

CALL TO ORDER

I. Mayor Taylor called the October 04, 2007, regular Plan Commission meeting to order at 7:00 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Commissioners Ritter, Haley, Bennett and Hanneman. Commissioner Torres was excused. Also present were Director of City Development Wheaton, Planning Manager Dietl, Planner II Fuchs and City Attorney Wesolowski.

MINUTES

Regular Meeting Thursday, September 20, 2007

II.
A. Commissioner Haley moved and Commissioner Hanneman seconded approval of the September 20, 2007, minutes, as changed. Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Steele Solutions, Inc. (Engineering and Steel Fabricating plant)

1. (Special Use Amendment) (Public Hearing) A RESOLUTION TO AMEND RESOLUTION NO. 2004-5721 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN ENGINEERING AND FABRICATING COMPANY FOR PROPERTY LOCATED AT 9909 South 57th Street for the purpose of the expansion of the engineering and fabricating company office, plant and parking lot, with a building addition of approximately 4,012 square feet to the existing building and approximately 5,347 additional square feet of paved parking

III.
A. Mr. Fuchs read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:00 PM. After two citizens spoke, with no one else coming forward, the Public Hearing was closed at 7:10 PM.

1. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend a resolution to amend Resolution No. 2004-5721 imposing conditions and restrictions for the approval of a special use for an engineering and fabricating company for property located at 9909 South 57th Street for the purpose of the expansion of the engineering and fabricating company office, plant and parking lot, with a building addition of approximately 4,012 square feet to the existing building and approximately 5,347 additional square feet of paved parking, contingent upon paving and a change in the Site Plan showing traffic bond being paved to Franklin standards with curb and gutter for the parking lot, but not for the fire apparatus turnaround. Upon voice vote, all voted 'aye.' Motion carried.

J.D.J. Builders, Inc. (Holz Motors, Inc. Automotive Body Shop)

1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A BUILDING ADDITION TO AN AUTOMOTIVE BODY SHOP FOR PROPERTY LOCATED AT 10701 WEST COLLEGE AVENUE to allow a single story addition of approximately 2,640 sq. ft. to the existing facility.

B. Mr. Fuchs read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:30 PM. After two citizens spoke, with no one else coming forward, the Public Hearing was closed at 7:52 PM.

1. Commissioner Bennett moved and Commissioner Haley seconded to recommend a resolution imposing conditions and restrictions for the approval of a special use for a building addition to an automotive body shop for property located at 10701 West College Avenue to allow a single-story addition of approximately 2,640 sq. ft. to the existing facility contingent upon a landscape plan being approved by Staff; and removal of asphalt in the right-of-way at West College Avenue, to be replaced by landscaping. Upon voice vote, all voted 'aye.' Motion carried.

Ronald J. Wambach (Woodland Prairie Condominiums)

1. (Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; the proposed map being essentially the same content map as that approved on September 19, 2006 for the project formerly known as Carleton Creek Condominiums,

C. 1. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend conditionally approving a 2 lot certified survey map, being a division of a part of the Southwest 1/4 of Section 5 and a part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, in the city of Franklin, Milwaukee County, Wisconsin; the proposed map being essentially the same content map as that approved on September 19, 2006, for the project formerly known as Carleton Creek Condominiums, now Woodland Prairie Condominiums, but for a proposed street name change from South

now Woodland Prairie Condominiums, but for a proposed street name change

2. **(Condominium Plat)** A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT, BEING A DIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION AND A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; (44 residential units) the proposed plat being essentially the same content plat as that approved on December 19, 2006 for the project formerly known as Carleton Creek Condominiums, now Woodland Prairie Condominiums

Cardinal Heights Subdivision Monument Sign

1. **(Subdivision Monument Sign)** A RESOLUTION APPROVING A MONUMENT SIGN FOR CARDINAL HEIGHTS SUBDIVISION (EAST OF SOUTH 51ST STREET AND NORTH OF WEST RYAN ROAD) (MLG REAL ESTATE 2005 LLC) to allow for placement of an entrance identification monument sign

City of Franklin (Building Height Regulations in the Unified Development Ordinance Potential Amendment)

1. **(Unified Development Ordinance Text Amendment)** To consider maximum building heights in non-residential zoning districts and to schedule a public hearing upon the proposed amendments as directed by the Plan Commission following Council review of a proposal to Amend Table 15-3.0303 B-3 Community Business District Development Standards "Maximum Building Height" from 2.0 and 3.0 to 5.0/65' with exposed basement

Next Regular Meeting scheduled for Thursday, October 18, 2007

ADJOURNMENT

Woodland Prairie Drive to South Prairie Wood Lane, contingent upon all recommendation being completed contained in the Engineering Comments. Upon voice vote, all voted 'aye.' Motion carried.

2. Commissioner Ritter moved and Commissioner Haley seconded to recommend a resolution conditionally approving a Condominium Plat, being a division of a part of the Southwest 1/4 of Section 5 and a part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, in the city of Franklin, Milwaukee County, Wisconsin; (44 residential units) the proposed plat being essentially the same content plat as that approved on December 19, 2006 for the project formerly known as Carleton Creek Condominiums, now Woodland Prairie Condominiums. Upon voice vote, all voted 'aye.' Motion carried.

D. 1. Commissioner Bennett moved and Commissioner Ritter seconded to a resolution approving a monument sign for Cardinal Heights Subdivision (east of South 51st Street and north of West Ryan Road) (MLG Real Estate 2005 LLC) to allow for placement of an entrance identification monument sign. Upon voice vote, all voted 'aye.' Motion carried.

E. 1. Commissioner Bennett moved and Commissioner Ritter seconded to schedule a public hearing as the Common Council directed, but also using the South 27th Street building height district guidelines. Upon voice vote, all voted 'aye.' Motion carried.

F. No action needed; none taken.

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the October 04, 2007, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 8:17 PM