

**City of Franklin**  
**Plan Commission Meeting**  
**July 8, 2010**  
**Minutes**

Approved  
July 22, 2010

**CALL TO ORDER**

- I. Alderman Skowronski called the July 8, 2010 regular Plan Commission meeting to order at 7:08 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski, Commissioners Bennett, Haley, Kosovich, and Ritter. Excused were Mayor Taylor and Commissioner Fowler. Also present were City Attorney Wesolowski, Planning Manager Dietl, and Senior Planner Fuchs.

**MINUTES**

Regular Meeting June 17, 2010

**II.**

Commissioner Kosovich moved and Commissioner Ritter seconded approval of the June 17, 2010 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye'; motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**  
**City of Franklin (Governmental Emergency Notification System)**

**Property:** City-wide

**Zoning:** N/A

**Regarding: 1. (Unified Development Ordinance Text Amendment)(Public Hearing)**  
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §15-7.0101 TO EXEMPT ESSENTIAL SERVICES FROM SITE PLAN REQUIREMENTS AND AT §15-11.0103, TO ADD GOVERNMENTAL EMERGENCY NOTIFICATION SYSTEMS, INCLUDING, BUT NOT LIMITED TO, OUTDOOR WARNING SIREN SYSTEMS TO THE DEFINITION OF "ESSENTIAL SERVICES"

**III.**

- A. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:05 p.m. regarding an amendment to the Unified Development Ordinance for governmental emergency notification systems. With no one coming forward to speak the Public Hearing was closed at 7:05 p.m.

Commissioner Ritter moved and Commissioner Kosovich seconded a motion to recommend to Common Council approval of an ordinance to amend the Unified Development Ordinance text at §15-7.0101 to exempt essential services from site plan requirements and at §15-11.0103, to add governmental emergency notification systems, including, but not limited to, outdoor warning siren systems to the definition of "essential services". All voted 'aye'; motion carried.

**City of Franklin (Streamline Application Filings for Development or Land Use Approval and Preliminary Plats)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1. (Unified Development Ordinance Text Amendment)(Public Hearing)**  
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO ALLOW FOR APPLICATION RELATED EASEMENTS, LIGHTING PLANS, LANDSCAPE PLANS AND STORMWATER PLANS TO BE SUBMITTED AS A CONDITION OF FINAL APPROVAL OF AN APPLICATION FOR DEVELOPMENT OR LAND USE APPROVAL [AND TO REPEAL CERTAIN SUBMISSION REQUIREMENTS FOR PRELIMINARY PLATS]

- B. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:07 p.m. regarding an amendment to the Unified Development Ordinance in regards to streamlining application filings for development or land use approval and preliminary plats.

James O'Malley, 8536 S. River Terrace Drive came forward to speak in favor of the application. Alderman Wilhelm presented concerns with the application in regards to stormwater management. With no one else coming forward to speak the Public Hearing was closed at 7:12 p.m.

Commissioner Bennett moved and Commissioner Haley seconded a motion to table the recommendation for approval of an ordinance to amend the Unified Development Ordinance text to allow for application related easements, lighting plans, landscape plans, and stormwater plans to be submitted as a condition of final approval of an application for development or land use

**City of Franklin (Removal of a Temporary Street Termination)**

**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 §15-5.0103b. TO ASSIGN SPECIFIC DEVELOPER RESPONSIBILITY FOR THE REMOVAL OF A TEMPORARY STREET TERMINATION

**Virginia C. Ignasiak Revocable Trust, Theodore J. Ignasiak Revocable Trust and Ignasiak Investment Co., LLC (Residential Rezoning and Parcel Combination)**

**Property:** 9880 South 112th Street; Tax Key Nos. 892-9999-000 and 893-9999-000

**Zoning:** A-2 Prime Agricultural District

**Regarding: 1. (Rezoning)(Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM A-2 PRIME AGRICULTURAL DISTRICT TO R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT

**2. (2 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN AND BEING THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29 AND PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4**

approval [and to repeal certain submission requirements for preliminary plats]; for Planning staff to highlight draft ordinance changes for the next regularly scheduled meeting of the Plan Commission. All voted 'aye', motion carried.

- C. Planner Dietl read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:22 p.m. regarding an amendment to the Unified Development Ordinance in regards to removal of temporary street terminations.

James O'Malley, 8536 S. River Terrace Drive came forward to speak to the application. With no one else coming forward to speak the Public Hearing was closed at 7:26 p.m.

Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance text at §15-5.0103b. to assign specific developer responsibility for the removal of a temporary street termination per the second option, that the removal of a temporary street termination shall be the full responsibility of the developer of adjoining property for which development the extension of the street is required.

On roll call, Commissioners Bennett, Ritter, Kosovich and Alderman Skowronski voted 'aye'; Commissioner Haley voted No. Motion carried (4-1).

- D. Planner Dietl read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:32 p.m. regarding the request for residential rezoning.

The applicant's representative, Brian Pionke, I-Com, spoke to the application. With no one else coming forward to speak the Public Hearing was closed at 7:34 p.m.

Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from A-2 Prime Agricultural District to R-1 Countryside/Estate Single-Family Residence District, contingent on approval of the certified survey map, for property located at approximately 9880 South 112th Street. All voted 'aye', motion carried.

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 part of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Town 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin and being the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 29

OF SECTION 30, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

**City of Milwaukee Department of Public Works (Nursery Deer Exclusion Fence Installation)**

**Property:** 8351 South 51st Street and 8423 South 51st Street; Tax Key Nos. 835-9998-000 and 835-9999-000

**Zoning:** A-1 Agricultural District, FW Floodway District and C-1 Conservation 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 installing approximately 2 miles (10,560 linear feet) of 8-foot tall Solid Lock 20-96-12 woven class-3 galvanized wire deer exclusion fence at or near the perimeter of Milwaukee's 160-acre nursery, with approximately 12-foot tall galvanized fence T-Posts spaced 25 feet on center along approximately 280 linear feet of wetlands, 12-foot tall galvanized fence T-Posts spaced 25 feet on center along approximately 450 linear feet within 30-foot wetland buffers, and additional 12-foot tall galvanized fence T-Posts spaced 25 feet on center along approximately 160 linear feet within 50-foot wetland setback.

**2. (Site Plan Amendment)** A RESOLUTION AMENDING THE SITE PLAN FOR THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS 160-ACRE NURSERY

**City of Franklin (Adoption of Milwaukee County Trails Network Plan)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1. (Comprehensive Master Plan**

and part of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Town 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin subject to the revision of Condition 9 as stated by the City Attorney. All voted 'aye', motion carried.

- E. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 8:00 p.m. regarding the City of Milwaukee Department of Public Works application for Special Exception to Natural Resources to install deer exclusion fencing at the City of Milwaukee Tree Nursery for property located at 8351 South 51st Street and 8423 South 51st Street.

Alderman Wilhelm came forward and spoke to the application. Mahmud Hossain, 5411 West Preserve Court and Boyd Hansen, 5389 West Preserve Court came forward to speak to the application.

David Sivyer, from the City of Milwaukee Department of Public Works presented the scope of the application to the Plan Commission. Also speaking on behalf of the City of Milwaukee were Assistant City Attorney Danielle Bergner and Tina Myers, Wetland Ecologist at Graef-USA, Inc. Alderman Wilhelm spoke to the application.

With no one else coming forward to speak the Public Hearing was closed at 9:27 p.m.

Commissioner Kosovich moved and Commissioner Bennett seconded a motion to recommend approval of the City of Milwaukee Department of Public Works Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision as recommended by the Environmental Commission, and subject to site plan amendment approval. All voted 'aye', motion carried.

Commissioner Kosovich moved and Commissioner Haley seconded a motion to approve a resolution amending the site plan for the City of Milwaukee Department of Public Works 160-acre nursery, subject to such conditions as discussed with the Plan Commission on record at this meeting, subject to Common Council grant of a special exception and all such conditions to be consistent with Environmental Commission recommendations, and to direct the City of Franklin Engineering Department to survey the primary and secondary environmental corridors. All voted 'aye', motion carried.

- F. Commissioner Ritter moved and Commissioner Bennett seconded a motion to recommend approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to incorporate the Milwaukee County Trails Network Plan as a guideline

**Amendment) AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO INCORPORATE THE MILWAUKEE COUNTY TRAILS NETWORK PLAN AS A GUIDELINE REFERENCE WITHIN THE COMPREHENSIVE MASTER PLAN**

reference within the Comprehensive Master Plan. All voted 'aye', motion carried.

**The Shee Yee Community of Milwaukee, Inc. (Hmong Summer Festival at the Milwaukee Sports Complex)**

**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. (Temporary Use) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR A COMMUNITY EVENT FESTIVAL FOR PROPERTY LOCATED AT 6000 WEST RYAN ROAD**

G. Kevin Her from the Shee Yee Community of Milwaukee, Inc. presented a summary of the annual Hmong Summer Festival to the Plan Commission.

Commissioner Ritter moved and Commissioner Kosovich seconded a motion to approve a resolution imposing conditions and restrictions for the approval of a temporary use for a community event festival for property located at 6000 West Ryan Road for the Shee Yee Community of Milwaukee, Inc. Hmong Summer Festival. All voted 'aye', motion carried.

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

H. Commissioner Ritter moved and Commissioner Bennett seconded a motion to table the status report on the Mayoral Ad Hoc Development Process Review Committee to the next regularly scheduled Plan Commission meeting. 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

I. Commissioner Ritter moved and Commissioner Bennett seconded a motion to table the status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan to the next regularly scheduled meeting of the Plan Commission. All voted 'aye', motion carried.

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

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1.** Status report

J. Commissioner Ritter moved and Commissioner Bennett seconded a motion to table the status report of the Franklin Trails Committee to the next regularly scheduled meeting of the Plan Commission. All voted 'aye', motion carried.

**ADJOURNMENT**

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the meeting at 10:10 p.m. All voted 'aye'; motion carried.