

CALL TO ORDER

MINUTES

Regular Meeting Thursday, September 6, 2007

PUBLIC HEARINGS and BUSINESS ITEMS

The Bricton Group, Inc. (Staybridge Suites Hotel Development)

- 1. **(Certified Survey Map)** To allow for a 2 lot division to provide for the development of a Staybridge Hotel adjoining the existing Walgreens retail pharmacy
- 2. **(Rezoning Ordinance) (Public Hearing)** AN ORDINANCE TO CREATE SECTION 15-3.0437 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 33 (Staybridge Hotel and Walgreens) AND TO REZONE PARCELS OF LAND FROM B-4 SOUTH 27TH STREET BUSINESS DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 33
- 3. **(Special Exception) (Public Hearing)** Application for a Natural Resource Features Special Exception from wetland, wetland buffer, wetland setback and shore buffer regulations

O'Malley Development, LLC (The Estates of St. Martins Subdivision) (22 lots down from original proposed 26 lots)

- 1. **(Comprehensive Master Plan Amendment)** To change the Comprehensive Master Plan from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District
- 2. **(Rezoning)** To rezone the property from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District
- 3. **(Preliminary Plat)** A resolution conditionally approving a Preliminary Plat for The Estates of St. Martins Subdivision

- I. Alderman Skowronski called the September 20, 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 Torres, Ritter, Haley, Bennett and Hanneman. Mayor Taylor was excused. Also present were Director of City Development Wheaton, Planning Manager Dietl, Planner II Fuchs and City Attorney Wesolowski.
- II.
 - A. Commissioner Hanneman moved and Commissioner Bennett seconded approval of the September 06, 2007, minutes. Upon voice vote, all voted 'aye.' Motion carried.
- III.
 - A. Mr. Fuchs read the public hearing notices into the record. The public hearing was opened at 7:01 PM. Several members of the public spoke. With no one else coming forward the public hearing was closed at 8:25 PM.
 - 1. Commissioner Haley moved and Commissioner Hanneman seconded to recommend approval of A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (THE BRICTON GROUP, INC.) (Approximately 9527 SOUTH 27TH STREET). Upon voice vote, all voted 'aye.' Motion carried.
 - 2. Commissioner Hanneman moved and Commissioner Bennett seconded to recommend approval of AN ORDINANCE TO CREATE SECTION 15-3.0437 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 33 (Staybridge Hotel and Walgreens) AND TO REZONE PARCELS OF LAND FROM B-4 SOUTH 27TH STREET BUSINESS DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 33, with the inclusion of the City Development Department Conditions of Approval, dated September 20, 2007, PDD PLANNED DEVELOPMENT DISTRICT NO. 33 (STAYBRIDGE SUITES HOTEL AND WALGREENS) SITE PLAN ATTACHMENT. Upon voice vote all voted 'aye.' Motion carried.
 - 3. Commissioner Hanneman moved and Commissioner Bennett seconded to recommend approval of Standards, Findings and Decision of the City of Franklin Common Council upon the Application of The Bricton Group, Inc. for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance (Planned Development District No. 33 [Staybridge Hotel and Walgreens]), with inclusion, as a condition, of the note at the end of the Environmental Commission's recommendations on this matter. Upon voice vote, all voted 'aye.' Motion carried.
 - B.
 - 1. Commissioner Ritter moved and Commissioner Torres seconded denial of a CITY PLAN COMMISSION RESOLUTION ADOPTING THE COMPREHENSIVE MASTER PLAN AMENDMENT FROM R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AS AN ELEMENT OF THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN. Upon voice vote, all voted 'aye.' Motion carried.
 - 2. Commissioner Ritter moved and Commissioner Haley seconded to recommend denial 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 R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT (O'MALLEY DEVELOPMENT, LLC, APPLICANT) (AP-

PROXIMATELY 7543 SOUTH NORTH CAPE ROAD), in part for the resulting density of development pursuant to R-3 Suburban/Estate Single-Family Residence District standards not being compatible with existing surrounding development, including open spaces afforded by larger lots and in consideration of the input from the public and surrounding neighbors. Upon voice vote, all voted 'aye.' Motion carried.

