



FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA
Thursday, March 20, 2025 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of March 6, 2025.

C. Public Hearing Business Matters

1. **Modine, Planned Development District Amendment (Major).** Request for recommendation for an Ordinance to amend Sec. 15-3.0444 of the Unified Development Ordinance ("UDO") – Planned Development District No. 39 (Mixed Use Business Park), to allow for Outdoor Storage as a Special Use, and to revise design standards upon property located at 3303 W Oakwood Rd (TKN 951 9994 002)

D. Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

E. Business Matters

1. **ROC Ventures, Site Plan Amendment.** Request for approval of a Site Plan Amendment for the installation and modification of fencing systems at the ROC Sports Complex to ensure fencing meets the security and operational needs of the complex, upon property located at 7005 S. Ballpark Dr. (744 1003 000).
2. **Kent, Miscellaneous.** Request for approval to allow for the installation of a fence within the 30-foot Landscape Easement upon Lot 22 of the Riverview Pointe Subdivision, on property located at 6575 W River Pointe Drive (851 0022 000).

F. Adjournment

The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.

**Notice is given that a majority of the 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.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at 414- 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: April 3, 2025.

**City of Franklin
Plan Commission Meeting
March 6, 2025
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the March 6, 2025 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, Alderwoman Michelle Eichmann, Commissioners Kevin Haley, Michael Shawgo, Rebecca Specht and Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Planning Associate Nick Fuchs and Director of Administration, Kelly Hersh.

Mayor Nelson left the meeting at 6:40 and returned at 6:53. Commissioner Leon left the meeting at 7:03 and returned at 7:09.

B. Approval of Minutes – Regular Meeting of February 6, 2025.

Alderwoman Eichmann moved and Commissioner Haley seconded a motion to approve the February 6, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

C. Public Hearing Business Matters

- 1. Sanicola, Area Exception.** Request for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow construction of a deck exceeding the maximum lot coverage of 0.20 of the R-3 Suburban/Estate Single-Family Residence District Special Use Option 1 by approximately 211 square feet, upon property located at 8755 S. Yorkshire Court (TKN 855 0070 000).

Planning Associate Fuchs presented the Area Exception request.

The Official Notice of Public Hearing was read in to the record by Planner Associate Fuchs and the Public Hearing opened at 6:04 pm and closed at 6:04 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow construction of a deck exceeding the maximum lot coverage of 0.20 of the R-3 Suburban/Estate Single-Family Residence District Special Use Option 1 by approximately 211 square feet, upon property located at 8755 S. Yorkshire Court (TKN 855 0070 000). On voice vote, all voted ‘aye’; motion carried (6-0-0).

- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 6:05 p.m. and closed at 6:13 p.m..

E. Business Matters

- 1. Unified Development Ordinance (UDO) Rewrite.** The City of Franklin proposes to repeal and replace its Unified Development Ordinance (UDO) and Zoning Map. A major component of the

update includes consolidating redundant zoning districts to make the UDO and Zoning Map more user-friendly. This remapping action is not intended to “downzone” properties, affect property rights, or limit development potential – rather, it is intended to improve clarity around allowable uses, reduce confusion, and increase alignment between the UDO regulations and the type of development on the ground in Franklin. [The Plan Commission held a public hearing for this item on January 23, 2025].

Planning Manager Martínez and Principal Planner Ecks presented the Unified Development Ordinance (UDO) Rewrite request.

Motions on questions for policy direction

1 – Community living arrangements (9-15 persons)

Alderswoman Eichmann moved and Alderswoman Day seconded a motion to recommend the standards as presented in the draft UDO for community living arrangements with a capacity of 9-15 persons. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

2 – Plan Commission and Zoning Administrator roles

Alderswoman Day moved and Commissioner Specht seconded a motion to recommend the role of the Plan Commission and Zoning Administrator as presented in the draft UDO, with Zoning Administrator approval role for site plans up to 20,000 sf of floor area. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

3 – Plan Commission approval role for NRSEs

Commissioner Hailey moved and Alderswoman Day seconded a motion to recommend that the approval role for natural resource special exception applications shall be held by the Plan Commission. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

4 – Environmental Corridors

Commissioner Specht moved and Alderswoman Eichmann seconded a motion to table discussion on impacts to environmental corridors and its buffers, until staff gathers additional information. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

5 – Zoning map (9141 S. 51st Street)

Alderswoman Day moved and Alderswoman Eichmann seconded a motion to recommend designating parcel located at 9140 S. 51st Street as Planned Development Legacy, and direct staff to prepare a Planned Development District application for such parcel. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

6 – Zoning map (TKN 896 9996 001, owned by Franklin Public Schools)

Commissioner Specht moved and Commissioner Shawgo seconded a motion to recommend designating parcel bearing TKN 896 9996 001 as I Institutional, and direct staff to prepare a comprehensive master plan amendment application for such parcel from Commercial and Business Park to Institutional. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

UDO Draft

Commissioner Specht moved and Commissioner Shawgo seconded a motion to table the Unified Development Ordinance (UDO) and Zoning Map drafts, until staff gathers additional information. On voice vote, 5 voted ‘aye’, 1 abstained; motion carried (5-0-0).

- 2. Firewise BBQ, Temporary Use.** Request for approval of a Temporary Use Permit for a Food Truck Operation until October 31, 2025, upon property located at 10925 W Speedway Drive (704 1007 000).

Planning Manager Régulo Martínez-Montilva presented the Temporary Use request.

Commissioner Specht moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a food truck operated located at 10925 W. Speedway Drive, (Alexander Obradovich, applicant). On voice vote, all voted ‘aye’; motion carried (6-0-0).

F. Adjournment

Commissioner Haley moved and Commissioner Leon seconded to adjourn the meeting at 8:44 pm. On voice vote, all voted ‘aye’; motion carried (6-0-0).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 20, 2025

Major PDD Amendment

RECOMMENDATION: City Development Staff recommends approval of the proposed Major PDD Amendment, subject to the conditions of in the attached draft ordinance.

