

**CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, April 9, 2009**

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, March 19, 2009

III. Public Hearings & Business Items (Action may be taken on any item)

A. Gary L. Kitterman and Cindy L. Kitterman (Residential Rezoning and Parcel Combination)

Property: 8129 South 34th Street; Tax Key Nos. 809-9947-000 and 809-9950-002

Zoning: R-3 Suburban/Estate Single-Family Residence District and R-5 Suburban Single-Family Residence District

Regarding: **1. (Comprehensive Master Plan Amendment) (Public Hearing)** A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN FOR THE PROPERTY LOCATED AT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, TAX KEY NOS. 809-9947-000 AND 809-9950-002, TO CHANGE THE ZONING DESIGNATION FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND R-5 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT TO R-3 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT

2. (Rezoning) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND R-5 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT TO R-3

SUBURBAN SINGLE-FAMILY RESIDENCE
DISTRICT

3. **(2 Lot Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

B. Zbigniew Klaus (Klaus - Traditional Ice Cream Shop Operation)

Property: 5070 West Rawson Avenue; Tax Key No. 740-9988-005

Zoning: B-3 Community Business District

Regarding: 1. **(Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN ICE CREAM SHOP FOR PROPERTY LOCATED AT 5070 WEST RAWSON AVENUE

C. Ewald Real Estate Corporation-Southwest (Ewald Automotive Group Off-Site Landscaping)

Property: 6319 South 108th Street; Tax Key No. 704-9968-001

Zoning: M-1 Limited Industrial District

Regarding: 1. **(Special Use Amendment) (Public Hearing)** A RESOLUTION TO AMEND RESOLUTION NO. 2008-6452 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR PROPERTY LOCATED AT 6319 SOUTH 108TH STREET for the purpose of approval of off-site landscaping, to allow planting trees in a City park in lieu of on-site requirements where there is not sufficient area on-site

D. City of Franklin (Off-Site Mitigation Outside Subwatershed)

Property: City-wide

Zoning: City-wide

Regarding: 1. **(Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §15-4.0103F. TO ALLOW FOR NATURAL RESOURCE FEATURES MITIGATION WITHIN THE CITY OF FRANKLIN OUTSIDE OF THE SAME SUBWATERSHED IN WHICH THE DEVELOPMENT SITE IS LOCATED

E. City of Franklin (St. James Congregation 2 Lot Certified Survey Map)

Property: 7219 South 27th Street; Tax Key No. 761-9955-002

Zoning: I-1 Institutional District

Regarding: 1. **(2 Lot Certified Survey Map)** 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

F. Jon T. Lange, YMCA of Metropolitan Milwaukee (YMCA Day Camp on Wheaton Franciscan Healthcare-Southeast Wisconsin, Inc. Campus)

Property: 10101 South 27th Street; Tax Key No. 928-9999-003

Zoning: B-7 South 27th Street Mixed-Use Office District

Regarding: 1. **(Accessory Use)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A YMCA DAY CAMP PERMITTED ACCESSORY USE AS LISTED IN THE B-7 SOUTH 27TH STREET MIXED-USE OFFICE DISTRICT

UNDER STANDARD INDUSTRIAL
CLASSIFICATION CODE NO. 8351 CHILD DAY
CARE SERVICES, FOR PROPERTY LOCATED AT
10101 SOUTH 27TH STREET

G. JBK- Shamrock Franklin LLC (Wal-Mart Stores, Inc. Temporary Indoor Product and Fixture Storage)

Property: 6525 South 27th Street; Tax Key No. 714-9996-019

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 INDOOR STORAGE OF WAL-MART STORES, INC. PRODUCTS AND FIXTURES FOR PROPERTY LOCATED AT 6525 SOUTH 27TH STREET (FORMER JEWEL/OSCO BUILDING)

H. Equitable Development, LLC (Fountains of Franklin, a Multi-Tenant Commercial Development)

Property: Approximately 5600-5610 West Rawson Avenue; Tax Key No. 741-9998-000

Zoning: B-2 General Business District, OL-2 General Business Overlay District, FFO Floodplain Fringe Overlay District and FC Floodplain Conservancy District

Regarding: **1. (Site Plan Time Extension)** A RESOLUTION EXTENDING THE TIME FOR SATISFACTION OF CONDITIONS OF APPROVAL FOR A SITE PLAN FOR FOUNTAINS OF FRANKLIN, A MULTI-TENANT COMMERCIAL DEVELOPMENT AS APPROVED BY RESOLUTION NOS. 2006-09, 2008-12 AND 2008-15

2. (Certified Survey Map Time Extension) A RESOLUTION EXTENDING THE TIME FOR

SATISFACTION OF CONDITIONS OF APPROVAL
FOR A CERTIFIED SURVEY MAP
CONDITIONALLY APPROVED BY
RESOLUTION NO. 2008-6438 ON MAY 6, 2008

I. Franklin Square LLC (Woodland Trails Condominiums Development)

Property: Approximately South 51st Street, West Cobblestone Way and West Ryan Road; Tax Key No. 882-9983-006

Zoning: Planned Development District No. 25 (Burke Properties)

Regarding: 1. **(Certified Survey Map Time Extension) A**
RESOLUTION EXTENDING THE TIME FOR
SATISFACTION OF CONDITIONS OF APPROVAL
FOR A CERTIFIED SURVEY MAP
CONDITIONALLY APPROVED BY RESOLUTION
NO. 2006-6197 ON NOVEMBER 21, 2006

J. WC-Franklin, LLC (Brenwood Park Community Based Residential Facility and Residential Care Adult Community)

Property: Approximately 9535 West Loomis Road; Tax Key No. 840-9971-006

Zoning: Planned Development District No. 21 (Brenwood Park)

Regarding: 1. **(Certified Survey Map Time Extension) A**
RESOLUTION EXTENDING THE TIME FOR
SATISFACTION OF CONDITIONS OF APPROVAL
FOR A CERTIFIED SURVEY MAP
CONDITIONALLY APPROVED BY RESOLUTION
NO. 2008-6396 ON JANUARY 8, 2008

K. Mark E. Carstensen Construction and Development Company (The Shoppes at Wyndam Village Natural Resource Features Mitigation Plan Amendment)

Property: Approximately 7700 to 7800 South Lovers Lane Road; Tax Key Nos. 794-9999-003 and 794-9999-004

Zoning: CC City Civic Center District

Regarding: 1. **(Mitigation Plan Amendment)** A RESOLUTION TO APPROVE AN AMENDMENT TO THE MITIGATION PLAN FOR THE SHOPPES AT WYNDHAM VILLAGE for the purpose of allowing off-site mitigation within the same subwatershed

L. Home Depot 4907 (Home Depot U.S.A., Inc. (Outdoor Tree and Shrub 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

M. Robert A. Swendrowski (Regulation for the Planting of Wild Flowers Within Right-of-Ways)

Property: City-wide

Zoning: City-wide

Regarding: 1. Consideration and recommendation of a potential ordinance regulating the planting of wild flowers

N. City of Franklin (Department of City Development Annual Report)

Property: N/A

Zoning: N/A

Regarding: 1. City Development Department 2008 activity overview related to review of permits and applications, special

projects and community growth issues (2004 through
2008 overview included)

IV. Adjournment

Notice is given that a majority of the Franklin Common Council may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Common Council per State ex rel. Badke v. Greendale Village Board, even though the Common Council will not take formal action at this meeting.

Notice is further given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.