

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING AGENDA  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN  
7:00 PM, Thursday, April 7, 2011**

**I. Call to Order & Roll Call**

**II. Approval of Minutes**

**A. Regular Meeting** Thursday, March 17, 2011

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

**A. Skyline Development Corp. (Steele Solutions, Inc. Engineering Design and Manufacturing of Steel Structures Company Building Expansion)**

**Property:** 9909 South 57th Street; Tax Key No. 899-0003-000

**Zoning:** Planned Development District No. 7 (Franklin Industrial Park Phase II)

**Regarding:** 1. **(Special Use Amendment) (Public Hearing)** A RESOLUTION TO AMEND RESOLUTION NO. 2004-5721 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN ENGINEERING DESIGN AND MANUFACTURING OF STEEL STRUCTURES COMPANY FOR PROPERTY LOCATED AT 9909 SOUTH 57TH STREET TO ALLOW FOR AN EXPANSION OF THE USE for an approximately 35,118 square foot building expansion and addition of seven parking spaces and landscaping

**B. McEssy Investment Company, d/b/a McDonald's (McDonald's Restaurant Extended Hours of Operation)**

**Property:** 7501 West Rawson Avenue; Tax Key No. 756-9993-010

**Zoning:** B-3 Community Business District

**Regarding:** 1. **(Special Use Amendment) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR MCDONALD'S RESTAURANT TO ALLOW FOR EXTENDED HOURS OF

OPERATION UPON PROPERTY LOCATED AT  
7501 WEST RAWSON AVENUE

**C. United Financial Group, Inc. (Foresthill Highlands Senior Community Planned Development District No. 31 District Boundary Change at the Northwest Corner to Create a Two Family Residential Lot and Provide District Zero Lot Line Setbacks)**

**Property:** Southeast corner of West Forest Hill Avenue and West Highland Park Avenue and approximately 9095 West Highland Park Avenue; Tax Key Nos. 839-9992-019, 839-9992-023 and 839-9992-026

**Zoning:** Planned Development District No. 31 (Foresthill Highlands/United Financial Group Inc.)

**Regarding:** **1. (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 THE SOUTHEAST CORNER OF WEST FOREST HILL AVENUE AND WEST HIGHLAND PARK AVENUE, IN AND ADJACENT TO PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.), FROM RESIDENTIAL TO RESIDENTIAL-MULTI-FAMILY, PURSUANT TO WIS. STAT. §66.1001(4)(b)**

**2. (Planned Development District Ordinance Amendment)**

a. Plan Commission determination of zero foot lot line setbacks being a substantial change or minor amendment.

b. (Available for vote if determination of minor amendment as to zero foot lot line setbacks.) AN ORDINANCE TO AMEND SECTION 15-3.0436

OF THE UNIFIED DEVELOPMENT  
ORDINANCE PLANNED DEVELOPMENT  
DISTRICT NO. 31 (FORESTHILL  
HIGHLANDS/UNITED FINANCIAL GROUP,  
INC.) (FORESTHILL HIGHLANDS SENIOR  
HOUSING COMMUNITY) to allow zero foot lot  
line setbacks from interior property lines within  
the development, and to move the northeastern  
District boundary 60 feet to the west

3. **(Rezoning) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM R-5 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT AND A CERTAIN PARCEL OF LAND FROM PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) TO R-7 TWO-FAMILY RESIDENCE DISTRICT
4. **(2 Lot Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (ADJOINING RESIDENTIAL LOT CERTIFIED SURVEY MAP)
5. **(2 Lot Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (ZERO LOT LINE SETBACK CERTIFIED SURVEY MAP)

**D. Veolia ES Solid Waste Midwest, LLC (Veolia Environmental Services Hauling Fleet Maintenance/Repair)**

**Property:** 9563 South 60th Street (Franklin Industrial Park); Tax Key No. 898-9997-018

**Zoning:** M-1 Limited Industrial District

**Regarding:** 1. **(Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN INDUSTRIAL TRUCK REPAIR BUSINESS USE UPON PROPERTY LOCATED AT 9563 SOUTH 60TH STREET

**E. 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

**F. Status Report on the Mayoral Ad Hoc Development Process Review Committee**

**G. 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

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

**Property:** City-wide

**Zoning:** City-wide

**Regarding:** 1. Status report

**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.*