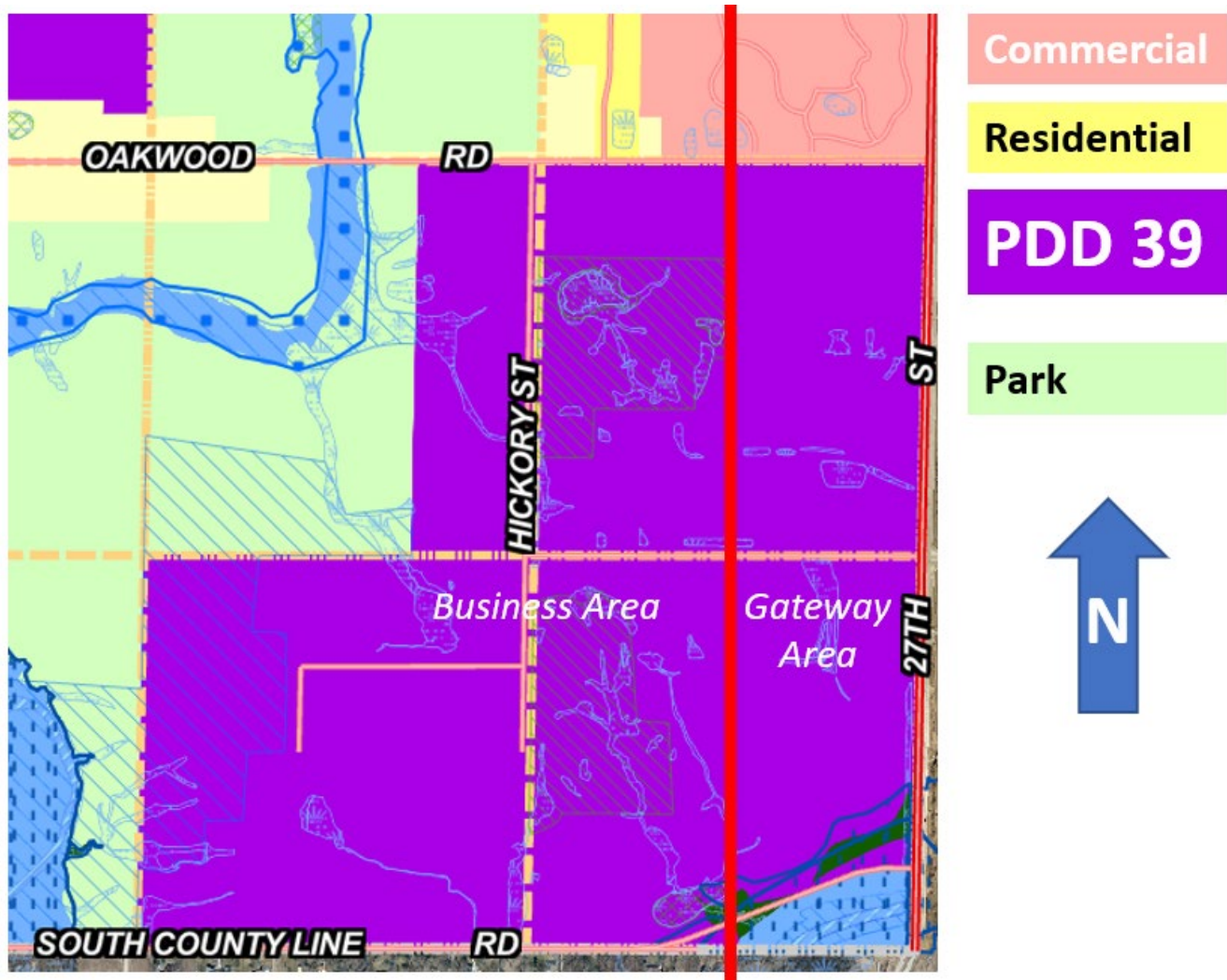
Project Name:	3303 W Oakwood Rd SPa and MPDDa
Property Owner:	JES FRANKLIN OAKWOOD, LLC SFT FRANKLIN OAKWOOD LLC
Applicant:	Gina Marie Bonini, Modine Mfg. Co.
Property Address/Tax Key Number:	3303 W Oakwood Rd / 951 9994 002
Aldermanic District:	District 4
Agent:	Eric Ortega, PID Architects
Zoning District:	PDD 39
Use of Surrounding Properties:	PDD 39 (South, East & West) R-3 Suburban/Estate Single Family Residence District (North) B-7 South 27th Street Mixed Use Office District (North) R-2 Estate Single-Family Residence District (North)
Application Request:	Site Plan Amendment and Major PDD Amendment
Staff Planner:	Marion Ecks, AICP

The applicant, Modine Mfg. Co., submitted an application requesting to amend §15-3.0444: Planned Development District No. 39 (Mixed Use Business Park) to allow for outdoor storage, and a related site plan amendment to reorganize the existing rear parking area to provide employee parking and install vertical “steel stack racks.” The Site Plan amendment is still under review and will be brought to a future Plan Commission meeting.

Planned Development District (PDD) Amendment

Planned Development District No. 39, the City’s “Mixed Use Business Park,” is split into two distinct areas. The Gateway area (Section 15-3.0444A) is the portion of the district with frontage along 27th street or within 1,000 feet of 27th Street. These lots are visible from, and accessible to, I94, and the PDD encourages business types such as headquarters, research and development facilities, and mixed commercial uses in this area, as opposed to industry. The western portion of the PDD is designated as the Business Park area of the PDD (Section 15-3.0444B), and allows for industrial uses and other business types that are higher intensity or impact in terms of their zoning.

The surrounding properties include commercial zoning for the Ascension Hospital on the north side of West Oakwood at 27th St., a residential district across Oakwood, and Milwaukee County property which is zoned as a park but not in active use. Freight trucking is not permitted to proceed west on Oakwood from the PDD.



The applicants request is to allow for outdoor storage on the individual lot located at 3303 W. Oakwood. This property is located in the Business Park area of the PDD, where industrial businesses are permitted; however, the current ordinance lists outdoor storage as a *prohibited* use. Outdoor storage is a common request among developers and potential tenants in this area, as industrial users wish to store equipment and materials outside and maximize indoor space for production. Staff recommends that outdoor storage be permitted throughout the Business Park portion of the PDD, subject to *Special Use* approval and reasonable conditions including screening, in order to accommodate these users and maximize development potential on existing lots.

Any change of allowed uses within a PDD is reviewed as a “Major” PDD Amendment, requiring a public hearing and Common Council approval.

If the amendment to the PDD is approved by Common Council, the applicant will need to submit a request for a Special Use amendment to allow for their proposed storage area.

Staff further recommends additional design standards for the PDD, to be applied to the Business Park area:

- i. Outdoor storage areas shall be located to the side-yard or rear-yard and screened so as to minimize their view from adjacent streets and sites.

- ii. Outdoor storage areas shall be screened from adjacent streets and sites utilizing landscaping, berms, and/or decorative fences.
- iii. Outdoor storage facilities may not exceed the height of the primary structure on the lot.

These standards are similar to screening requirements for parking in this part of the PDD, and are intended to minimize impacts to nearby conservancy and residential areas.

STAFF RECOMMENDATION

Economic Development Director John Regetz has provided comment on the request, which is appended to this report.

City Development Staff recommends approval of the proposed PDD Amendment, subject to the conditions of approval in the attached draft.

**Economic Development Dept. Comments for:
Site Plan Amendment and Major PDD Amendment
Application Number: PPZ25-003 & PPZ25-004
For: Modine Manufacturing**

Modine is a Wisconsin manufacturer of thermal management systems, including HVAC systems. They are expanding their Advanced Thermal Solutions manufacturing (ATS) into the market for battery-drive-cooling of fleet vehicles. The company is initiating these operations in the HSA speculative building where they will design test and manufacture these battery-drive-cooling systems in 153,000 square feet of office, laboratory, production and warehouse space.

