

**City of Franklin**  
**Plan Commission Meeting**  
**November 4, 2010**  
**Minutes**

Approved  
November 18, 2010

**CALL TO ORDER**

- I. Mayor Taylor called the November 4, 2010 regular Plan Commission meeting to order at 7:10 p.m. in the Municipal Court Room at the Law Enforcement Center, 9455 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski and Commissioners Bennett, Haley, Kosovich, and Ritter. Excused was Commissioner Fowler. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Planner II Sumwalt. In attendance at the meeting were Aldermen Taylor and Schmidt.

**MINUTES**

Regular Meeting October 21, 2010

**II.**

Commissioner Ritter moved and Alderman Skowronski seconded approval of the October 21, 2010 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye'; motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Landmark Rawson, LLC (Goldammer Lab Testing (d/b/a Any Lab Test Now!) Corporate Wellness and Testing Solutions Business Use)**

**Property:** 2810-2850 West Rawson Avenue;  
Tax Key No. 738-9997-001

**Zoning:** B-4 South 27th Street Business District

**Regarding: 1. (Unified Development Ordinance Text Amendment)(Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 8099 "HEALTH AND ALLIED SERVICES, NOT ELSEWHERE CLASSIFIED" TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE B-4 SOUTH 27TH STREET BUSINESS DISTRICT**  
**2. (Special Use)(Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A CORPORATE WELLNESS AND TESTING SOLUTIONS BUSINESS UPON PROPERTY LOCATED AT 2830 WEST RAWSON AVENUE**

**III.**

- A. Planner Sumwalt read the Official Notice of Public Hearing for Unified Development Ordinance Text Amendment into the record. The Public Hearing was opened at 7:14 p.m. and closed at 7:14 p.m.

Commissioner Ritter moved and Commissioner Bennett seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance at Table 15-3.0603 Standard Industrial Classification Title No. 8099 "Health and Allied Services, not elsewhere classified" to allow for such use as a Special Use in the B-4 South 27th Street Business District. All voted 'aye', motion carried.

Planner Sumwalt read the Official Notice of Public Hearing for Special Use into the record. The Public Hearing was opened at 7:20 p.m. and closed at 7:20 p.m.

Commissioner Ritter moved and Commissioner Haley seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a corporate wellness and testing solutions business upon property located at 2830 West Rawson Avenue. All voted 'aye', motion carried.

**Nick E. Ioder and Jacqueline M. Ioder Joint Revocable Trust (Rezoning to Expand Farming Operations)**

**Property:** 10338 West Ryan Road;  
Tax Key No. 888-9998-001

**Zoning:** R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District

- B. Alderman Skowronski moved and Commissioner Kosovich seconded a motion to recommend approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to create an agricultural use category within the Comprehensive Master Plan, for property located at 10338 West Ryan Road, to be prepared by the City Attorney. On voice vote, Alderman Skowronski and Commissioners Kosovich and Haley and

**Regarding: 1. (Comprehensive Master Plan Amendment) AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CREATE AN AGRICULTURAL USE CATEGORY WITHIN THE COMPREHENSIVE MASTER PLAN**  
**2. (Rezoning)(Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND C-1 CONSERVANCY DISTRICT TO A-2 PRIME AGRICULTURAL DISTRICT**

Mayor Taylor voted 'aye'; Commissioners Ritter and Bennett voted 'no'. Motion carried.

Planner Sumwalt read the Official Notice of Public Hearing for rezoning into the record. The Public Hearing opened at 7:23 p.m. and closed at 7:41 p.m.

Alderman Skowronski moved and Commissioner Kosovich seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to A-2 Prime Agricultural District, for property located at 10338 West Ryan Road. On voice vote, Alderman Skowronski and Commissioners Kosovich and Haley and Mayor Taylor voted 'aye'; Commissioners Ritter and Bennett voted 'no'. Motion carried.

Alderman Skowronski moved and Commissioner Haley seconded a motion to suspend the rules at 8:08 p.m. to allow City resident Tony Scheffner, 10405 West Ryan Road, to speak regarding the application for rezoning by Nick E. Ioder and Jacqueline M. Ioder at 10338 West Ryan Road. All voted 'aye', motion carried.

