

City of Franklin
Plan Commission Meeting
May 5, 2011
Minutes

Approved
May 19, 2011

CALL TO ORDER

- I. Mayor Taylor called the May 5, 2011 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 Diel and Senior Planner Fuchs. In attendance were Aldermen Wilhelm and Taylor.

MINUTES

Regular Meeting April 21, 2011

II.

- A. Commissioner Fowler moved and Commissioner Bennett seconded approval of the April 21, 2011 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

New Hope Community Church, Inc. (New Hope Community Church Addition)

Property: 11321 and 11255 West St. Martins Road; Tax Key Nos. 799-9974-001 and 799-9973-000

Zoning: I-1 Institutional District and VB Village Business District

Regarding: 1. (Rezoning)(Public Hearing)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM VB VILLAGE BUSINESS DISTRICT TO I-1 INSTITUTIONAL DISTRICT

III.

- A. Planner Fuchs read the Official Notice of Public Hearing for Rezoning into the record. The Public Hearing was opened at 7:12 p.m. and closed at 7:12 p.m.

Alderman Skowronski moved and Commissioner Bennett seconded a motion to suspend regular business to allow Joan Shevey, 11434 West Church Street, to speak. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Bennett seconded a motion to return to regular order of business. All voted 'aye', motion carried.

Commissioner Fowler 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 VB Village Business District to I-1 Institutional District subject to the approval of the related Comprehensive Master Plan amendment and Certified Survey Map. Seconded by Commissioner Ritter. All voted 'aye', motion carried.

2. (2 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING LOCATED IN ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

Commissioner Ritter moved and Commissioner Bennett seconded a motion to recommend approval of a resolution conditionally approving a 2 lot Certified Survey Map, being located in all that part of the Southwest 1/4 or the Southeast 1/4 of Section 7, and part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, subject to the approval of the related Rezoning ordinance. All voted 'aye', motion carried.

3. (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 11255 WEST ST. MARTINS ROAD FROM MIXED

Commissioner Ritter moved and Commissioner Fowler seconded a motion to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin Future Land Use Map for property located at

(III.A.3. continued)

USE TO INSTITUTIONAL, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

11255 West St. Martins Road from Mixed Use to Institutional, pursuant to Wis. Stat. §66.1001(4) (b). All voted 'aye', motion carried.

CommonBond Acquisition LLC (Franklin Meadows Multi-Family Senior Independent Living Apartment Building Construction)
Property: 7704 South 51st Street;
Tax Key No. 788-9986-013
Zoning: Planned Development District No. 22 (Clare Meadows)
Regarding: 1. (Planned Development District Ordinance Amendment) (Public Hearing) AN ORDINANCE TO AMEND §15-3.0427 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 22 (CLARE MEADOWS) TO ALLOW FOR AND ADD A THREE-STORY 30 UNIT SENIOR INDEPENDENT LIVING APARTMENT BUILDING

B. Planner Fuchs read the Official Notice of Public Hearing for an amendment to Planned Development District No. 22 (Clare Meadows) into the record. The Public Hearing was opened at 8:08 p.m. and closed at 8:10 p.m.

Planning Manager Dietl presented the application to the Plan Commission.

Alderman Skowronski motioned to recommend approval of an ordinance to amend §15-3.0427 of the Unified Development Ordinance Planned Development District No. 22 (Clare Meadows) to allow for and add a three-story 30 unit senior independent living apartment building. Seconded by Commissioner Haley. All voted 'aye', motion carried.

Three Cellars, LLC (Three Cellars Outdoor Patio Wall/Fence Change)
Property: 7133 South 76th Street; Tax Key Nos. 755-0038-001, 755-0199-000 and 755-0200-000
Zoning: B-3 Community Business District, Planned Development District No. 16 (Franklin Centre)
Regarding: 1. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR THREE CELLARS TO ALLOW FOR AN OUTDOOR PATIO TO CHANGE THE PERIMETER WALL/FENCE

C. Planning Manager Dietl presented the application to the Plan Commission.

Alderman Skowronski moved and Commissioner Fowler seconded a motion to approve a resolution amending the site plan for Three Cellars, LLC to allow for an outdoor patio to change the perimeter wall/fence. All voted 'aye', motion carried.

Commissioner Fowler moved and Alderman Skowronski seconded a motion to suspend regular order of business to allow Shawn Vollmer of Three Cellars to speak. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Haley seconded a motion to return to regular order of business. All voted 'aye', motion carried.

Status Report on the Mayoral Ad Hoc Development Process Review Committee

D. Mayor Taylor presented the Status Report of the Mayoral Ad Hoc Development Process Review Committee.

Commissioner Fowler moved and Commissioner Ritter seconded a motion to suspend the regular order of business to allow Alderman Taylor to speak. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Bennett seconded a motion to return to regular order of business. All voted 'aye', motion carried.

**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

- E. No action was taken on the implementation of the City of Franklin 2025 Comprehensive Master Plan.

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

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

- F. Commissioner Fowler discussed the status of the Franklin Trails Committee.

No action was needed, none taken.

ADJOURNMENT

- IV. Commissioner Bennett moved and Alderman Skowronski seconded to adjourn the meeting at 8:22 p.m. All voted 'aye'; motion carried.