

**City of Franklin**  
**Plan Commission Meeting**  
**September 6, 2012**  
**Minutes**

Approved  
September 20, 2012

**CALL TO ORDER**

- I. Mayor Taylor called the September 6, 2012 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Solomon, and Commissioners Bennett, Fowler, Haley, and Ritter. Excused was Commissioner Michlig. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs.

**MINUTES**

Regular Meeting of August 23, 2012

**II.**

- A. Commissioner Bennett moved and Commissioner Fowler seconded approval of the August 23, 2012 minutes of the regular meeting of the Plan Commission as amended to correct the motion at Item III.C. All voted 'aye', motion carried.

At 7:03 p.m., Mayor Taylor passed the gavel to Alderman Solomon, who then chaired the meeting.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**5C Investments LLC/Nicholas Mazos and June Mazos (Land Swap to Accommodate a Parking Lot Expansion at Baptista's Bakery, Inc.)**

**Property:** 4625 West Oakwood Park Drive and 4416 West Oakwood Road;

Tax Key Nos. 930-0006-000 and 930-9995-003

**Zoning:** Planned Development District No. 18 (Franklin Business Park) and R-2 Estate Single-Family Residence District

**Regarding: 1. (Rezoning) (Public Hearing)**  
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 18 (FRANKLIN BUSINESS PARK)

**2. (Rezoning) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM PLANNED DEVELOPMENT DISTRICT NO. 18 (FRANKLIN BUSINESS PARK) TO R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT

**3. (Planned Development District Ordinance Amendment)**

a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.

**III.**

- A. Senior Planner Fuchs read the Official Notices of Public Hearing for rezoning requested by Baptista's Bakery, Inc. and Nicholas Mazos and June Mazos into the record. The Public Hearing was opened at 7:05 p.m. and closed at 7:05 p.m.

The Plan Commission discussed the request for rezoning, Planned Development District amendment, and land combination applications for a land exchange between properties located at 4625 West Oakwood Park Drive and 4416 West Oakwood Road to accommodate a parking lot expansion at Baptista's Bakery, Inc.

Commissioner Bennett made 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-2 Estate Single-Family Residence District to Planned Development District No. 18 (Franklin Business Park) for property located at 4416 West Oakwood Road. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter made a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from Planned Development District No. 18 (Franklin Business Park) to R-2 Estate Single-Family Residence District for property located at 4625 West Oakwood Park Drive. Seconded by Commissioner Fowler. On voice vote, all voted 'aye', motion carried.

b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND §15-3.0423 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 18 (FRANKLIN BUSINESS PARK) TO ALLOW FOR A LAND EXCHANGE WITH AN ADJOINING RESIDENTIAL PROPERTY TO ACCOMMODATE A PARKING LOT EXPANSION FOR BAPTISTA'S BAKERY, INC.

**4. (Land Combination)** A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR TAX KEY NOS. 930-0006-000 AND 930-9995-003 for the purpose of combining a portion of a residential lot with a portion of Planned Development District No. 18 (Franklin Business Park)

**5. (Land Combination)** A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR TAX KEY NOS. 930-0006-000 AND 930-9995-003 for the purpose of combining a portion of Planned Development District No. 18 (Franklin Business Park) and a residential lot into one larger residential lot

**Pleasant View/Victory Trail Development Project (Immediately South of and East of Pleasant View Elementary School): State of Wisconsin Department of Natural Resources Grant Offers for a National Recreation Trails Grant in the Amount of \$45,000 and a Stewardship - Acquisition and Development of Local Parks Matching Grant in the Amount of \$51,720**

**City of Franklin  
Complete Streets and Connectivity  
Committee)  
Property:** City-wide  
**Zoning:** City-wide  
**Regarding:** 1. Status report

**ADJOURNMENT**

Commissioner Ritter moved and Commissioner Haley seconded a motion determining the proposed amendment to be a minor amendment. On voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to recommend approval of an ordinance to amend §15-3.0423 of the Unified Development Ordinance Planned Development District No. 18 (Franklin Business Park) to allow for a land exchange with an adjoining residential property to accommodate a parking lot expansion for Baptista's Bakery, Inc., for property located at 4625 West Oakwood Park Drive. On voice vote, all voted 'aye'. Motion carried.

Alderman Solomon made a motion to recommend approval of a resolution conditionally approving a land combination for Tax Key Nos. 930-0006-000 and 930-9995-003 for the purpose of combining a portion of a residential lot with a portion of Planned Development District No. 18 (Franklin Business Park) for properties located at 4416 West Oakwood Road and 4625 West Oakwood Park Drive. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to recommend approval of a resolution conditionally approving a land combination for Tax Key Nos. 930-0006-000 and 930-9995-003 for the purpose of combining a portion of Planned Development District No. 18 (Franklin Business Park) and a residential lot into one larger residential lot for properties located at 4625 West Oakwood Park Drive and 4416 West Oakwood Road. On voice vote, all voted 'aye'. Motion carried.

B. Commissioner Fowler moved and Commissioner Haley seconded a motion to support the Pleasant View/Victory Trail system and, funding from the City to match the grants received from the National Recreation Trails Grant Program and the State of Wisconsin Stewardship-Acquisition and Development of Local Parks Grant Program awarded in the amount of \$96,720.

The gavel was returned to Mayor Taylor at 7:22 p.m.

Commissioner Fowler moved to call the question. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried.

The vote on the main motion, all voted 'aye'. Motion carried.

C. No action was needed regarding the City of Franklin Complete Streets and Connectivity Committee. None taken.

IV. Commissioner Bennett moved and Commissioner Ritter seconded to adjourn the meeting at 7:25 p.m. All voted 'aye'; motion carried.