

City of Franklin
Plan Commission Meeting
March 22, 2012
Minutes

Approved
April 5, 2012

CALL TO ORDER

- I.** Mayor Taylor called the March 22, 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 Skowronski, and Commissioners Bennett, Fowler, Haley, Michlig and Ritter. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs.

MINUTES

Regular Meeting March 8, 2012

II.

- A.** Commissioner Fowler moved and Commissioner Haley seconded approval of the March 8, 2012 minutes of the regular meeting of the Plan Commission as presented. On voice vote, Alderman Skowronski and Commissioners Michlig, Ritter, Haley, and Fowler voted 'aye'. Commissioner Bennett abstained. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Victory of the Lamb, Inc. (Victory of the Lamb Lutheran Church Construction)
Property: Approximately 12001 West Ryan Road and 12000 West Loomis Road;
Tax Key Nos. 891-9993-000, 891-9996-000 and 891-9997-000

Zoning: R-8 Multiple-Family Residence District and C-1 Conservancy 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 MULTIPLE-FAMILY RESIDENCE DISTRICT AND C-1 CONSERVANCY DISTRICT

2. (Comprehensive Master Plan Amendment) A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 12001 WEST RYAN ROAD AND 12000 WEST LOOMIS ROAD FROM COMMERCIAL AND RESIDENTIAL-MULTI-FAMILY TO INSTITUTIONAL, PURSUANT TO WIS. STAT. §66.1001(4)(b)

III.

- A.** Senior Planner Fuchs read the Official Notice of Public Hearing for rezoning for Victory of the Lamb, Inc. into the record. The Public Hearing was opened at 7:25 p.m. Alderman Skowronski indicated he had received letters of support from 10 constituents, and 2 opposition letters for the project, with objections to site access from West Ryan Road opposed to West Loomis Road. The Public Hearing was closed at 7:30 p.m.

Planning Manager Dietl presented the request of Victory of the Lamb, Inc. for rezoning and Comprehensive Master Plan Amendment for future church construction for three properties located at approximately 12001 West Ryan Road and 12000 West Loomis Road.

Commissioner Ritter moved to refer to staff for consideration of matters discussed by the Plan Commission this evening, gathering additional information and be returned to the Commission at such time as additional information relevant to issues raised by the Commission is available and the matter is held over for action by the Commission. Seconded by Commissioner Bennett. All voted 'aye', motion carried.

Motion by Commissioner Bennett to move to Item D. Seconded by Alderman Skowronski. All voted 'aye', motion carried.

Home Depot 4907 (Home Depot U.S.A., Inc.) (Outdoor Seasonal Trees, Shrubs and Landscape Bagged Goods Sales)

Property: 6489 South 27th Street; Tax Key No. 714-9996-015

Zoning: Planned Development District No. 14 (Jewel-Osco/Home Depot)

Regarding: 1. (Temporary Use) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR OUTDOOR SEASONAL TREE AND SHRUB SALES FOR PROPERTY LOCATED AT 6489 SOUTH 27TH STREET

Tumblecreek Owners' Association, Inc. (Hidden Lakes/Tumblecreek Subdivision Monument Sign)

Property: Approximately the northeast corner of South Tumblecreek Drive and West Rawson Avenue (Outlot 47 of the Tumblecreek Subdivision Plat); Tax Key No. 739-0137-000

Zoning: Planned Development No. 2 (Tumblecreek/Hidden Lakes Development)

Regarding: 1. (Subdivision Monument Sign) A RESOLUTION APPROVING A MONUMENT SIGN FOR HIDDEN LAKES SUBDIVISION to allow for placement of an entrance identification monument sign

Whitnall Park Terrace Condominiums/Planned Development District No. 16 (Franklin Centre) Landscape Buffer Status Report

Milwaukee County Sports Complex Historical Uses

Property: 6000 West Ryan Road; Tax Key Nos. 852-9999-001 and 882-9987-001

Zoning: A-1 Agricultural District, FW Floodway District and FC Floodplain Conservancy District

Regarding: 1. Status Report

City of Franklin (Franklin Trails Committee)

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

ADJOURNMENT

B. Planning Manager Dietl presented the application by Home Depot U.S.A., Inc. for Temporary Use approval.

Commissioner Fowler moved and Alderman Skowronski seconded a motion to approve a resolution imposing conditions and restrictions for the approval of a temporary use for outdoor seasonal tree and shrub sales for property located at 6489 South 27th Street. All voted 'aye', motion carried.

C. Planning Manager Dietl presented the application by Tumblecreek Homeowners' Association, Inc. for a subdivision monument sign to be placed on Outlot 47 of Tumblecreek Subdivision, approximately the northeast corner of South Tumblecreek Drive and West Rawson Avenue.

Motion by Commissioner Bennett to approve a resolution approving a monument sign for Hidden Lakes Subdivision to allow for placement of an entrance identification monument sign. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

D. Commissioner Bennett moved and Alderman Skowronski seconded a motion to recommend to staff to enforce the original provisions of the approval for Franklin Centre Planned Development District No. 16 for this issue, and report back to the Plan Commission within 60 days. All voted 'aye', motion carried.

E. Commissioner Ritter moved to refer the status report for historical uses of the Milwaukee County Sports Complex, located at 6000 West Ryan Road back to staff for additional research and information to be presented to the Plan Commission by the second meeting in August regarding completion of site improvements currently anticipated on the site and any agreement that may have been reached on these issues, and to direct Planning Staff to work with the Milwaukee County Parks Department to provide provisions for overcrowding. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

F. Commissioner Fowler presented the status report of the Franklin Trails Committee and indicated the March 6, 2012 approval of Common Council to pursue establishment of the Complete Streets and Connectivity Advisory Body. No action needed. None taken.

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the meeting at 9:03 p.m. All voted 'aye'; motion carried.