

**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 May 11, 2006 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 Haley, Hanneman, Ritter, and Torres, and City Engineer Bennett. Also present were City staff Mr. Dietl, and Mr. Booth, project consultants Mr. Witzling, Ms. Esswein, Mr. Rainwater, Ms. Patti, and Ms. Miklovic, and members of the public.

**MINUTES**

**Regular meeting of April 13, 2006.**

- II. A. Commissioner Ritter moved and Commissioner Hanneman seconded to approve the minutes of the regular meeting of the Project Committee of Thursday April 13, 2006. Motion carried.

**BUSINESS**

**Review draft chapter outline**

- III. A. Mr. Dietl gave a brief summary of the purpose and intent of the chapter outlines, being a merger of the current 1992 City plan with the requirements of the state comprehensive planning legislation, and the work of the consultants PDI Inc.

The Project Committee generally agreed that the current city plan, as well as other documents such as the Franklin First report, the City's comprehensive outdoor recreation plan, and various school district studies, should be used to the greatest extent possible.

The Project Committee discussed the role of the City's comprehensive outdoor recreation plan within the Comprehensive Plan. The Committee hoped that a needed update to the outdoor recreation plan could be accomplished as part of the comprehensive plan update.

The Project Committee requested that staff and the consultants be sure to include important issues such as the landfill, sewer and unsewered development areas, and the future land uses within the southwestern portion of the City, either as separate sections within each pertinent chapter, or as its own chapters, within the comprehensive plan.

**Review and discuss draft mapping**

- B. Mr. Bennett presented various natural resource GIS layers obtained from the consultants from Cedarburg Science. Ms. Patti explained the process used to create the Environmental Linkages and the Development Potential layers. Ms. Patti indicated that such mapping has only been completed for Neighborhoods B, F, G, H and I. Mr. Witzling indicated it is important to remember that this mapping is very valuable, but is only one of many sources of information that should be considered when making future land use decisions.

Significant discussion by the Project Committee ensued, regarding such issues as how this information should be used and presented in the comprehensive plan, how this information should be corrected if errors are discovered at some later date, and the accuracy of this information. City staff also noted that this information will be very valuable in its day to day activities regarding development review and assistance.

**Preliminary future land use discussion and analysis of the southwestern portion of the City**

- C. The Project Committee undertook a wide ranging discussion of the possible future land uses within the SW part of the City. Topics discussed included: how to strive toward the 70/30 ratio of residential to non-residential development within the City, taking into

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consideration the extent of natural features on one hand, and the existing and future transportation amenities on the other hand; the need to consider the economic feasibility of providing public sewer and water services; that the identification of future non-residential development is also dependent upon location, market conditions, competition from within and without Franklin, the availability of other services and amenities, population levels and growth, etc.; the importance of balance in regard to natural resource protection and economic growth and development; and the importance of public input.

Ms. Esswein presented a very preliminary map of potential non-residential development sites within the entire City, and of potential general future land uses within Neighborhoods B, F, G, H, and I. She indicated that the draft maps utilized information from the Franklin first report, work done by R.A. Smith, and some preliminary traffic counts. She also indicated that assumptions were made on their part regarding the planned extent of public sewer service and what would happen adjacent to the landfill.

The Project Committee discussed the possible need for further clarification regarding what the proposed land use and business categories would consist of, how they could relate to existing and proposed zoning classifications, the impact upon adjacent properties, and the relationship to other topics within the comprehensive plan such as housing, population, schools and parks.

The Project Committee asked that staff and the consultants continue work on the maps/data layers to correct errors, provide additional clarification, and to better determine the extent and feasibility of future development in the SW part of the City.

**Public input**

- D. Commissioner Haley requested that staff and the consultants begin collecting current data for use in the comprehensive plan, including the new 2005 aerial photographs.

A member of the public thanked the Project Committee for beginning to address the future land use issues associated with the southwest portion of the City.

Mr. Witzling indicated that the consultants would like to meet with City representatives to discuss the current direction of this planning effort and its relationship to the contract/scope of services previously prepared for this project.

Commissioner Ritter inquired if Commissioners could be provided a refresher course on such issues as open records requirements, Plan Commission processes, etc.

**Announcement: Next Meeting scheduled for Thursday, June 15, 2006**

- F. No action needed; none taken.

**Adjournment**

- IV. Mayor Taylor adjourned the Thursday, May 11, 2006, regular meeting of the Project Committee, at 9:10 pm.