

MINUTES

**CITY OF FRANKLIN
PLAN COMMISSION MEETING
NOVEMBER 20, 2008**

Approved
December 4, 2008

CALL TO ORDER

- I. The regular meeting of the Plan Commission was held on November 20, 2008 and called to order at 7:19 p.m. by Mayor Taylor in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.
Present were Commissioners Kosovich, Ritter, Bennett and Alderman Skowronski. Excused was Commissioner Haley. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Planner II Fuchs.

MINUTES

Regular meeting November 6, 2008

- II.
 - A. Commissioner Kosovich moved to approve minutes of the meeting of November 6, 2008. Seconded by Alderman Skowronski. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

City of Franklin (Proposed Creation of Unified Development Ordinance §15-3.0323 OL-SW Southwest Overlay District)

Property: Approximately Southwest Quarter of City; Properties Addresses and Tax Key Nos.: Complete list on file at the Community Development Office.

Zoning: R-1 Countryside/Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District, R-7 Two-Family Residence District, R-8 Multiple-Family Residence District, B-2 General Business District, B-3 Community Business District, M-1 Limited Industrial District, M-2 General Industrial District, I-1 Institutional District, P-1 Park District, A-1 Agricultural District, A-2 Prime Agricultural District, FW Floodway District, FC Floodplain Conservancy District, FF Floodfringe District, GFP General Floodplain District, and C-1 Conservancy District.

- III.
 - A.

1. (Comprehensive Master Plan Amendment) (Business) A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO INCLUDE THE PRE- SANITARY SEWER LAND USE/ZONING, LAND DIVISION, AND PUBLIC SERVICES POLICY AS AN ELEMENT OF THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

1. Alderman Skowronski moved and Commissioner Ritter seconded a motion to adopt a resolution approving an amendment to the Comprehensive Master Plan to include the pre-sanitary sewer land use/zoning, land division, and public services policy as an element of the City of Franklin Comprehensive Master Plan.

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

2. (Unified Development Ordinance Text Amendment) (Business) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TO CREATE THE OL-SW SOUTHWEST OVERLAY DISTRICT

2. Commissioner Kosovich moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance to create the OL-SW Southwest Overlay District.

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

3. (Rezoning) (Business)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT, R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT, R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT, R-7 TWO-FAMILY RESIDENCE DISTRICT, R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT, B-2 GENERAL BUSINESS DISTRICT, B-3 COMMUNITY BUSINESS DISTRICT, M-1 LIMITED INDUSTRIAL DISTRICT, M-2 GENERAL INDUSTRIAL DISTRICT, I-1 INSTITUTIONAL DISTRICT, P-1 PARK DISTRICT, A-1 AGRICULTURAL DISTRICT, A-2 PRIME AGRICULTURAL DISTRICT, FW FLOODWAY DISTRICT, FC FLOODPLAIN CONSERVANCY DISTRICT, FF FLOODFRINGE DISTRICT, GFP GENERAL FLOODPLAIN DISTRICT, AND C-1 CONSERVANCY DISTRICT TO NEW OL-SW SOUTHWEST OVERLAY DISTRICT

James Paradinovich and Lorraine Paradinovich, Frank W. Stanzer, Jr. and Sally A. Stanzer, People's Choice Corporation, Bradley R. Savage and Judith Sterling Savage (West Rawson Avenue/Old Loomis Road Commercial Development)
Property: Approximately 8200-8316 West Old Loomis Road and Approximately 8400 West Rawson Avenue; Tax Key Nos. 754-9988-001, 755-9995-001, 755-9995-002 and 755-9996-000
Zoning: R-3E Suburban/Estate Single-Family Residence District

1. (Comprehensive Master Plan Amendment) (Public Hearing)

A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN FOR THE PROPERTIES LOCATED AT APPROXIMATELY 8200-8316 WEST OLD LOOMIS ROAD AND APPROXIMATELY 8400 WEST RAWSON AVENUE, TAX KEY NOS. 754-9988-001, 755-9995-001, 755-9995-002 AND 755-9996-000, TO CHANGE THE ZONING DESIGNATION FROM R-3E SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO B-2 GENERAL BUSINESS DISTRICT.

2. (Rezoning) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-3E SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO B-2 GENERAL BUSINESS DISTRICT.

3. Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-1 Countryside/Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District, R-7 Two-Family Residence District, R-8 Multiple-Family Residence District, B-2 General Business District, B-3 Community Business District, M-1 Limited Industrial District, M-2 General Industrial District, I-1 Institutional District, P-1 Park District, A-1 Agricultural District, A-2 Prime Agricultural District, FW Floodway District, GFP General Floodplain District, and C-1 Conservancy District to new Southwest Overlay District.

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

B. Planner Fuchs read the Official Notice of Public Hearings for Items III.B.1. and III.B.2. into the record. The Public Hearings were opened at 7:30 p.m.

Several citizens spoke to the application. With no more citizens coming forward the Public Hearings were closed at 7:58 p.m.

1. Commissioner Ritter moved and Commissioner Bennett seconded a motion to table the applications pending Plan Commission receipt and review of a land division application from the applicants.

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

Gus Koutromanos (Pantheon Family Restaurant Building Addition)

Property: 7621 West Rawson Avenue; Tax Key No. 755-0193-000

Zoning: Planned Development District No. 16 (Franklin Centre)

1. (Special Use Amendment) (Public Hearing) A RESOLUTION TO AMEND RESOLUTION NO. 2004-5729 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR PROPERTY LOCATED AT 7621 WEST RAWSON AVENUE for the purpose of constructing a 1,062 square foot Pantheon Family Restaurant building addition to create a more spacious dining area and to update the building and grounds.

City of Franklin (Exceptions to Inclusion of a Natural Resource Protection Plan for a Certified Survey Map Application)

Property: City-wide

Zoning: City-wide

1. (Unified Development Ordinance Text Amendment) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §15-3.0501C. TO PROVIDE CERTAIN EXCEPTIONS FROM THE REQUIREMENT THAT A CERTIFIED SURVEY MAP APPLICATION INCLUDE A NATURAL RESOURCE PROTECTION PLAN APPLICATION.

ADJOURNMENT

C. Planner Fuchs read the Official Notice of Public Hearing for Item III.C.1. into the record. The Public Hearing was opened at 8:07 p.m.

No citizens came forward. The Public Hearing was closed at 8:07 p.m.

1. Alderman Skowronski moved and Commissioner Kosovich seconded a motion to table the resolution to amend Resolution No. 2004-5729 imposing conditions and restrictions for the approval of a special use for property located at 7621 West Rawson Avenue pending Plan Commission receipt and review of a Planned Development District amendment application from the applicant.

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

D. Planner Fuchs read the Official Notice of Public Hearing for Item III.C.1. into the record. The Public Hearing was opened at 8:10 p.m.

The Mayor, Alderman Skowronski, Commissioner Ritter and several citizens spoke to the application. With no more citizens coming forward the Public Hearing was closed at 8:25 p.m.

1. Commissioner Ritter moved and Alderman Skowronski seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance text at §15-3.0501C. to provide certain exceptions from the requirement that a certified survey map application include a Natural Resource Protection Plan application as so amended by the City Attorney, subject to striking i. and ii. from the draft ordinance.

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

IV. Commissioner Bennett moved to adjourn the meeting at 8:30 p.m. Seconded by Commissioner Ritter. All voted 'Aye'; motion carried.