

**City of Franklin
Plan Commission Meeting
November 20, 2014
Minutes**

Approved
December 4, 2014

CALL TO ORDER

- I. Mayor Steve Olson called the November 20, 2014 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 Alderwoman Susanne Mayer and Commissioners Patricia Hogan, Scott Thinnies and City Engineer Glen Morrow. Excused were Commissioners Kevin Haley and David Fowler. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs. In attendance was Alderwoman Janet Evans.

MINUTES

Regular Meeting of November 6, 2014

II.

- A. Commissioner Thinnies moved and Commissioner Hogan seconded approval of the November 6, 2014 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 Square, LLC (A 3 Lot Certified Survey Map, Planned Development District Amendment, Comprehensive Master Plan Amendment and Vacation of Easements for Hickory Grove Apartments 8 Building, 106 Unit apartment Complex Development)

Property: 51st Street and Cobblestone Way; Tax Key Nos. 882-9983-001 and 882-9983-006

Zoning: Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties), B-2 General Business District, I-1 Institutional District and C-1 Conservancy District

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

III.

- A. Planning Manager Dietl presented the application for Comprehensive Master Plan Amendment, Planned Development District Ordinance Amendment, Certified Survey Map, and Vacation of Easements by Franklin Square, LLC development of Hickory Grove Apartments, an 8 building, 106 unit apartment complex, for property located at approximately South 51st Street and West Cobblestone Way.

Commissioner Thinnies moved 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 2025 Future Land Use Map for property located at approximately 51st Street and Cobblestone Way from Residential Use and Areas of Natural Resource Features to Residential-Multi-Family Use and Areas of Natural Resource Features (Proposed Lot 2) and from Residential Use and Areas of Natural Resource Features to Commercial Use and Areas of Natural Resource Features (Proposed Lot 3), pursuant to Wis. Stat. §66.1001(4)(b). On voice vote, Commissioners Hogan, Thinnies, Morrow and Mayor Olson voted 'aye'; Alderwoman Mayer voted 'No'. Motion carried.

Item III.A. (continued)

APPROXIMATELY 51ST STREET AND COBBLESTONE WAY FROM RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES TO RESIDENTIAL-MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES (PROPOSED LOT 2) AND FROM RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES TO COMMERCIAL USE AND AREAS OF NATURAL RESOURCE FEATURES (PROPOSED LOT 3), PURSUANT TO WIS. STAT. § 66.1001(4)(b)

2. (Planned Development District Ordinance Amendment)

a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.

b. AN ORDINANCE TO AMEND §15-3.0430 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 25 (WOODLAND TRAILS CONDOMINIUMS-BURKE PROPERTIES) TO ALLOW FOR A MARKET RATE APARTMENT DEVELOPMENT

3. (3 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF THAT PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6924, RECORDED AS DOCUMENT NO. 8021091 ON FEBRUARY 7, 2001 IN THE MILWAUKEE COUNTY REGISTER OF DEEDS, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

4. (Vacation of Easement) A RESOLUTION AUTHORIZING THE VACATION OF PUBLIC UTILITY AND

Alderwoman Mayer moved to determine the proposed amendment to a Planned Development District to be major amendment. Motion died due to lack of a second.

Motion by Alderwoman Mayer to determine the proposed amendment to be a major amendment. Motion died due to lack of a second.

Commissioner Thinnes moved, and Commissioner Hogan seconded, a motion determining the proposed amendment to be a minor amendment. On voice vote, Commissioners Hogan, Thinnes, Morrow and Mayor Olson voted 'aye'. Alderwoman Mayer voted 'no'. Motion carried.

Alderwoman Mayer moved to suspend regular business to allow citizen comment on the item. Motion died due to lack of a second.

Commissioner Thinnes moved, and Commissioner Hogan seconded a motion to recommend approval of an ordinance to amend §15-3.0430 of the Unified Development Ordinance Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties) to allow for a market rate apartment development in the form and content as contained within the Plan Commission agenda packet, to add to that draft ordinance three additional staff suggestions which are set forth on Page 5 of the Staff Report; 1) being to replace the two 14-unit buildings in Phase 1 to a third building type consisting of fewer units, 2) to utilize the remaining triangular greenspace area of Parcel 1 of CSM No. 6924 located to the west of the westernmost building as a tenant amenity such as a pet exercise area or park/playground area, and 3) the installation of a sidewalk parallel to South 51st Street; and an additional recommendation to continue the stone knee walls around all sides of the building and to also incorporate the stone in the under gable areas on the second floor similar to what is on the front side of the building to the back side of the building as recommended by Commissioner Thinnes. On voice vote, all voted 'aye'. Motion carried.