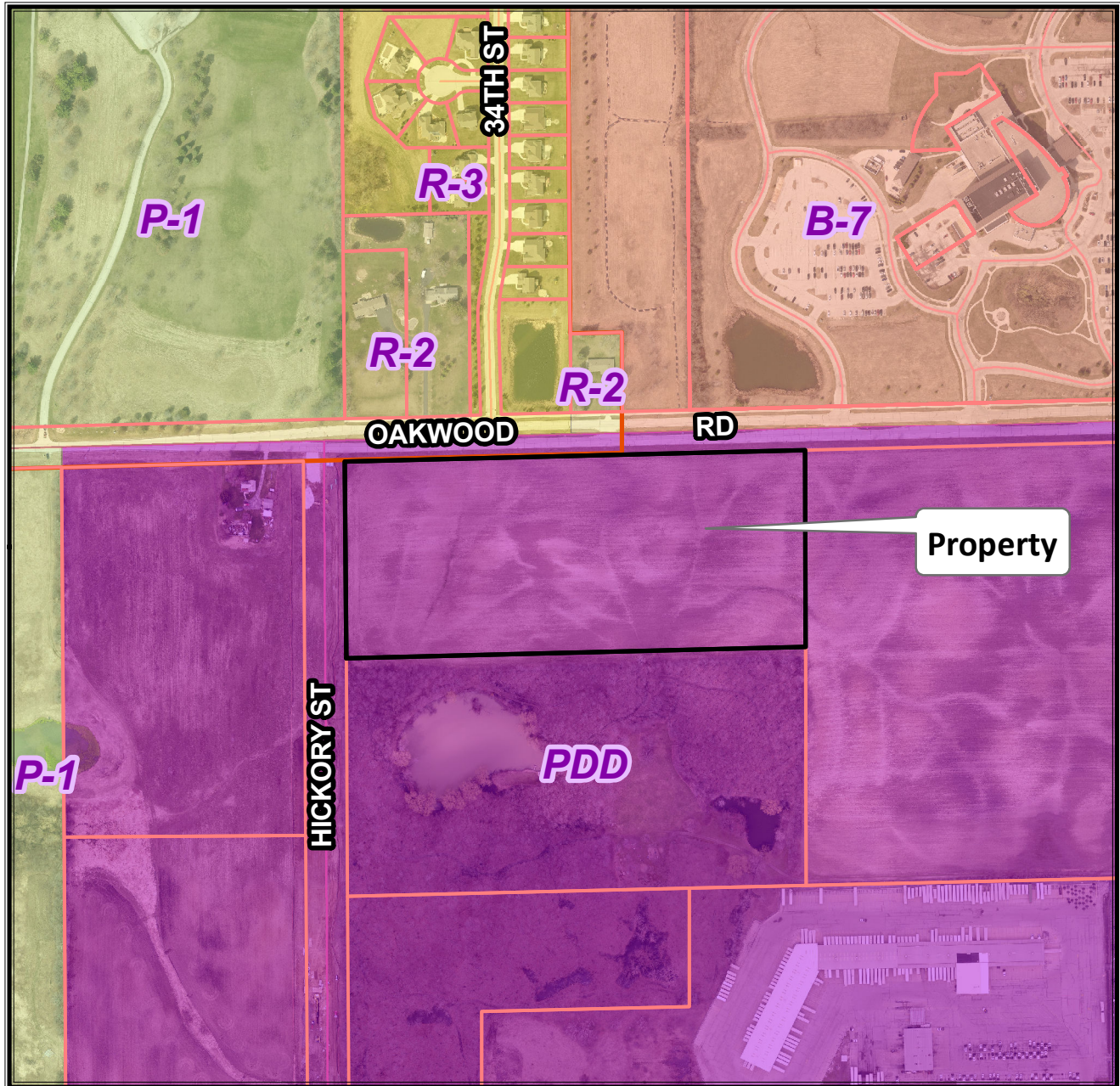
Project Green will create at least 200 engineering and technical jobs, averaging \$85,000 annually. They are requesting outdoor storage space to store steel shipping racks. Two other pending new residents to the Business Park Area of Franklin Corporate Park have indicated they will request outdoor storage for their operations.

These factors support the proposed Major PDD Amendment to the Business Park Area of PDD 39, allowing for outdoor storage; and the Site Plan Amendment. The City of Franklin Economic Development Department strongly endorses these amendments.

Respectfully,

John G. Regetz
Director

3303 W. Oakwood Road
TKN: 951 9994 002



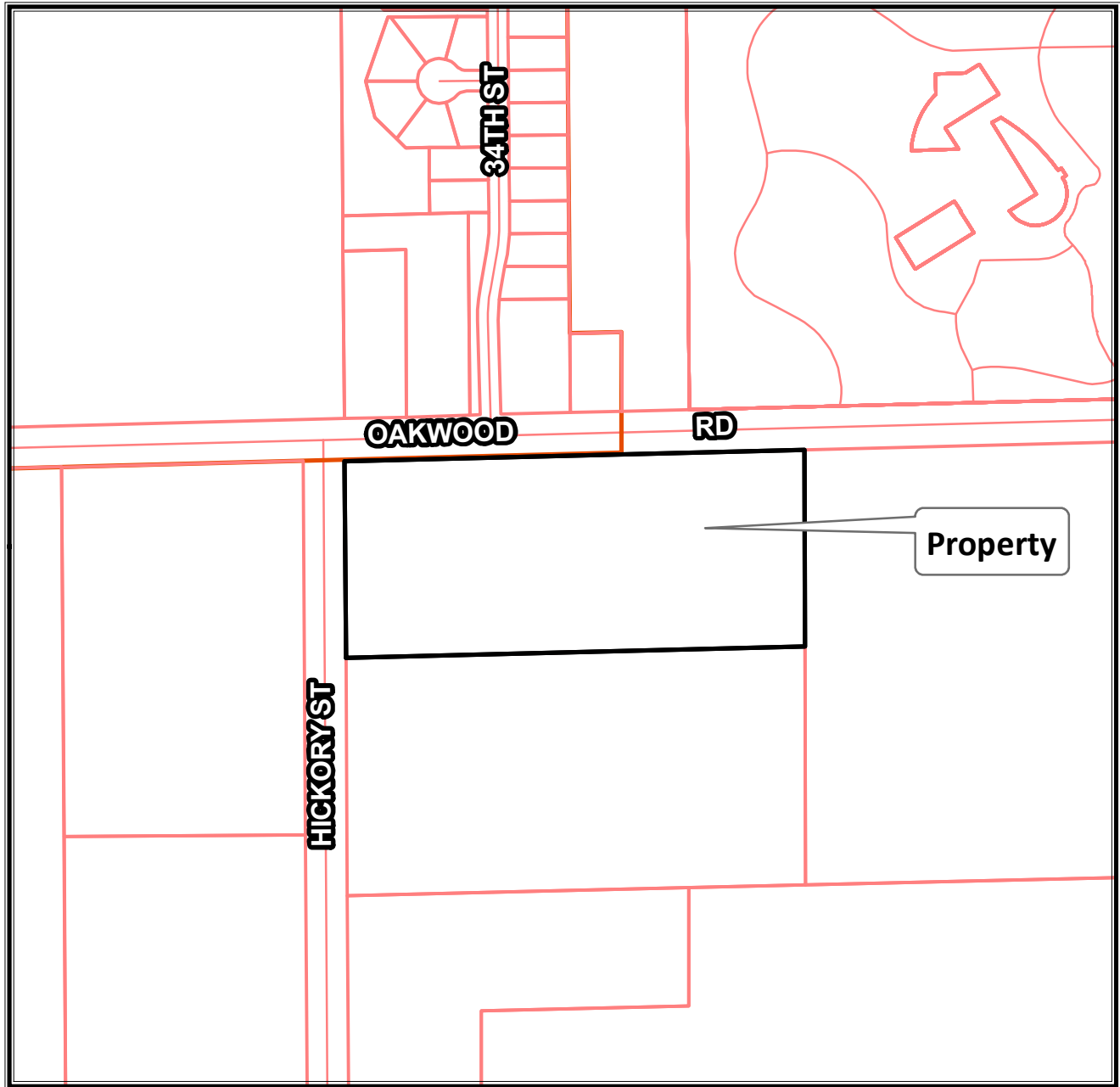
Planning Department
(414) 425-4024

0 275 550 1,100 Feet

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.


NORTH
2021 Aerial Photo

3303 W. Oakwood Road
TKN: 951 9994 002



Planning Department
(414) 425-4024

0 275 550 1,100 Feet

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.


