

**CALL TO ORDER**

I. Mayor Taylor called the regular meeting of the Plan Commission of May 18, 2006, to order at 7:12 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Torres, Ritter, Bennett, Haley & Hanneman. Alderman Skowronski arrived at 7:45 PM. Also present were City Development Director Wheaton, Planning Manager Dietl, Senior Planner Booth, Planner II Mentkowski and City Attorney Wesolowski.

**MINUTES**

Regular meeting of May 04, 2006

**II.**

A. Commissioner Ritter moved and Commissioner Hanneman seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, May 04, 2006, with corrections. Commissioner Bennett abstained. Upon voice vote, all others voted 'aye.' Motion carried.

**PUBLIC HEARINGS**

**III.**

**Comprehensive Master Plan Amendment  
Equitable Development, LLC  
(Fountains of Franklin Multi-Building Commercial Development)**  
Comprehensive Master Plan Amendment from M-1 Limited Industrial District to B-2 General Business District.  
Approximately 5610 West Rawson Avenue;  
Tax Key Number 741-9998-000  
M-1 Limited Industrial District

A. Planner II Mentkowski read the Public Hearing Notice into the record. Applicant presented the proposal. The Public Hearing was called to order at 7:28 PM. Several citizens and Alderman Sohns spoke. The Public Hearing was closed at 7:33 PM.

**Rezoning  
Equitable Development, LLC  
(Fountains of Franklin Multi-Building Commercial Development)**  
An ordinance to amend the Zoning Code (Map) for the property from M-1 Limited Industrial District to B-2 General Business District.  
Approximately 5610 West Rawson Avenue;  
Tax Key Number 741-9998-000  
M-1 Limited Industrial District

B. Planner II Mentkowski read the Public Hearing Notice into the record. Applicant presented the proposal. The Public Hearing was called to order at 7:28 PM. Several citizens and Alderman Solomon spoke. The Public Hearing was closed at 7:33 PM.

**Special Use Amendment  
Tuckaway Pines, LLC  
(Tuckaway Pines Condominiums) (44 units)**  
Special Use Amendment to change building number 5 from a 4-unit to a 3-unit building.  
Approximately 8050 South 76<sup>th</sup> Street;  
Tax Key Number 804-9999-000  
R-8 Multiple-Family Residence District

C. Planner II Mentkowski read the Public Hearing Notice into the record. Applicant presented the proposal. The Public Hearing was called to order at 7:58 PM. No member of the public coming forward, the Public Hearing was closed at 7:58 PM.

**Rezoning  
ASI General, Inc.  
(Southeastern Pediatric & Adolescent Medicine Center)**  
An ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District.  
Approximately 10500 West Loomis Road;  
Tax Key Number 846-9992-000  
R-3 Suburban/Estate Single-Family Residence District

D. Planner II Mentkowski read the Public Hearing Notice into the record. Applicant presented the proposal. The Public Hearing was called to order at 8:10 PM. No member of the public coming forward, the Public Hearing was closed at 8:15 PM.

**Special Use Amendment  
City of Milwaukee Police Department**  
An amendment to Special Use Resolution 2000-5130 for two radio antennas to be placed on top of the City of Franklin water tower.  
Approximately 7401 West Puetz Road;  
Tax Key Number 850-0003-000  
I-1 Institutional District

E. Planner II Mentkowski read the Public Hearing Notice into the record. Applicant presented the proposal. The Public Hearing was called to order at 8:32 PM. Several citizens and Alderman Sohns spoke. The Public Hearing was closed at 8:32 PM.

**Business**

**IV.**

**Comprehensive Master Plan Amendment  
Equitable Development, LLC  
(Fountains of Franklin Multi-Building Commercial Development)**  
Comprehensive Master Plan Amendment from M-1 Limited Industrial District to B-2 General Business District.  
Approximately 5610 West Rawson Avenue;  
Tax Key Number 741-9998-000  
M-1 Limited Industrial District

A. Commissioner Ritter moved and Commissioner Torres seconded a City Plan Commission resolution adopting the Comprehensive Master Plan amendment from M-1 Limited Industrial District to B-2 General Business District as an element of the City Of Franklin Comprehensive Master Plan. Upon voice vote, all voted 'aye.' Motion carried. Without objection it is noted the amendment was approved unanimously.

**Rezoning**

**Equitable Development, LLC**

**(Fountains of Franklin Multi-Building Commercial Development)**

An ordinance to amend the Zoning Code (Map) for the property from M-1 Limited Industrial District to B-2 General Business District.

Approximately 5610 West Rawson Avenue;

Tax Key Number 741-9998-000

M-1 Limited Industrial District

**Site Plan**

**Equitable Development, LLC**

**(Fountains of Franklin Multi-Building Commercial Development)**

Site Plan for a multi-building commercial development.

Approximately 5610 West Rawson Avenue;

Tax Key Number 741-9998-000

M-1 Limited Industrial District

**Certified Survey Map**

**City of Franklin**

Certified Survey Map to create right-of-way for the South 31<sup>st</sup> Street extension and to create two outlots.

Approximately South 31<sup>st</sup> Street and West Minnesota Avenue;

Tax Key Numbers 761-9963-006, 761-9988-006

R-6 Suburban Single-Family Residence District

**Condominium Plat**

**Tuckaway Pines, LLC**

**(Tuckaway Pines Condominiums) (44 units)**

Condominium Plat for the 3<sup>rd</sup> Addendum.