Commissioner Morrow moved to recommend approval of a resolution conditionally approving a 3 lot Certified Survey Map, being a redivision of that part of Parcel 2 of Certified Survey Map No. 6924, recorded as Document No. 8021091 on February 7,

Item III.A. (continued)

ROADWAY EASEMENTS UPON LANDS DESCRIBED WITHIN CERTIFIED SURVEY MAP NO. 6924, RECORDED AS DOCUMENT NO. 8021091 ON FEBRUARY 7, 2001 WITH THE MILWAUKEE COUNTY REGISTER OF DEEDS, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

2001 with the Milwaukee County Register of Deeds, being a part of the Southwest 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Commissioner Thinnes. On voice vote, all voted 'aye'. Motion carried.

Commissioner Hogan moved to recommend approval of a resolution authorizing the vacation of public utility and roadway easements upon lands described within Certified Survey Map No. 6924, recorded as Document No. 8021091 on February 7, 2001 with the Milwaukee County Register of Deeds, being a part of the Southwest 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Commissioner Thinnes seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Kayla's Krew Accessible Playground- Introduction, Status and Overview of the Design Process

- B. Presentation of the all-accessible playground by Shelly Runte of Kayla's Krew regarding status and overview of the design process. No action needed, none taken.

Donald L. Statza and Catherine J. Statza (1 Parcel Division Into 2 Lots)

Property: 9045 South 76th Street;
Tax Key No. 849-9999-000

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

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

- C. Planning Manager Joel Dietl presented the application for a 2 lot Certified Survey Map by Donald L. and Catherine J. Statza for property located at 9045 South 76th Street.

Commissioner Thinnes moved to recommend approval of a resolution conditionally approving a 2 lot Certified Survey Map, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Commissioner Morrow seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Alfred L. Block (Division of a Vacant Outlot into 2 Outlots)

Property: Approximately 12321 West Rawson Avenue;
Tax Key No. 750-9959-001

Zoning: R-2 Estate Single-Family Residence District

Regarding: 1. (2 Outlot Certified Survey Map) A RESOLUTION

- D. Planning Manager Joel Dietl presented the application for a Certified Survey Map to divide a vacant outlot in to 2 outlots by Alfred L. Block for property located at 12321 West Rawson Avenue.

Alderwoman Mayer moved to recommend approval of a resolution conditionally approving a 2 outlot Certified Survey Map, being a redivision of Outlot 1 of Certified Survey Map No. 5718, being a part of

Item III.D. (continued)

CONDITIONALLY APPROVING A 2
OUTLOT CERTIFIED SURVEY MAP,
BEING A REDIVISION OF OUTLOT 1
OF CERTIFIED SURVEY MAP NO.
5718, BEING A PART OF THE
NORTHWEST 1/4 OF THE
FRACTIONAL NORTHWEST 1/4 OF
SECTION 7, TOWN 5 NORTH, RANGE
21 EAST, IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN

the Northwest 1/4 of the fractional Northwest 1/4 of
Section 7, Town 5 North, Range 21 East, in the City
of Franklin, Milwaukee County, Wisconsin.
Seconded by Commissioner Thinnes. On voice vote,
all voted 'aye'. Motion carried.

**Vinton Construction Company
(Operation of a Temporary, Portable
Concrete Batch Plant for the 2015 and
2016 Construction Season
(Reconstruction of South 27th Street in
the City of Franklin and City of Oak
Creek)**

Property: 9410 South 76th Street;
Tax Key No. 884-9997-000

Zoning: R-8 Multiple-Family Residence
District and B-3 Community Business
District

**Regarding: 1. (Temporary Use) A
RESOLUTION IMPOSING
CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A
TEMPORARY USE FOR A
TEMPORARY CONCRETE BATCH
PLANT UPON PROPERTY LOCATED
AT 9410 SOUTH 76TH STREET**

- E.** Vinton Construction Company representative Tom
Amon presented the application for operation of a
temporary, portable concrete batch plant for the 2015
and 2016 reconstruction of South 27th Street in the
City of Franklin and City of Oak Creek.

Alderwoman Mayer moved to deny a resolution
imposing conditions and restrictions for the approval
of a Temporary Use for a temporary concrete batch
plant upon property located at 9410 South 76th
Street. Commissioner Thinnes seconded the motion.
On voice vote, all voted 'aye' (5-0-2 Fowler/Haley).
Motion carried.

ADJOURNMENT

- IV.** Commissioner Hogan moved and Commissioner
Thinnes seconded to adjourn the Plan Commission
meeting of November 20, 2014 at 9:41 p.m. All
voted 'aye'; motion carried.