NORTH
2021 Aerial Photo

Draft 03-20-2025

ORDINANCE NO. 2025-_____

AN ORDINANCE TO AMEND SECTION 15-3.0444 OF THE UNIFIED
DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 39
(MIXED USE BUSINESS PARK) TO ALLOW FOR OUTDOOR STORAGE AS A
SPECIAL USE AND TO REVISE DESIGN STANDARDS
(GINA MARIE BONINI, MODINE MFG. CO., APPLICANT)
(3303 W OAKWOOD RD)

WHEREAS, Section 15-3.0444 of the Unified Development Ordinance provides for and regulates Planned Development District No. 39 (Mixed Use Business Park), same having been created by Ordinance No. 2016-2238, with such District primarily being located within the South 27th Street corridor area lying south of West Oakwood Road;

WHEREAS, Planned Development District No. 39 (Mixed Use Business Park) includes those lands more particularly described below; and

That part of the Northeast 1/4, Southeast 1/4 and all that part of Northeast 1/4, Southeast 1/4, and the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of Northeast 1/4 of Section 36 also the place of beginning of the land to be described; thence S 00° 11' 55" E, along the East line of said 1/4 Section, 2658.94 feet to the East 1/4 corner section monument; thence S 00° 25' 34" E, along the East section line of the Southeast 1/4 of said Section, 2655.53 to the Southeast corner section monument; thence S 88° 57' 44" W along the South section line of Southeast 1/4 of said Section, 2619.46 to the South 1/4 corner section monument; thence S 88° 35' 08" W along the South section line of the Southwest 1/4 of said Section, 42.90 feet to the section corner monument; thence S 88° 35' 08" W along the South line of the Southwest 1/4 of said Section, 2588.10 feet to the Southwest corner section monument; thence N 00° 21' 45" W along the West section line of the Southwest 1/4 of said Section, 2644.21 feet to the West 1/4 corner section monument; thence N 88° 36' 18" E, along the North section line of the Southwest 1/4 of said Section, 1808.39 feet to West line of the East fifty (50) acres of the Northwest 1/4 of said Section; thence N 00° 20' 45" W, along the West line of the East fifty (50) acres of the Northwest 1/4 of said Section, 2651.28 feet to the North section line of the Northwest 1/4 of said Section; thence N 88° 27' 28" E along the North section line of the Northwest 1/4 of said Section, 821.90 feet to the North 1/4 corner section

monument; thence N 88° 34' 33" E, along the North section line of the Northeast 1/4 of said Section, 2624.35 feet to the point of beginning.

Containing in all 504 acres of land, more or less.

WHEREAS, Modine Manufacturing Co., having petitioned for an amendment to Planned Development District No. 39 (Mixed Use Business Park), to allow for Outdoor Storage as a Special Use and to revise PDD No. 39 Design Standards; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 20th Day of March, 2025, and the Plan Commission having determined that the proposed amendment was a major amendment and having recommended to the Common Council that the proposed amendment to Planned Development District No. 39 (Mixed Use Business Park) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 39 (Mixed Use Business District) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §15-3.0444 Planned Development District No. 39 (Mixed Use Business District), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically Section 15-3.0444B.B.3. of Ordinance No. 2016-2238, is hereby amended to add a new sub “i. outdoor storage.” and re-letter accordingly.

SECTION 2: §15-3.0444 Planned Development District No. 39 (Mixed Use Business District), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically Section 15-3.0444B.B.4. of Ordinance No. 2016-2238, is hereby amended to delete sub “i. outdoor storage.” and re-letter accordingly.

SECTION 3: §15-3.0444 Planned Development District No. 39 (Mixed Use Business District), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically Section 15-3.0444B.D.2 of Ordinance No. 2016-2238, (General Site Design Standards) is hereby amended to add sub d. Outdoor Storage:

i. Outdoor storage areas shall be located to the side-yard or rear-yard and screened so as to minimize their view from adjacent streets and sites.

ii. Outdoor storage areas shall be screened from adjacent streets and sites utilizing landscaping, berms, and/or decorative fences.

iii. Outdoor storage facilities may not exceed the height of the primary structure on the lot.

SECTION 4: All other applicable terms and provisions of §15-3.0444 Planned Development District No. 39 (Mixed Use Business District) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Modine Mfg. development, and all terms and provisions of §15-3.0444 Planned Development District No. 39 (Mixed Use Business District) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 5: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 6: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 7: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this ____th day of ____, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this ____th day of ____, 2025.

APPROVED:

John R. Nelson, Mayor

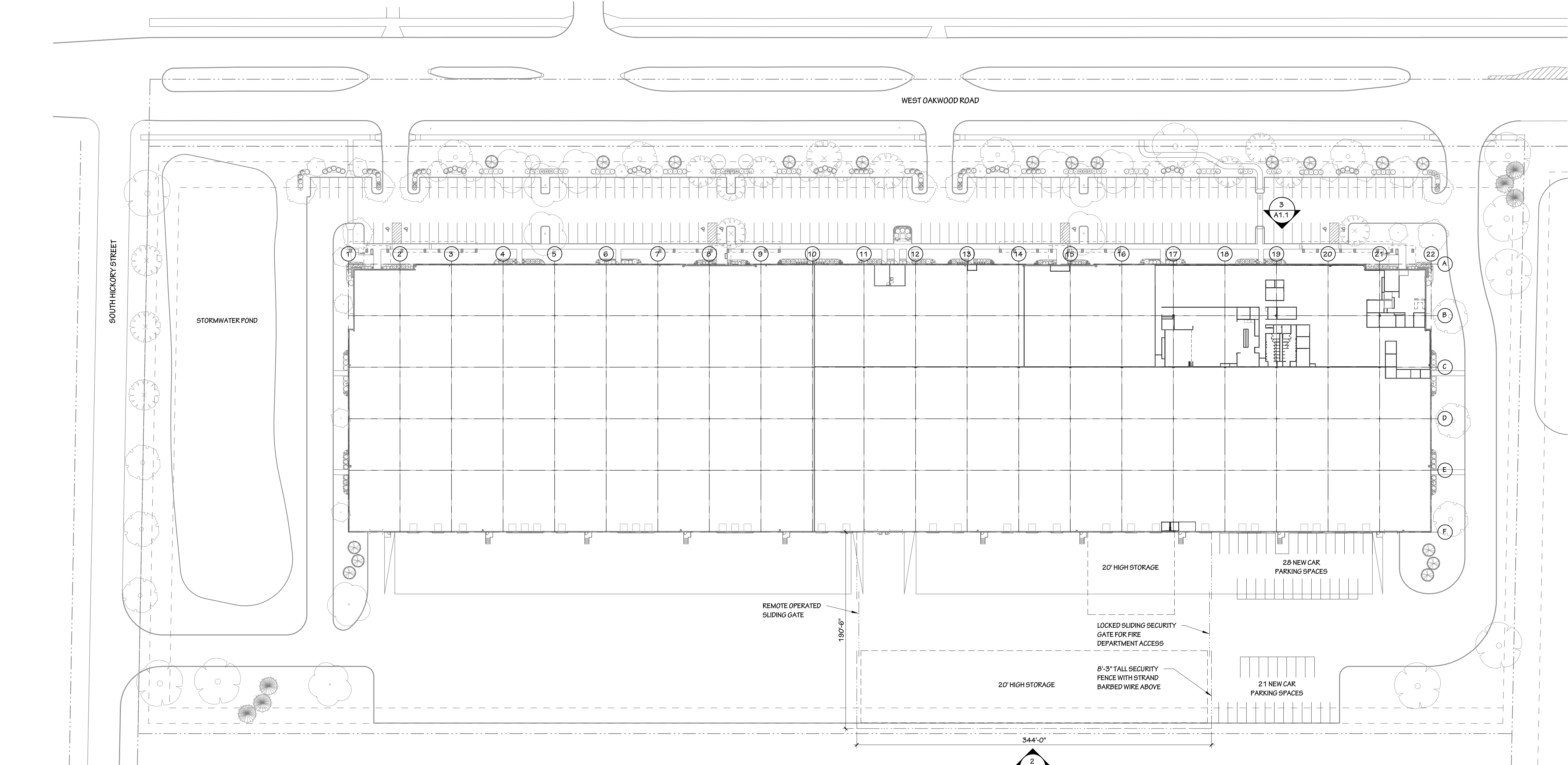
ATTEST:

ORDINANCE NO. 2025-_____

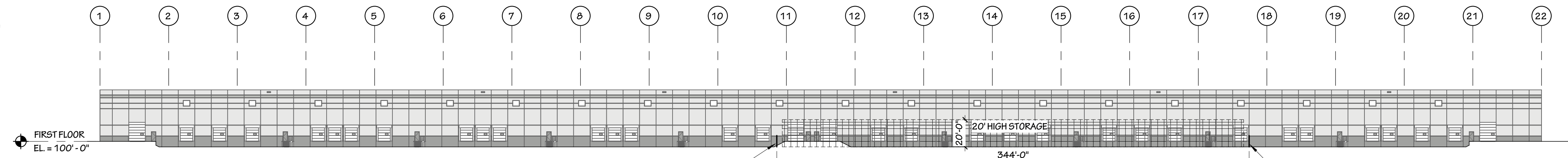
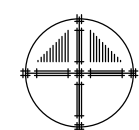
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Shirley J. Roberts, City Clerk

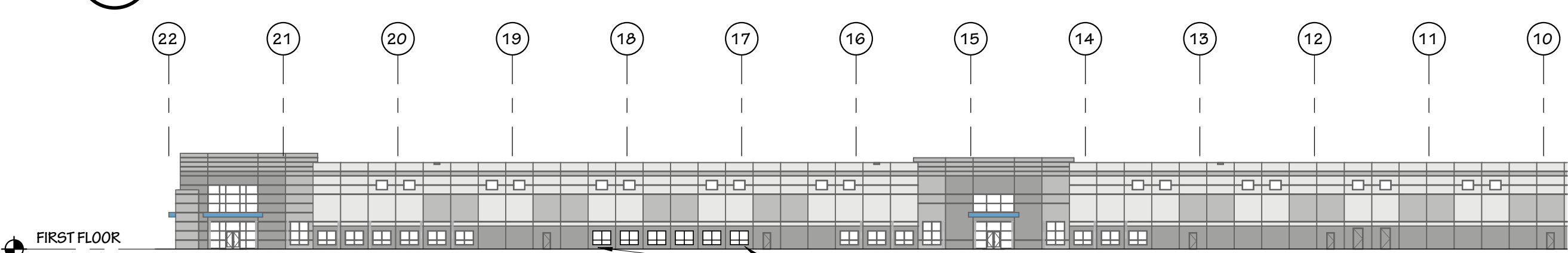
AYES _____ NOES _____ ABSENT _____



1 SITE PLAN
A1.1 1" = 50'-0"



2 SOUTH ELEVATION
A1.1 1" = 50'-0"



3 NORTH ELEVATION
A1.1 1" = 50'-0"

(6) NEW 8'-0" x 6'-2" WINDOWS, CUT TO BE CENTERED ON PANELS AND 1'-10" A.F.F. CUT NEW OPENINGS IN EXISTING PRECAST WALL PANEL - CONFIRM OPENING WITH PANEL FABRICATOR. CUT BACK MINIMUM OF 3" OF PANEL INSULATION - GROUT SOLID. GRIND GROUT AND CUT PANEL SO FINISH MATCHES FACE OF PANEL AND PAINT TO MATCH AT EXTERIOR LOCATIONS.

REVISIONS

FRANKLIN TENANT IMPROVEMENTS
3303 W. Oakwood Road, Franklin, Wisconsin
SITE PLAN AND EXTERIOR ELEVATION

2610 Lake Cook Road
Suite 280
Riverview, IL 60015
Ph.: (847)940-0300

Partners in Design
ARCHITECTS

PROJECT NO.:
147.24.084

DRAWN BY: EEO CHECKED BY: WHB

DATE:
11.22.24

SHEET NO.:

A1.1



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Item E.1.

Meeting of March 20, 2025

Site Plan Amendment

RECOMMENDATION: Department of City Development staff recommends **approval** of this Site Plan Amendment to allow for installation and modification changes to fencing systems.

Project Name:	ROC Ventures
Project Address:	7005 S. Ballpark Dr.
Applicant:	Yutka Fence
Property Owner:	ROC Ventures
Current Zoning:	Planned Development District (PDD) 37
Applicant's Action Requested:	Approval of Site Plan Amendment
Planner:	David Serna, Planning Intern

Introduction:

The applicant, Yutka Fence submitted an application for a Site Plan Amendment approval for the modification and installation of fencing systems upon property located at 7005 S. Ballpark Dr. in Planned Development District No. 37.

Analysis

On January 22, 2025 the applicant submitted plans outlining the changes that would be made such as:

- Installation of 6-foot-high commercial chain link fencing.
- Installation of two 6-foot-high double drive gates.
- Installation of additional chain link fencing in areas as needed.
- Installation of one 6-foot-high galvanized double drive gate.
- Removal and reinstallation of 80 feet of chain link fabric.

The work will be done on the fencing that is located in and around their baseball diamonds as outlined in the submitted layout drawings.

Staff recommendation

Department of City Development staff recommends **approval** of this Site Plan Amendment Application to allow for the installation and modification changes to fencing systems.

STATE OF WISCONSIN

CITY OF FRANKLIN
PLAN COMMISSION

MILWAUKEE COUNTY

RESOLUTION NO. 2025-_____

A RESOLUTION APPROVING A SITE PLAN AMENDMENT TO ALLOW FOR
INSTALLATION AND MODIFICATION CHANGES TO THE FENCING SYSTEMS
PLANNED DEVELOPMENT DISTRICT NO. 37
(GENERALLY THE SOUTHEAST CORNER OF WEST
LOCATED AT 7005 S. BALLPARK DR. (TKN 744 1003 000)
(YUTKA FENCE, APPLICANT,
ROC VENTURES, PROPERTY OWNER)

WHEREAS, ROC Ventures, having applied for approval of a proposed site plan amendment to allow for the installation and modification changes to fencing systems upon property located at 7005 S, Ballpark Dr., zoned Planned Development District No. 37. The property which is the subject of the application bears Tax Key No. 744 1003 000; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0442 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan Amendment as depicted upon the plans dated May 1st, 2024 attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan Amendment shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan Amendment for the ROC Ventures facility, dated January 22, 2025.
2. ROC Ventures., successors and assigns, and any developer of the ROC Ventures development shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for ROC Ventures. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

ROC VENTURES – SITE PLAN AMENDMENT
RESOLUTION NO. 2025-_____

Page 2

3. The approval granted hereunder is conditional upon the ROC Ventures development., for the property located at 7005 S. Ballpark Dr. (Tax Key No. 744 1003 000): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the ROC Ventures development shall be developed and constructed pursuant to such Site Plan Amendment within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 20th day of March, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 20th day of March, 2025.

APPROVED:

John R. Nelson, Chairman

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

**Department of City Development
Planning & Zoning**

Application Type: Site Plan Amendment

Please return comments to Planning in 5 business days

Project Name:	ROC Ventures
Submittal Date:	01/22/2025
Routing Date:	02/04/2025
Application Number:	PPZ25-0012
Property Owner:	ROC Ventures
Applicant:	Yutka Fence
Property Address/Tax Key Number:	7005 S. Ballpark Dr / TKN 744 1003 000
Aldermanic District:	District 6
Agent:	ROC Ventures
Zoning District:	PDD-37 – The Rock Sports Complex/Ballpark Commons
Application Request:	Site Plan Amendment
Staff Planner:	David Serna, Planning Intern

Scope of Work:

Applications for approval of a Site Plan Amendment to allow for changes to the approved Site Plan such as:

- Installation of 6-foot-high commercial chain link fencing.
- Installation of two 6-foot-high double drive gates.
- Installation of additional chain link fencing in areas as needed.
- Installation of one 6-foot-high galvanized double drive gate.
- Removal and reinstallation of 80 feet of chain link fabric.