3. Commissioner Torres moved and Commissioner Haley seconded to recommend denial of A RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PLAT FOR THE ESTATES OF ST. MARTINS SUBDIVISION (AT APPROXIMATELY 7543 SOUTH NORTH CAPE ROAD) (O'MALLEY DEVELOPMENT, LLC, APPLICANT), in part for the resulting density of development pursuant to R-3 Suburban/Estate Single-Family Residence District standards not being compatible with existing surrounding development, including open spaces afforded by larger lots and in consideration of the input from the public and surrounding neighbors. Upon voice vote, all voted 'aye.' Motion carried.

**Forest View – Franklin Limited Partnership
(Forest View Residential Condominium and
adjoining commercial use Development)**

1. **(Rezoning Ordinance) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM PLANNED DEVELOPMENT DISTRICT NO. 25 AND C-1 CONSERVANCY DISTRICT TO B-3 COMMUNITY BUSINESS DISTRICT AND C-1 CONSERVANCY DISTRICT

2. **(Planned Development District Amendment) (Public Hearing)** AN ORDINANCE TO AMEND SECTION 15-3.0430 OF THE UNIFIED DEVELOPMENT ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 25 (BURKE PROPERTIES) TO REMOVE APPROXIMATELY 0.9 ACRES FROM THE DISTRICT

3. **(Certified Survey Map)** To allow for a 2 lot division to provide for the development of a 42 unit condominium and adjoining commercial use development

4. **(Special Use) (Public Hearing)** To allow for a 42 unit condominium use in an R-8 General Residence District

5. **(Condominium Plat)** To allow for a 42 unit condominium development

C. Mr. Fuchs read the public hearing notices into the record. The public hearing was opened at 10:09 PM. No member of the public coming forward the public hearing was closed at 10:09 PM.

1. Commissioner Bennett moved and Commissioner Ritter seconded 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. 25 AND C-1 CONSERVANCY DISTRICT TO B-3 COMMUNITY BUSINESS DISTRICT AND C-1 CONSERVANCY DISTRICT. Upon voice vote, all voted 'aye.' Motion carried.

2. Commissioner Bennett moved and Commissioner Ritter seconded to recommend approval of AN ORDINANCE TO AMEND SECTION 15-3.0430 OF THE UNIFIED DEVELOPMENT ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 25 (BURKE PROPERTIES) TO REMOVE APPROXIMATELY 0.9 ACRES FROM THE DISTRICT. Upon voice vote, all voted 'aye.' Motion carried.

3. Commissioner Torres moved and Commissioner Hanneman seconded to recommend approval of A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (FOREST VIEW – FRANKLIN LIMITED PARTNERSHIP) (APPROXIMATELY 5720 WEST RYAN ROAD AND NORTH THEREOF). Upon voice vote, all voted 'aye.' Motion carried.

4. Commissioner Torres moved and Commissioner Bennett seconded to recommend approval of A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR CONDOMINIUM USE FOR PROPERTY LOCATED AT APPROXIMATELY 5720 WEST RYAN ROAD AND NORTH THEREOF (FOREST VIEW – FRANKLIN LIMITED PARTNERSHIP). Upon voice vote, all voted 'aye.' Motion carried.

5. Commissioner Haley moved and Commissioner Hanneman seconded to recommend approval of A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR FOREST VIEW CONDOMINIUM AT APPROXIMATELY 5720 WEST RYAN ROAD AND NORTH THEREOF (FOREST VIEW – FRANKLIN LIMITED PARTNERSHIP, APPLICANT). Upon voice vote, all voted 'aye.' Motion carried.

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Town & Country Motorsports, Inc. (Motorcycle repair and service shop M-1 Limited Industrial District)

(Special Use) (Public Hearing) To allow for the use and operation of a motorcycle repair and service shop with accessory retail sales

Next Regular Meeting scheduled for
Thursday, October 4, 2007

ADJOURNMENT

D. Mr. Fuchs read the public hearing notice into the record. The public hearing was opened at 10:23 PM. No member of the public coming forward the public hearing was closed at 10:23 PM.

Commissioner Torres moved and Commissioner Hanneman seconded to recommend approval of A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A MOTORCYCLE REPAIR AND SERVICE SHOP WITH ACCESSORY RETAIL SALES UPON PROPERTY LOCATED AT 10610 WEST VENTURE DRIVE (TOWN & COUNTRY MOTORSPORTS, INC.). Upon voice vote, all voted 'aye.' Motion carried.

E. No action needed; none taken.

IV. Commissioner Ritter moved and Commissioner Bennett seconded to adjourn the September 20, 2007, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 10:30 PM