

**City of Franklin
Plan Commission Meeting
August 19, 2010
Minutes**

Approved
September 9, 2010

CALL TO ORDER

- I. Mayor Taylor called the August 19, 2010 regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski, Commissioners Bennett, Fowler (arrived at 7:03 p.m.), Haley (arrived at 7:05 p.m.), Kosovich, and Ritter. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs.

MINUTES

Regular Meeting August 5, 2010

II.

Commissioner Ritter moved and Commissioner Kosovich seconded approval of the August 5, 2010 minutes of the regular meeting of the Plan Commission as amended at Item III.E. All voted 'aye'; motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

III.

Southbrook Church, Inc. (Rezoning Two Parcels and Proposed Use Change for Building Construction)

Property: 9733 South 76th Street;
Tax Key Nos. 896-9999-007 and 896-9999-008

Zoning: R-8 General Residence District

Regarding: 1. (Rezoning) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-8 GENERAL RESIDENCE DISTRICT TO I-1 INSTITUTIONAL DISTRICT

- A. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:05 p.m. regarding the request by Southbrook Church, Inc. to amend the Zoning Map to rezone certain parcels of land, located at 9733 South 76th Street, from R-8 General Residence District to I-1 Institutional District for future building construction.

Those coming forward to speak in favor of the application were Roger DeMark of 9875 South 76th Street, Robert Stewart of 7402 Twin Oaks Court, Jill Bomey of 7921 South 68th Street, Valerie Branback of 9905 South 76th Street, Tim Wachter of 3930 West Victory Creek drive, Mark McDonald of Muskego, Karl Schlueter of 9200 West Wyndham Hills Court and Alan Grabarczyk of 7446 South 69th Street. With no one else coming forward to speak the Public Hearing was closed at 7:15 p.m.

Joseph Clarke, Project Manager of Groth Design Group, Southbrook Church member Chuck Lamson, and Pastor Jonathan Misirian gave a presentation to Plan Commission of the future site plan for Southbrook Church.

2. (Comprehensive Master Plan Amendment) AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE PROPOSED USE OF CERTAIN PROPERTY FROM COMMERCIAL TO INSTITUTIONAL

Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-8 General Residence District to I-1 Institutional District, for property located at 9733 South 76th Street. All voted 'aye', motion carried.

Alderman Skowronski moved and Commissioner Fowler seconded a motion to recommend approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the proposed use of certain property from commercial to institutional, located at 9733 South 76th Street. All voted 'aye', motion carried.

City of Franklin (Department of City Development Administrative Review of and Determination Upon Applications for Minor Changes to an Approved Site Plan)

Property: City-wide

Zoning: City-wide

Regarding: 1. (Unified Development Ordinance Text Amendment)(Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO CREATE §15-7.0107, MINOR SITE PLAN AMENDMENT

- B. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 8:15 p.m. regarding an amendment to the Unified Development Ordinance to create §15-7.0107, Minor Site Plan Amendment for Department of City Development administrative review of and determination upon applications for minor changes to an approved site plan. With no one coming forward to speak the Public Hearing was closed at 8:15 p.m.

Alderman Skowronski moved and Commissioner Kosovich seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance text to create §15-7.0107, Minor Site Plan amendment. All voted 'aye', motion carried.

St. Nikola Religious and Cultural Enterprises, Inc. (Root River Center Outdoor Patio Construction)

Property: 7220 West Rawson Avenue; Tax Key No. 743-8992-001

Zoning: B-2 General Business District

Regarding: 1. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR ROOT RIVER BOWL TO ALLOW FOR A ROOT RIVER CENTER OUTDOOR PATIO

- C. Commissioner Fowler moved and Commissioner Ritter seconded a motion to approve a resolution amending the Site Plan for Root River Bowl, located at 7220 West Rawson Avenue, to allow for a Root River Center outdoor patio. All voted 'aye', motion carried.

Gus's Mexican Cantina, LLC (Restaurant Outdoor Patio Construction)

Property: 6514 South Lovers Lane Road; Tax Key No. 705-8997-004

Zoning: B-3 Community Business District

Regarding: 1. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR GARDEN PLAZA SHOPPING CENTER TO ALLOW FOR A GUS'S MEXICAN CANTINA OUTDOOR PATIO ADDITION

- D. Commissioner Kosovich moved and Commissioner Ritter seconded a motion to approve a resolution amending the Site Plan for Garden Plaza Shopping Center, located at 6514 South Lovers Lane Road, to allow for a Gus's Mexican Cantina outdoor patio addition. All voted 'aye', motion carried.

Status Report on the Mayoral Ad Hoc Development Process Review Committee

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

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

- F. Discussion only on the status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan. No action was needed, none taken.

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

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

- G. 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 8:35 p.m. All voted 'aye'; motion carried.