

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Project Committee of March 15, 2007, to order at 7:05 pm in the Hearing Room of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Bennett, Haley, Hanneman, and Ritter. Commissioner Torres was excused. Also present were City staff Mr. Dietl, Planning & Design Institute, Inc. staff Mr. Witzling and Ms. Esswein, Mr. Cloutier, Manager of Buildings & Grounds, Franklin Public Schools, and members of the public.

MINUTES

Regular meeting of February 15, 2007

- II. A. Alderman Skowronski moved and Commissioner Bennett seconded to approve the minutes of the regular meeting of the Project Committee of Thursday February 15, 2007. Motion carried.

BUSINESS

Update/presentation of PDI mapping efforts for the southwestern portion of the City

- III. A. Mr. Bennett presented the latest version of the street and lot layout and future land use map from Planning & Design Institute, Inc. also shown on the map was the proposed location of public sanitary sewers.

Mr. Dietl explained the intended difference between the pre-sanitary sewer maps (not yet prepared) and the post-sanitary sewer map presented, and lot size differences.

Mr. Bennett explained that more detail for sanitary sewers would be provided in the future as streets or the sanitary sewers themselves are developed, also indicated the location of proposed lift stations, and that there are two locations where sanitary sewers would not be located within future streets. Mr. Bennett also noted the proposed street and sanitary sewer layout would work well to provide sanitary sewer service to the entire Southwest part of the City.

Project Committee discussion of various topics including clarification that there be no proposed R-5 (R-5 Suburban Single-Family Residence District) zoning in the post-sanitary sewer map and scenario, that the City Park Plan be consulted for the amount, type and space requirements for, and active facilities, at Franklin Park.

Mr. Witzling and Ms. Esswein noted that preliminary information on park standards was used to ensure enough space for active facilities at Franklin Park, and will be provided to staff. They also noted that some of the proposed streets do not have to be doubled-loaded if the City wants to establish clear park and/or parkway boundaries.

Project Committee requested that materials from now on include better/more clear "Draft" labels.

Mr. Dietl noted Staff comments on latest map from Planning & Design Institute, Inc. included possible change of thru streets to cul-de-sacs, or street relocations, to reduce the number and/or distance of new proposed intersections near existing intersections; remove commercial from the south end of 76th Street and replace with residential; remove residential and/or school from Ryan Road and replace with commercial; remove business park on Southeast corner of Ryan Road and Loomis Road and replace with commercial; remove residential at Northeast corner of Oakwood Road and 112th Street and replace with business park; and/remove the two residential subdivisions south of Oakwood Road and east of 112th Street and replace with open space.

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Project Committee requested that the area along Ryan Road west of Loomis Road be changed to residential.

Mayor Taylor suggested that the extent of commercial on Ryan Road midway between 112th and 92nd Streets be reduced and changed to residential. Significant discussion ensued, relating to 70/30 goal, commercial vs. business park vs. residential, location of proposed lift station and force main, etc.

Project Committee discussed proposed school site and possible change to proposed business park. Mr. Cloutier disagreed. Significant discussion ensued, relating to the upcoming referendum, potential school sites, acreage needs, etc.

Discussion and possible action on a proposed Land Division/Public Sanitary Sewer and Water Service/Future Land Use Policy for the southwestern portion of the City

- B. Commissioner Ritter handed out a table which identified the status of the 70/30 goal as of January, 2006; and noted the rate of non-residential growth has been slowing. Substantial discussion by the Project Committee ensued, regarding meaning of trends, more up-to-date information, etc. Mr. Witzling noted the Town of Caledonia has a pre-sanitary sewer option that includes no development until public sanitary sewer is available, with many exceptions, would provide this information to staff. Mr. Bennett suggested larger lots for non-residential uses. Substantial discussion by the Project Committee ensued. Mr. Witzling suggested that a Tax Incremental Finance District might be an idea for West Ryan Road to encourage sanitary sewer extension and development sooner, but if so, should be started soon.

Mr. Dietl asked for direction for the next step from the Project Committee. Mr. Ritter made a motion, seconded by Alderman Skowronski, to approve the Staff Report (with change of commercial to residential along West Ryan Road west of West Loomis Road) to forward to the Common Council for a Concept Review. During discussion, Mr. Bennett asked for two friendly amendments (to add a guideline to the pre-sanitary sewer policy that any land division that required a new street shall not be approved, and that available public sanitary sewer service is defined as immediately available to a subject property). Motion passed.

Review and discuss timing of tasks to be undertaken and that have been completed by the consultants PDI and Planning Staff

- C. Mr. Dietl noted that Planning & Design Institute, Inc. had previously noted that they could work on other parts of the Comprehensive Master Plan, and were looking for direction from Staff and the Project Committee. Mr. Dietl noted that some tasks could be done with little assistance from Staff (like mapping), but other tasks (like chapter writing) would take much more Staff time. Substantial discussion by the Project Committee ensued, including focus on infill areas, new plan does not need to include all the "editorial" portions of the current plan, consultant need for updated land use data from Staff, and need to look at time-line and work products.

Review of Wisconsin's New Comprehensive Planning & Smart Growth Law (Summary)

- D. Mr. Dietl gave a summary of the state legislation in regard to Plan Commission and Common Council involvement in the Comprehensive Master Plan, that up to 2010, only Plan Commission approval is necessary, but after 2010, any plan or amendment must be approved by the Common Council.

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Public input

E. No public comments.

Announcement: Next Meeting scheduled for Thursday, April 12, 2007

F. No action needed; none taken.

Adjournment

IV. Mr. Ritter moved and Ms. Hanneman seconded, to adjourn the March 15, 2007, meeting of the Project Committee at 9:00 pm. Motion carried.

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