

**City of Franklin
Plan Commission Meeting
October 7, 2010
Minutes**

Approved
October 21, 2010

CALL TO ORDER

- I. Mayor Taylor called the October 7, 2010 regular Plan Commission meeting to order at 7:03 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Bennett, Fowler, Haley (arrived at 7:04 p.m.), Kosovich, and Ritter. Excused were Alderman Skowronski and City Attorney Wesolowski. Also present were Planning Manager Dietl, and Senior Planner Fuchs. In attendance at the meeting were Aldermen Solomon, Wilhelm, Taylor and Schmidt.

MINUTES

Regular Meeting September 9, 2010

II.

Commissioner Ritter moved and Commissioner Fowler seconded approval of the September 9, 2010 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye'; motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Meridian Franklin LLC (Orchard View Shopping Center Walgreens 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. (Unified Development Ordinance Text Amendment)(Public Hearing)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO AMEND TABLE 15-3.0303 B-3 COMMUNITY BUSINESS DISTRICT DEVELOPMENT STANDARDS TO ALLOW FOR REDUCED OR NO BUILDING AND PARKING SETBACKS FROM INTERIOR LOT LINES WHERE B-3 COMMUNITY BUSINESS DISTRICT PROPERTY ABUTS B-3 COMMUNITY BUSINESS DISTRICT PROPERTY

2. (Site Plan) A RESOLUTION CONDITIONALLY APPROVING A SITE PLAN FOR WALGREENS BUILDING CONSTRUCTION

3. (2 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

III.

- A. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:07 p.m. regarding the request by Meridian Franklin LLC to amend the Unified Development Ordinance at Table 15-3.0303 B-3 Community Business District Development Standards to allow for reduced or no building and parking setbacks from interior lot lines where B-3 Community Business District property abuts B-3 Community Business District property and closed at 7:12 p.m.

Brian Adamson, TOLD Development, gave a presentation to Plan Commission of the proposed site plan for 76th Street Walgreens.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance at Table 15-3.0303 B-3 Community Business District Development Standards to allow for reduced or no building and parking setbacks from interior lot lines where B-3 Community Business District property abuts B-3 Community Business District property. All voted 'aye', motion carried.

Commissioner Fowler moved and Commissioner Ritter seconded a motion to approve a resolution conditionally approving a site plan for Walgreens building construction subject to consideration of Plan Commissioners and public speakers suggestions and to revise Condition No. 5 to read, "The applicant shall obtain an alcohol beverage license as required, prior to any sale of alcohol beverages upon the premises" and to revise Condition No. 6 to read, "No outdoor storage shall be permitted without prior approval by the Plan Commission." All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to recommend approval of a resolution

**Edward M. Spidell and Janina S. Spidell
(Wetland Buffer Maintenance and Shrub
Planting and Wetland Enhancement
Plantings)**

Property: 3112 West Yorkshire Circle;
Tax Key No. 855-0100-000

Zoning: R-3 Suburban/Estate Single-Family
Residence District

**Regarding: 1. (Special Exception) (Public
Hearing)** Application for a Special Exception
to Natural Resource Feature Provisions
pursuant to §15-10.0208 of the Unified
Development Ordinance, for the purpose of
allowing maintenance of a portion of the 30-
foot wetland buffer on the property as mown
turf grass, and to add shrub plantings to the 30-
foot wetland buffer and enhancement plantings
in the wetland

**Iconica, Inc. (Dental Associates, Ltd.
Building Construction)**

Property: Approximately 6835-6865 South
27th Street; Tax Key Nos. 738-9975-006, 738-
9975-005 and 738-9975-004

Zoning: B-2 General Business District

Regarding: 1. (Site Plan) A RESOLUTION
CONDITIONALLY APPROVING A SITE
PLAN FOR DENTAL ASSOCIATES, LTD.
BUILDING CONSTRUCTION

**H, A & H Holdings, LLC (On The Border
Parcel Combination for Driveway
Extension)**

Property: 2825 West Elm Road and 10741
South 27th Street; Tax Key Nos. 978-9992-000
and 978-9993-000

Zoning: B-7 South 27th Street Mixed Use
Office District

Regarding: 1. (2 Lot Certified Survey Map)
A RESOLUTION CONDITIONALLY
APPROVING A 2 LOT CERTIFIED
SURVEY MAP, BEING ALL THAT PART
OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 36, TOWN 5
NORTH, RANGE 21 EAST, IN THE CITY
OF FRANKLIN, MILWAUKEE COUNTY,
WISCONSIN

2. (Site Plan) A RESOLUTION AMENDING
THE SITE PLAN FOR THE PROPERTY

conditionally approving a 2 lot certified survey map, being a division of a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. All voted 'aye', motion carried.