Applicant seeks approval for the installation and modification of fencing systems at the ROC Ventures Sports Complex. This is done to ensure the fencing meets the security and operational needs of the complex.

Date: February 19, 2025
To: Yutka Fence
From: Department of City Development. David Serna, Planning Intern.
RE: Staff Comments, 7005 S. Ballpark Dr. / 744 1003 000

Please be advised that city staff has reviewed the above Site Plan Amendment application received on January 22, 2025, for a proposed installation & modification of fencing systems on the lot located at 7005 S. Ballpark Dr. / 744 1003 000. Please provide the following information and respond to any questions.

City Development Comments:

1. Fencing shall be constructed only of permanent, high quality materials such as black vinyl coated chain link fencing.

Fire Department Comments:

1. Provide a Knox Box (emergency key safe) or Knox Padlock for 24-hour emergency access to the facility.


Inspections Services Comments:

1. Fences may not exceed six (6) feet in height from grade to the top of the fence.
2. Inspections shall be required as follows: "Location Inspection" (prior to installing fence), Final Inspection (after fence is installed).

This application is scheduled for the **March 20th Plan Commission Meeting.**

Please provide **12 copies** of the application materials to the Department of City Development by **4:30 PM on Monday, March 10, 2025.**

<div style="display: flex; justify-content: space-between;"> <div> Planning Department 9229 West Loomis Road Franklin, Wisconsin 53132 (414) 425-4024 franklinwi.gov </div> <div style="text-align: center;">  </div> </div>	APPLICATION DATE: 1/21/25 STAMP DATE: city use only
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PLAN COMMISSION REVIEW APPLICATION			
PROJECT INFORMATION [print legibly]			
APPLICANT [FULL LEGAL NAMES]		APPLICANT IS REPRESENTED BY [CONTACT PERSON]	
NAME: Yutka Fence		NAME: ROC Ventures	
COMPANY: Yutka Fence		COMPANY: ROC Ventures	
MAILING ADDRESS: 11880 12th St		MAILING ADDRESS: 7005 S Ballpark Dr	
CITY/STATE: Kenosha WI	ZIP: 53144	CITY/STATE: Franklin WI	ZIP: 53132
PHONE: 262-859-3226		PHONE: 414-313-4036	
EMAIL ADDRESS: frontoffice@yutkafence.com		EMAIL ADDRESS: joeya@rocksportsgroup.com	
PROJECT PROPERTY INFORMATION			
PROPERTY ADDRESS: 7005 S Ballpark Dr Franklin WI		TAX KEY NUMBER:	
PROPERTY OWNER: ROC Ventures		PHONE: 414-313-4036	
MAILING ADDRESS: 7005 S Ballpark Dr		EMAIL ADDRESS: joeya@rocksportsgroup.com	
CITY/STATE: Franklin WI	ZIP: 53132	DATE OF COMPLETION: 01/21/2025 office use only	
APPLICATION TYPE			
<p style="text-align: center;">Please check the application type that you are applying for</p> <p style="text-align: center;"> <input type="checkbox"/> Building Move <input type="checkbox"/> Sign Review <input checked="" type="checkbox"/> Site Plan / Site Plan Amendment <input type="checkbox"/> Temporary Use </p> <p style="text-align: center; font-size: small;"> Most requests require Plan Commission review and approval. Applicant is responsible for providing Plan Commission resubmittal materials up to 11 copies pending staff request and comments. </p>			
SIGNATURES			
<p>The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.</p> <p><i>(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).</i></p> <p> <input checked="" type="checkbox"/> I, the applicant, certify that I have read the following page detailing the requirements for plan commission approval and submittals and understand that incomplete applications and submittals cannot be reviewed. </p>			
PROPERTY OWNER SIGNATURE:		APPLICANT SIGNATURE:	
		Yutka Fence	
NAME & TITLE: Thomas Johns, CFO	DATE: 10/15/2024	NAME & TITLE: Yutka Fence, Contractor	DATE: 10/14/2024
PROPERTY OWNER SIGNATURE:		APPLICANT REPRESENTATIVE SIGNATURE:	
NAME & TITLE:		NAME & TITLE:	
DATE:		DATE:	

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

BUILDING MOVE APPLICATION MATERIALS

- ☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- ☐ \$350 Application fee payable to the City of Franklin.
- ☐ Word Document legal description of the subject property.
- ☐ Three (3) complete collated sets of application materials to include ...
 - ☐ Three (3) project narratives.
 - ☐ Three (3) folded full size, drawn to scale copies (at least 8 ½" X 11") of the plat of survey, *showing the proposed building placement at the new location, indicate setbacks from property lines and locations of driveways and access points.*
NOTE: Single-Family homes require an attached 2-car garage.
 - ☐ Three (3) copies of color photographs of the building's current elevations.
- ☐ Other items as may be required for specific applications, per a city planner.
- ☐ Email or flash drive with all plans / submittal materials.
 - Applications for a Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.

SIGN REVIEW APPLICATION MATERIALS

- ☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- ☐ \$40 Application fee payable to the City of Franklin.
- ☐ Word Document legal description of the subject property.
- ☐ Three (3) complete collated sets of application materials to include ...
 - ☐ Three (3) colored copies of the sign elevations, drawn to scale not less than ½" = 1'. *Plans shall be folded to a maximum size of 9" X 12". The elevations should denote the sign dimension and area. Identify the colors, materials, finishes and lighting method (if applicable).*
 - ☐ Three (3) scaled copies of the Site Plan, *showing the location of the proposed signage relative to (1) any existing or proposed structures; (2) parking stalls and/or driveways; (3) proposed landscaping and outdoor lighting; (4) the setback distance from the street right-of-way at the proposed location; (5) height of sign above the finished grade; and (6) the vision triangle distances described in Section 15-5.0201 of the Unified Development Ordinance.*
- ☐ Email or flash drive with all plans / submittal materials.
 - Required for signage in Planned Development Districts (PDD) No. 7 and 18. Additional materials / copies may be required for board/commission meetings.
 - Permits for construction are REQUIRED after approval. Contact Inspection Services (414-425-0084) for permit processes.

SITE PLAN / SITE PLAN AMENDMENT APPLICATION MATERIALS

- ☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- ☐ Application fee payable to the City of Franklin... [select one of the following]
 - ☐ Tier 1: \$3,400
 - ☐ Tier 2: \$1,700 (*lot size ≤ 1 acre*)
 - ☐ Tier 3: \$850 (*≤ 10% increase or decrease in total floor area of all structures with no change to parking: or change to parking only*).
- ☐ Word Document legal description of the subject property.
- ☐ Three (3) complete collated sets of application materials to include ...
 - ☐ Three (3) project narratives.
 - ☐ Three (3) folded full size, drawn to scale copies (at least 24" X 36") of the Site Plan / Site Plan Amendment package. *The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301, and 15-0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.)*
- ☐ One (1) colored copy of the building elevations on 11" X 17" paper, *if applicable*.
- ☐ One (1) copy of the Site Intensity and Capacity Calculations, *if applicable (see division 15-3.0500 of the UDO)*
- ☐ Email or flash drive with all plans / submittal materials.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.

