbrook Church, Inc.

Motion by Commissioner Ritter, seconded by Commissioner Knueppel, to suspend regular business to allow the public to speak. All voted 'aye', motion carried.

Philip R. Tome, 7935 South Mission Drive, spoke regarding neighboring concerns.

Commissioner Ritter made a motion, seconded by Commissioner Haley, to return to regular order of business. All voted 'aye', motion carried.

Commissioner Bennett moved and Commissioner Ritter seconded a motion to approve a resolution amending the site plan for property located at 11010 West St. Martins Road to allow for a 120% parking increase, driveway addition, berm construction, stormwater pond expansion and landscape plantings addition on the condition that the church meet with neighbors that have appeared and have concerns, and if there are any concerns that require more buffering, landscaping or berming that the item be brought back to the next Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0).

- C. Planning Manager Dietl presented the request for Temporary Use by James C. Torbenson, Torbenson Shows LLC.

Alderman Schmidt moved and Commissioner Ritter seconded a motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for a holiday craft and gift expo for property located at 6000 West Ryan Road. On voice vote, all voted 'aye'. Motion carried (5-0).

- D. Planning Manager Dietl updated the Commission on the status of the Pleasant View/Victory Creek Trail development and the three alternate routes currently under review.

Commissioner Haley moved to proceed with the alternatives analysis, focusing on a variant of Alternate 1 and modifying all alternatives to have the least amount of impacts, the most recreational value, makes connections to the school, neighborhoods and park, and forwarding the motion and plan to the Franklin School District for review and comments. Seconded by Alderman Schmidt. All voted 'aye', motion carried.

**City of Franklin (Pleasant View/Victory Creek Trail Construction; subject matter was continued to this meeting at the May 9, 2013 meeting)**

**Property:** Immediately south of and east of Pleasant View Elementary School (4601 West Marquette Avenue) and east of Pleasant View Neighborhood Park; Tax Key Nos. 788-9978-002, 788-9977-001, 787-9999-004, 787-9998-001, 787-9997-001, 787-0046-000 and 787-0047-000

**Zoning:** R-6 Suburban Single-Family Residence District, FW Floodway District, FFO Floodplain Fringe Overlay District and C-1 Conservancy District

**Regarding: 1. (Special Exception)**

Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development ordinance, for the purpose of allowing 3,000 square feet of wetland filling and paving, 2,500 square feet of filling and paving of the wetland buffer and 2,500 square feet of wetland setback filling and paving

**Planning Manager Report on the American Planning Association's 2013 National Planning Conference Held April 13-17, 2013**

**City of Franklin Complete Streets and Connectivity Committee Status Report on Ongoing, Recent and Current Committee Actions, Considerations and Topics**

**ADJOURNMENT**

- E. Continued discussion on the application for a Special Exception to Natural Resource Feature for the Pleasant View/Victory Creek Trail construction.

Alderman Schmidt made a motion to recommend denial of the Pleasant View/Victory Creek Trail Natural Resource Features Special Exception as presented. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried (5-0).

- F. Planning Manager Dietl attended the American Planning Association's 2013 National Planning Conference held April 13-17, 2013 and presented pertinent information from the conference. No action was needed, none taken.

- G. Mayor Taylor indicated that a new member had been appointed, and suggested revising the structure, membership and meeting times for the City of Franklin Complete Streets and Connectivity Committee. No action was needed, none taken.

- IV. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the Plan Commission meeting at 9:01 p.m. All voted 'aye'; motion carried.