

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Project Committee of September 14, 2006, to order at 7:30 pm in the Hearing Room of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Haley, Hanneman, Ritter, and Torres, and City Engineer Bennett. Also present were City staff Mr. Dietl, and members of the public.

MINUTES

Regular meeting of July 13, 2006

- II.
 - A. Alderman Skowronski moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Project Committee of Thursday August 10, 2006. Commissioner Torres and City Engineer Bennett abstained. Motion carried.

BUSINESS

Review and discuss preliminary future land use within the southwestern portion of the City

- III.
 - A. Mr. Dietl referenced two large maps that depicted two different future land use alternatives for a portion of the southwestern part of the City, as directed by the Project Committee at its previous meeting. Mr. Dietl summarized that one map depicted future land use/zoning as it could appear prior to the provision of public sanitary sewer service to that part of the City, and that the other map depicted future land use/zoning as it could appear with the provision of public sanitary sewer service. Mr. Dietl noted that this approach was based upon the preliminary assumptions by the Project Committee that public sanitary sewer service could be provided to this part of the City but that it was still unknown when that would occur, and that in the meantime, some limited land divisions and development would be allowed to occur.

Mr. Dietl also noted that staff had prepared a draft memorandum outlining some possible land division/development options prior to the provision of public sanitary sewer service for consideration, as directed by the Project Committee at its previous meeting, and subsequently handed out copies of that draft memorandum to the Project Committee members and citizens who were present.

Significant discussion by the Project Committee ensued regarding when public sanitary sewer service would be provided, who would provide it, the allowance of residential land divisions/development in areas proposed for future non-residential purposes, what current plans and zoning allow in the southwestern portion of the City for land divisions and development, that existing and proposed development connect to public sewers, that proper buffers between residential and non-residential uses be provided, what areas of the City these issues might apply to, what other public services these issues might apply to, and proper lot/parcel sizes.

Subsequent to this discussion, it was generally agreed to by the Project Committee that the future land use/zoning map depicting possible conditions subsequent to the provision of public sanitary sewer service be revised to include larger and more effective buffers between the residential and non-residential uses, utilizing the existing natural resource features as the basis of these buffers to the greatest extent possible. It was also generally agreed that the map be revised to depict larger residential lot/parcel sizes.

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In regard to the future land use/zoning map depicting possible conditions prior to the provision of public sanitary sewer service, it was generally agreed to by the Project Committee that it be revised to also show the larger residential lot/parcel sizes, and that it reflect a policy of no land divisions for residential purposes in areas envisioned for future non-residential uses. It was also agreed that this map in particular will require more discussion before final decisions in regard to land divisions can be reached.

The Project Committee also directed that staff prepare an updated timeline for completion of the overall comprehensive master plan update effort, and contact the consultants to obtain their thoughts and suggestions in regards to work within the approved contract that can be undertaken now, prior to resolution of the issues pertinent to the southwest part of the City.

Public input

- C. Members of the public indicated, after a brief review of the draft memorandum discussing some possible land division options, that they preferred those alternatives that allowed an immediate limited number of medium sized (approximately 2 to 3 acres) lot splits.

Mr. Dietl noted that the memorandum identified only some possible options, and that no decision has been reached yet.

Announcement: Next Meeting scheduled for Thursday, October 12, 2006

- F. No action needed; none taken.

Adjournment

- IV. Mayor Taylor adjourned the Thursday September 14, 2006, regular meeting of the Project Committee, at 9:05 pm.