Approximately 8050 South 76<sup>th</sup> Street;

Tax Key Number 804-9999-000

R-8 Multiple-Family Residence District

**Certified Survey Map**

**City of Franklin**

Certified Survey Map to create right-of-way for the South 31<sup>st</sup> Street extension and to create two outlots.

Approximately South 31<sup>st</sup> Street and West Minnesota Avenue;

Tax Key Numbers 761-9963-006, 761-9988-006

R-6 Suburban Single-Family Residence District

**Preliminary Plat**

**Creative Homes, Inc.**

**(Berkshire Subdivision Addition No. 2) (22 lots)**

Preliminary Plat for residential subdivision.

Approximately 6600 South 51<sup>st</sup> Street;

Tax Key Numbers 712-8997-000, 712-0188-000, 712-0189-002

R-5 Suburban Single-Family Residence District

**Concept Review**

**Outlook Development, LLC**

**(Franklin Retail Center)**

Proposed one-story multi-tenant commercial center of approximately 14,000 square feet in area.

Approximately 2810 West Rawson Avenue;

Tax Key Number 738-9997-001

B-4 South 27th Street Mixed Use Commercial District

**Site Plan**

**City of Franklin**

Site Plan for a proposed 'open-air pavilion,' of approximately 5,000 square feet in area in Lion's Legend Park.

Approximately 8717 West Drexel Avenue;

Tax Key Number 802-9994-003

P-1 Park District and FW Floodway District

- B. Commissioner Hanneman moved and Commissioner Ritter seconded a resolution approving an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-1 Limited Industrial District to B-2 General Business District (Fountains of Franklin, a multi-tenant commercial development) (Equitable Development, LLC, Applicant). Upon voice vote, all voted 'aye.' Motion carried. Without objection it is noted the amendment was approved unanimously.
- C. Commissioner Ritter moved and Commissioner Haley seconded a resolution approving a site plan for Fountains of Franklin, a multi-tenant commercial development (at approximately 5610 West Rawson Avenue) (Equitable Development, LLC, Applicant), contingent on the execution of a development agreement satisfactory to the City of Franklin and Applicant providing a Letter of Credit for an amount to be determined by City staff. Upon voice vote, all voted 'aye.' Motion carried. Without objection it is noted the amendment was approved unanimously.
- D. Commissioner Bennett moved and Commissioner Ritter seconded a resolution imposing conditions and restrictions for the approval of a special use for property located at approximately 8050 South 76th Street (Tuckaway Pines, LLC, Applicant). Upon voice vote, all voted 'aye.' Motion carried.
- E. Commissioner Ritter moved and Commissioner Hanneman seconded a resolution conditionally approving a condominium plat for Tuckaway Pines Condominiums Third Addendum, being a division of a part of the Northwest 1/4 OF Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Tuckaway Pines, LLC, Applicant) (approximately 8050 South 76<sup>th</sup> Street). Upon voice vote, all voted 'aye.' Motion carried.
- F. Alderman Skowronski moved and Commissioner Ritter seconded a motion to approve a resolution conditionally approving a 2 outlot certified survey map, being a division of a part of the Northeast 1/4 Of Section 12, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (City of Franklin, applicant) (approximately 3100 West Minnesota Avenue). Upon voice vote, all voted 'aye.' Motion carried.
- G. Commissioner Ritter moved and Commissioner Torres seconded to approve a resolution conditionally approving a Preliminary Plat for Creative Homes, Inc. (Berkshire Subdivision Addition No. 2) (Approximately 6600 South 51<sup>st</sup> Street). Upon voice vote, all voted 'aye.' Motion carried.
- H. No action needed; none taken.
- I. Commissioner Ritter moved and Commissioner Bennett seconded to table consideration of a site plan for a proposed 'open-air pavilion.' (Lion's Legend Park) (8717 West Drexel Avenue). Upon roll call vote Commissioners Torres, Ritter, Bennett, Haley & Hanneman voted 'aye.' Alderman Skowronski voted 'no.' Motion to table carried.

**Text Amendment to the Unified Development Ordinance  
Reinhart, Boerner, Van Deuren S.C.**

Conceptual proposed amendment to the 125,000 gross square foot maximum permitted floor area for a retail building to delete that maximum size limit for the properties along South 27<sup>th</sup> Street between West Rawson Avenue and West College Avenue.

**Plan Commission Agenda Format.** (City staff requests Commission review and direction to work toward and return a clearer and more concise agenda format.)

**Announcement: Next Meeting scheduled for Thursday, June 08, 2006**

**Adjournment**

- J. Alderman Skowronski moved and Commissioner Ritter seconded to refer consideration of a Text Amendment to the Unified Development Ordinance proposed by Reinhart, Boerner, Van Deuren S.C. to staff for consideration and return with recommendation to the Plan Commission. Motion carried.
- K. Commissioner Torres moved and Commissioner Haley seconded to direct City Development staff, City Attorney and Commissioner Ritter to meet and return with a possible agenda format. Upon voice vote, all voted 'aye.' Motion carried.
- L. Mayor Taylor announced the next regular meeting of the Plan Commission is scheduled for Thursday, June 08, 2006, beginning at 7:00 PM.
- V. Commissioner Bennett moved and Alderman Skowronski seconded to adjourn the Thursday, May 18, 2006, regular meeting of the Plan Commission, at 10:09 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.