TEMPORARY USE APPLICATION MATERIALS

- ☐ This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- ☐ \$50 Application fee payable to the City of Franklin.
- ☐ Three (3) complete collated sets of application materials to include ...
 - ☐ Three (3) project narrative
 - ☐ Three (3) folded, scaled copies, of the Site Plan, *see section 15-3.0804 of the UDO for information that must be denoted on each respective plan.*
- ☐ Email or flash drive with all plans / submittal materials.
 - Some requests may require CDA approval (PDD 18) or EDC approval (PDD 7) in which additional materials / copies may be required.
 - Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and Inspection Services at (414) 425-0084.

ROC Ventures Sports Complex Legal Description

Property Address:

7005 S Ballpark Drive, Franklin, WI, 53132

Legal Description:

CERTIFIED SURVEY MAP NO. 9041, SE SW & NE 1/4 SEC 4-5-21

This abbreviated legal description refers to the specific parcel of land described in Certified Survey Map No. 9041, which includes portions of the Southeast (SE), Southwest (SW), and Northeast (NE) quarters of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, Wisconsin.

This description is for the purpose of identifying the property location and boundaries associated with the ROC Ventures Sports Complex, located at 7005 S Ballpark Drive, Franklin, WI 53132.

ROC Ventures Sports Complex Project Narrative

Project Name: ROC Ventures Sports Complex

Project Address: 7005 S Ballpark Drive, Franklin WI, 53132

Contractor: Yutka Fence

Contractor Address: 11880 12th St, Kenosha WI, 53144

Project Narrative:

This project involves the installation and modification of fencing systems at the ROC Ventures Sports Complex located at 7005 S Ballpark Drive, Franklin, WI. The following scope of work details the installation and adjustments to existing fencing:

1. Installation of Chain Link Fencing:

- **(193') 6' High Black Commercial Chain Link Fence** with 9 Gauge Bottom Wire. This fencing will be installed to ensure secure perimeters along designated areas of the sports complex.

2. Installation of Double Drive Gates:

- **(2) 12' Wide, 6' High Black Double Drive Gates** will be installed. These gates will allow for vehicle access in specified areas within the complex.

3. Installation of Additional Chain Link Fencing:

- **(91') 6' High Galvanized Commercial Chain Link Fence** with 7 Gauge Bottom Wire. This fencing will be installed in additional areas as needed to enhance security and define specific spaces within the facility.

4. Installation of Galvanized Double Drive Gate:

- **(1) 12' Wide, 6' High Galvanized Double Drive Gate** will be installed for vehicle access, ensuring ease of entry while maintaining security standards.

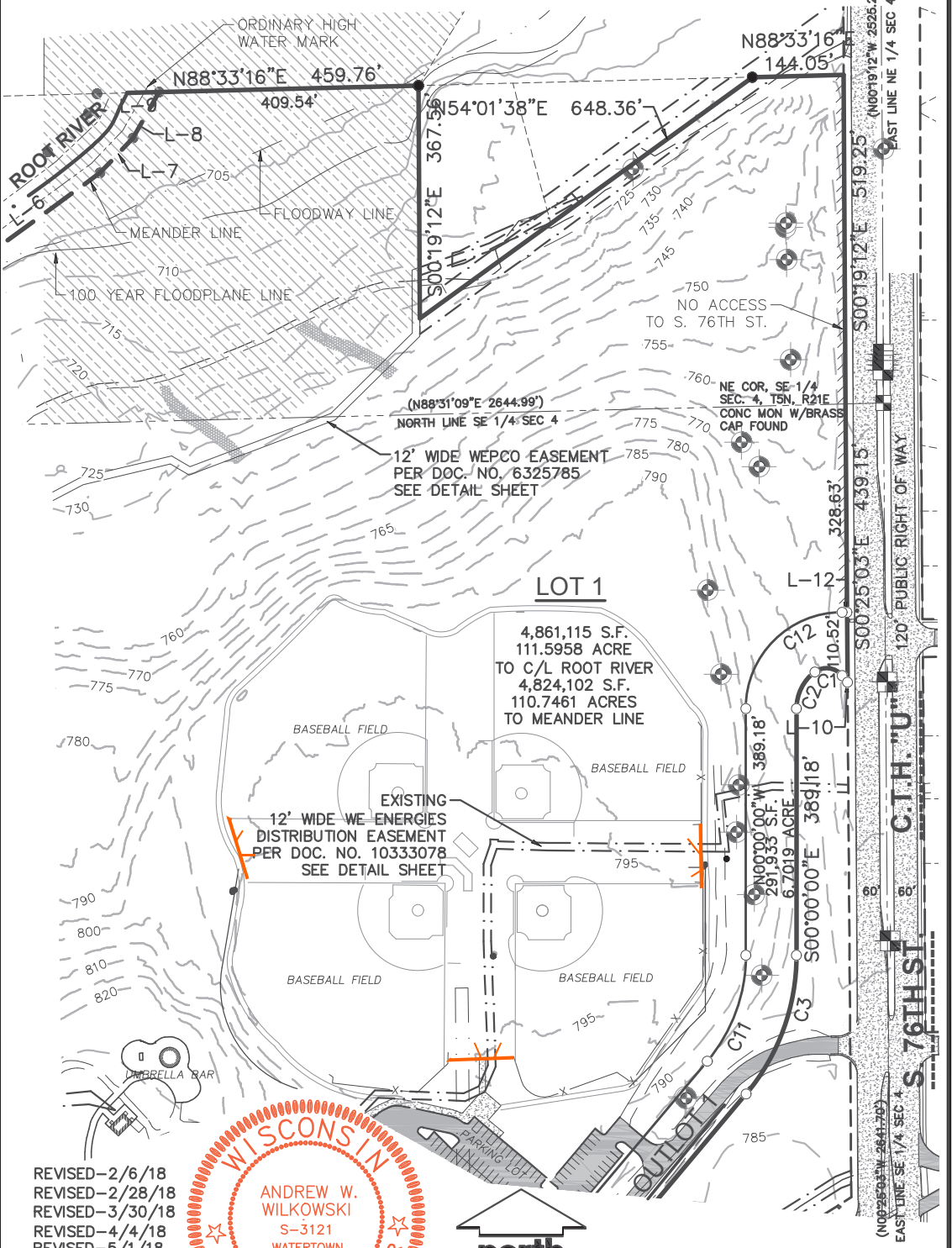
5. Removal and Reinstallation of Chain Link Fabric:

- **(80') Remove and Reinstall Chain Link Fabric.** The current posts will remain in place while the fabric is removed and reinstalled as per project requirements.

The project will ensure that the fencing installations and modifications meet the security, safety, and operational needs of the ROC Ventures Sports Complex. All work will be performed by Yutka Fence, based on the specifications outlined above.

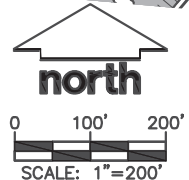
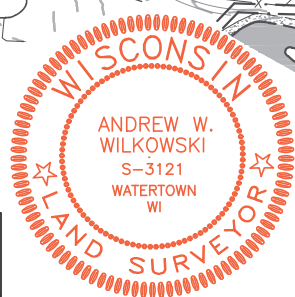
CERTIFIED SURVEY MAP NO.