Alderman Skowronski moved and Commissioner Bennett seconded a motion to return to regular order of business at 8:09 p.m. All voted 'aye', motion carried.

**Meridian Franklin LLC (Final Landscape Plan for Walgreens at Orchard View Shopping Center Building Construction)**  
**Property:** Approximately 7144 South 76th Street; Tax Key No.: a portion of 756-9993-015  
**Zoning:** B-3 Community Business District  
**Regarding: 1. (Landscaping Review) A RESOLUTION APPROVING A LANDSCAPE PLAN FOR WALGREENS BUILDING CONSTRUCTION**

C. Commissioner Ritter moved and Commissioner Haley seconded a motion to approve a resolution approving a landscape plan for Walgreens building construction for property located at approximately 7144 South 76th Street. All voted 'aye'; motion carried.

**Franciscan Sisters of St. Clare, Inc. (Franciscan Sisters Mercy Bell Shrine/Garden Construction)**  
**Property:** 7728/7732 and 7760 South 51st Street; Tax Key Nos. 788-9986-011 and 788-9986-012  
**Zoning:** Planned Development District No. 22 (Clare Meadows)  
**Regarding: 1. (Planned Development District Ordinance Amendment)**  
a. Plan Commission determination of substantial change or minor amendment.  
b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND §15-3.0427 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 22 (CLARE MEADOWS) to construct a garden area on the northeast portion of the property

D. Commissioner Ritter moved and Commissioner Kosovich seconded a motion determining the proposed amendment to Planned Development District No. 22 (Clare Meadows) for the Franciscan Sisters Mercy Bell Shrine/Garden construction to be a minor amendment. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Haley seconded a motion to recommend approval of an ordinance to amend §15-3.0427 of the Unified Development Ordinance Planned Development District No. 22 (Clare Meadows) to construct a garden area on the northeast portion of the property located at 7728/7732 and 7760 South 51st Street. All voted 'aye', motion carried.

**Alvin F. Wells, M.D. (Rheumatology and Immunotherapy Center Building Construction)**

**Property:** Approximately 4225 West Oakwood Park Court; Tax Key No. 901-0001-004

**Zoning:** Planned Development District No. 18 (Franklin Business Park)

**Regarding: 1. (Site Plan)** A RESOLUTION RECOMMENDING APPROVAL OF A SITE PLAN FOR RHEUMATOLOGY AND IMMUNOTHERAPY CENTER MEDICAL OFFICE BUILDING CONSTRUCTION

E. Commissioner Kosovich moved to approve a resolution recommending approval of a site plan for Rheumatology and Immunotherapy Center medical office building construction for property located at approximately 4225 West Oakwood Park Court. Seconded by Commissioner Haley. All voted 'aye', motion carried.

**Steven Lamp of International Monetary Systems, Ltd. (Business Products and Services Display at the Milwaukee Sports Complex)**

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

**Zoning:** A-1 Agricultural District, Franklin, WI 53132 Floodway District and FC Floodplain Conservancy District

**Regarding: 1. (Temporary Use)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR AN INDOOR BUSINESS PRODUCTS AND SERVICES DISPLAY FOR PROPERTY LOCATED AT 6000 WEST RYAN ROAD

F. Commissioner Ritter moved and Alderman Skowronski seconded a motion to approve a resolution imposing conditions and restrictions for an indoor business products and services display for property located at 6000 West Ryan Road. On voice vote, Alderman Skowronski and Commissioners Ritter, Haley, and Bennett voted 'aye'; Commissioner Kosovich abstained. Motion carried.

**Status Report on the Mayoral Ad Hoc Development Process Review Committee**

G. Discussion only on the status of the Mayoral Ad Hoc Development Process Review Committee. No action was needed, none taken.

**City of Franklin (Comprehensive Master Plan)**

**Property:** N/A

**Zoning:** N/A

**Regarding: 1.** Status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan

H. Discussion only on the status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan. No action was needed, none taken.

**City of Franklin (Franklin Trails Committee)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1.** Status report

I. Discussion only on the status report of the Franklin Trails Committee. No action was needed, none taken.

**ADJOURNMENT**

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the meeting at 8:38 p.m. All voted 'aye'; motion carried.