

**City of Franklin**  
**Plan Commission Meeting**  
**August 8, 2013**  
**Minutes**

Approved  
August 22, 2013

**CALL TO ORDER**

- I. Mayor Taylor called the August 8, 2013 regular Plan Commission meeting to order at 7:02 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Schmidt and Commissioners Bennett, Haley, Knueppel, and Ritter. Excused was Commissioner Fowler. Also present were Planning Manager Dietl and Senior Planner Fuchs.

**MINUTES**

Regular Meeting of July 18, 2013

**II.**

- A. Commissioner Bennett moved and Alderman Schmidt seconded approval of the July 18, 2013 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Franklin Public Schools (Franklin High School Building Additions and Renovations)**

**Property:** 8222 South 51st Street;

Tax Key No. 807-9999-001

**Zoning:** I-1 Institutional District, FW Floodway District and C-1 Conservancy District

**Regarding: 1. (Special Exception) (Public Hearing)** Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of allowing approximately 2, 136 square feet of filling and grading of Wetland 1, approximately 10,011 square feet of filling and grading of the buffer of Wetland 1 and approximately 7,042 square feet of filling and grading of the setback of Wetland 1, for construction of a walkway to access the east track and field bleachers and for construction of the access drive to the Franklin High School football sports practice fields and stormwater pond improvements; approximately 1,854 square feet of filling and grading of Wetland 2, approximately 4,417 square feet of wetland buffer filling and grading surrounding Wetland 2 and approximately 4,195 square feet of wetland setback filling and grading surrounding Wetland 2, to allow access to the new southwest parking lot; approximately 8,412 square feet of filling and grading of Wetland 4, approximately 28,315 square feet of wetland buffer filling and grading surrounding Wetland 4 and approximately 19,954 square feet of wetland setback filling and grading surrounding Wetland 4, for the construction of two practice football fields.

**III.**

- A. Planning Manager Dietl presented the request by Franklin Public Schools for Special Exception to Natural Resource Feature Provisions on property located at 8222 South 51st Street as part of the building addition and site renovations for the Franklin High School. The applicant requests to impact Wetland 1 to allow for construction of a walkway to access the east track and field bleachers and for construction of the access drive to the Franklin High School football sports practice fields and stormwater pond improvements; impact Wetland 2 to allow access to the new southwest parking lot; and impact Wetland 4 for the construction of two practice football fields.

Senior Planner Fuchs read the Official Notice of Public Hearing for the request of Special Exception to Natural Resource Feature provisions into the record. The Public Hearing was opened at 7:08 p.m. No one came forward to speak and the Public Hearing was closed at 7:08 p.m.

Motion by Alderman Schmidt to recommend approval of the Franklin High School Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation. Commissioner Knueppel seconded the motion. On voice vote, all voted 'aye'. Motion carried (5-0).

**Academy of Preschool Learning, Inc.  
(Preschool Educational Facility)**

**Property:** 3501 West Ryan Road;  
Tax Key No. 901-9994-002

**Zoning:** I-1 Institutional District

**Regarding: 1. (Special Use) (Public Hearing)**  
A RESOLUTION IMPOSING CONDITIONS  
AND RESTRICTIONS FOR THE  
APPROVAL OF A SPECIAL USE FOR A  
PRESCHOOL EDUCATIONAL FACILITY  
USE UPON PROPERTY LOCATED AT 3501  
WEST RYAN ROAD

**Wyndham Homes LLC (Equal Split of  
Vacant Property Resulting in 2 Residential  
Single-Family Lots)**

**Property:** 3553 West Sherwood Drive;  
Tax Key No. 880-9999-003

**Zoning:** R-6 Suburban Single-Family  
Residence District

**Regarding: 1. (2 Lot Certified Survey Map)**  
A RESOLUTION CONDITIONALLY  
APPROVING A 2 LOT CERTIFIED  
SURVEY MAP, BEING A REDIVISION OF  
LOT 3 OF CERTIFIED SURVEY MAP NO.  
4918, BEING A PART OF THE SOUTHEAST  
1/4 OF THE SOUTHWEST 1/4 OF SECTION  
24, TOWNSHIP 5 NORTH, RANGE 21  
EAST, IN THE CITY OF FRANKLIN,  
MILWAUKEE COUNTY, WISCONSIN

**City of Franklin Complete Streets and  
Connectivity Committee Status Report on  
Ongoing, Recent and Current Committee  
Actions, Considerations and Topics**

**ADJOURNMENT**

- B. Planning Manager Dietl presented the request by Academy of Preschool Learning, Inc. for Special Use approval.

Senior Planner Fuchs read the Official Notice of Public Hearing for the request for Special Use approval into the record. The Public Hearing was opened at 7:13 p.m. No one came forward to speak and the Public Hearing was closed at 7:13 p.m.

Alderman Schmidt moved and Commissioner Knueppel seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a preschool educational facility use upon property located at 3501 West Ryan Road. On voice vote, all voted 'aye'. Motion carried (5-0).

- C. Planning Manager Dietl presented the request for Certified Survey Map approval by Wyndham Homes LLC to equally split a vacant property located at 3553 West Sherwood Drive.

Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend approval of a resolution conditionally approving a 2 lot Certified Survey Map, being a redivision of Lot 3 of Certified Survey Map No. 4918, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. On voice vote, all voted 'aye'. Motion carried (5-0).

- D. Commissioner Haley updated Plan Commissioners regarding the status of the Pleasant View/Victory Creek Trail development and other activities of the Complete Streets and Connectivity Committee.

Mayor Taylor requested consideration of the City actively participating in extending the Milwaukee County Oak Leaf Trail at the Milwaukee County Sports Complex to interconnect the Franklin Little League Complex, properties of the Federation of Croatian Society, Inc., Milwaukee County House of Correction, and Hunger Task Force properties bounded by West Puetz Road, South 76th Street, West Ryan Road and South 51st Street. Staff was directed to contact parties involved to meet as soon as possible with members of the Complete Streets and Connectivity Committee.

- IV. Commissioner Bennett moved and Commissioner Haley seconded to adjourn the Plan Commission meeting at 7:38 p.m. All voted 'aye'; motion carried.