- B. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:35 p.m. regarding an application for Special Exception to Natural Resources by Edward M. Spidell and Janina S. Spidell for wetland buffer maintenance and shrub planting and wetland enhancement plantings for property located at 3112 West Yorkshire Circle and closed at 7:40 p.m.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to table the request for Special Exception to Natural Resources for Edward M. and Janina S. Spidell. All voted 'aye', motion carried.

- C. Commissioner Fowler moved and Commissioner Ritter seconded a motion to suspend the rules to allow Alderman Wilhelm to speak. All voted 'aye', motion carried.

Commissioner Kosovich moved and Commissioner Ritter seconded a motion to return to regular order of business. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Kosovich seconded a motion to approve a resolution conditionally approving a site plan for Dental Associates, Ltd. building construction for property located at approximately 6835-6865 South 27th Street, subject to updating the Site Plan date-stamp in Condition No. 1; and revise Condition No. 11 as discussed by Commissioner Ritter. All voted 'aye', motion carried.

- D. Commissioner Ritter moved and Commissioner Kosovich seconded a motion to recommend approval of a resolution conditionally approving a 2 lot certified survey map, being all that part of the Northeast 1/4 of the Southeast 1/4 of Section 36, Town 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. All voted 'aye', motion carried.

Commissioner Kosovich moved and Commissioner Ritter seconded a motion to approve a resolution amending the site plan for the property located at 10741 South 27th Street to allow for a driveway extension. All voted 'aye', motion carried.

LOCATED AT 10741 SOUTH 27TH STREET
TO ALLOW FOR A DRIVEWAY
EXTENSION

**WW Partners, LLC (Whispering Woods
Subdivision Monument Signs)**

Property: whispering Woods Subdivision,
Lots 2, 15 and 21; Tax Key Nos. 837-0213-
000, 837-0226-000 and 837-0232-000

Zoning: R-3 Suburban/Estate Single-Family
Residence District

Regarding: 1. (Subdivision Monument Sign)

A RESOLUTION APPROVING THREE
MONUMENT SIGNS FOR WHISPERING
WOODS SUBDIVISION to allow for
placement of entrance identification monument
signs

**Landmark Rawson, LLC (Modification to
an Approved Master Sign Program for
Rawson Center)**

Property: 2800-2850 West Rawson Avenue;
Tax Key No. 738-9997-001

Zoning: B-4 South 27th Street Business
District

**Regarding: 1. (Master Sign Program
Amendment)** A RESOLUTION APPROVING
AN AMENDMENT TO A MASTER SIGN
PROGRAM FOR RAWSON CENTER

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

**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

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

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

E. Commissioner Kosovich moved to approve a resolution approving three monument signs for Whispering Woods Subdivision to allow for placement of entrance identification monument signs. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

F. Commissioner Ritter moved and Commissioner Haley seconded a motion to approve a resolution approving an amendment to a Master Sign Program for Rawson Center. All voted 'aye', motion carried.

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

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.

I. Commissioner Fowler moved to suspend the rules for Franklin Trails Committee member John Michlig to speak. Seconded by Commissioner Haley. All voted 'aye', motion carried.

Mr. Michlig read a letter from Governor Jim Doyle to Mayor Taylor, dated October 4, 2010, regarding Wisconsin Department of Transportation recommended funding for the Safe Routes to School Planning Grant.

Commissioner Fowler moved to return to regular order of business. Seconded by Commissioner Ritter. All voted 'aye', motion carried.

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

ADJOURNMENT

IV. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the meeting at 8:55 p.m. All voted 'aye'; motion carried.