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



REVISED-2/6/18
 REVISED-2/28/18
 REVISED-3/30/18
 REVISED-4/4/18
 REVISED-5/1/18

PREPARED BY:
JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 W238 N1610 BUSSE ROAD
 SUITE 100
 WALKESHA, WISCONSIN 53188
 PHONE: (262) 613-0666

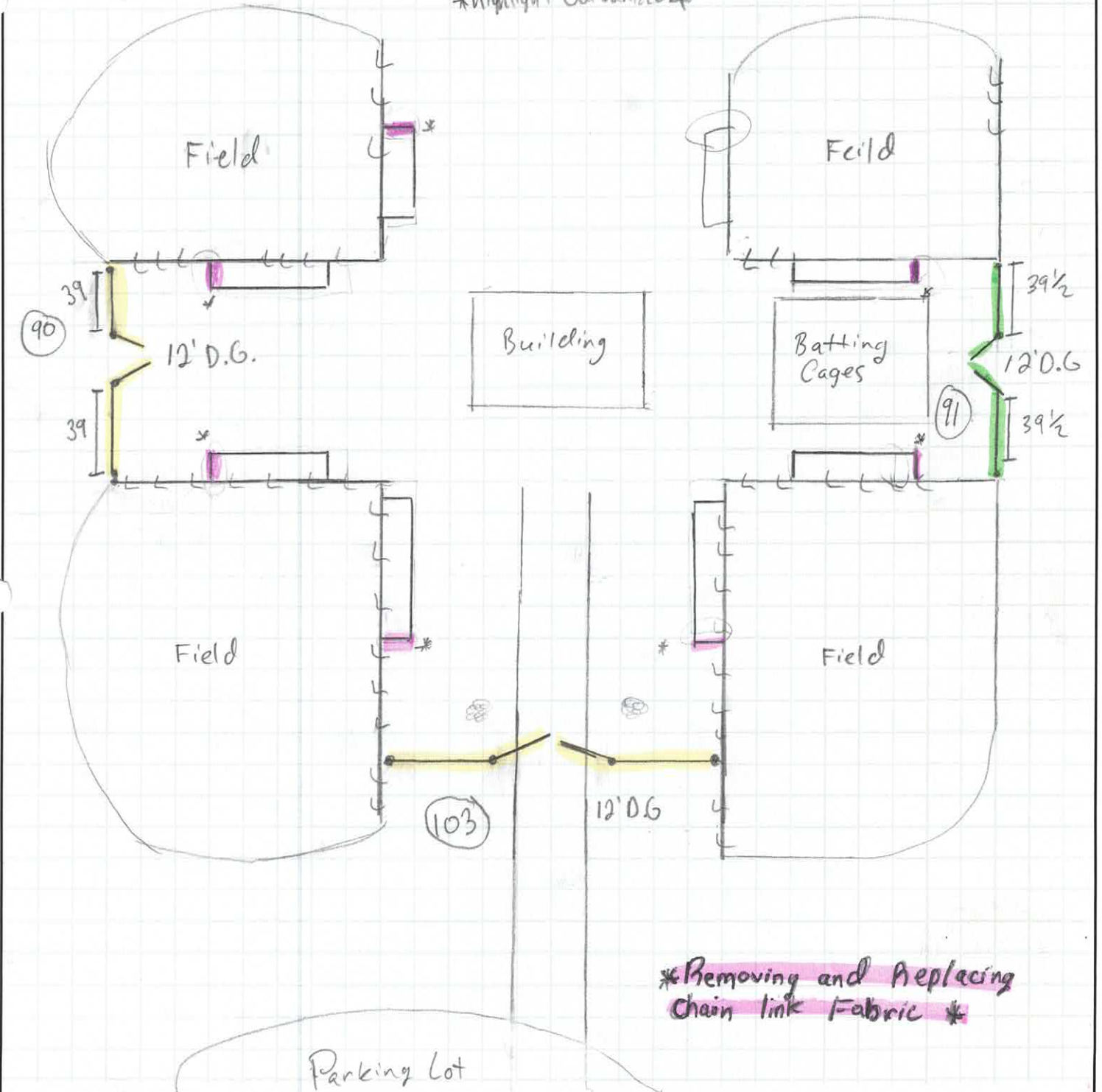


File: R:\2014\1406548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 5 User: dsponjar Plotted: May 01, 2018 - 12:58pm

JOB ID: 22620	TYPE: <input type="checkbox"/> ESTIMATE <input checked="" type="checkbox"/> LAYOUT	INSTALL DATE:	FOREMAN:
CUSTOMER: Boc Ventures	SALES PERSON: Jovanni	DATE: 5/1/24	

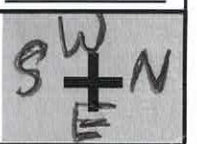
Sketch of Project:

highlight Galvanized



Style: Galvanized Commercial Chain Link	Style: Blade Commercial Chain Link	Drills	Customer's Initials DS JA
Feet: 91	Feet: 193	Digs	
Height: 6'	Height: 6'	Breaks	
Gates: 1- 12' D.G.	Gates: 2- 12' D.G.	Pulls	

New Fence	Stick Build	Property Pins
Leave Fence	Measurement	Core Drills
Remove Fence	Utilities	Digs



**OWNER'S ACKNOWLEDGEMENT OF CONDITIONS FOR FENCES LOCATED IN
WE ENERGIES UTILITY EASEMENTS**

Fences may be permitted in We Energies utility easements only subject to the following:

1. The fence shall not be positioned nearer than 3' to any side of a transformer if present.
2. The fence shall not be positioned nearer than 10' to the door of any transformer if present. *EXCEPTION: If a gate or easily removable section of fence is positioned directly in front of the door and measures at least as wide as the door to the transformer, the distance may be reduced to 3'.*
3. We Energies will not repair or replace any portion of the fence in the utility easement if the fence needs to be removed for any utility work including clearing obstructions in the easement area.
4. The fence shall not be attached to any utility equipment.
5. "Digger's Hotline" shall be contacted prior to any excavation work.
6. This authorization only applies to We Energies utility easements.

Property Owner(s) hereby acknowledges that he/she has read and understands the above conditions:

Sign Yutka Fence Print Yutka Fence
Sign Thomas Johns Print Thomas Johns

NOTE: The owner must sign this acknowledgement and include it with their fence permit submittal.



**CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION**

Item E.2.

Meeting of March 20, 2025

Fence Installation within Landscape Easement

RECOMMENDATION: City Development staff recommends approval of this request to allow for the installation of a fence within the 30-foot Landscape Easement upon Lot 22 in the Riverview Pointe Subdivision.

Project name:	Kent – Fence Installation within Landscape Easement
Property Owner:	Kent, Crystal & Keith
Applicant:	Kent, Crystal & Keith
Property Address/TKN:	6575 W River Pointe Drive / 851 0022 000
Aldermanic District:	District 4
Zoning District:	R-3 Suburban/Estate Single-Family Residence District
Staff Planner:	Luke Hamill, Associate Planner

Project Description/Analysis

This request is to allow for a fence within the 30 foot “Landscape Easement” upon Lot 22 in the Riverview Pointe Subdivision. The Riverview Pointe Subdivision Final Plat was approved by the Common Council on February 16th, 2004 by Resolution No. 2004-5657 and contains a 30 foot “Landscape Easement” for all lots abutting West Puetz Road. The property owner is proposing to install a fence and within this area and would like release of the plat restriction.

The applicant is proposing a 4-foot high aluminum wrought iron fence approximately 15 feet away from the rear property line. This structure would encroach into the planting strip indicated on the plat.

The property owner has an approved Area Exception for an inground pool, which the Uniform Building Code requires fencing of at least 42 inches in height surrounding the pool and at least 4 feet away from the pool boundary. The proposed fence would comply with the Uniform Building Code Standards.

Note that the Landcape Easement and Berm is located on platted lots 16 through 28. The top of the berm is approximately 15 feet from the rear property line. Staff acknowledges that the proposed fence would be visible from Puetz Road.

Site compliance

City Development staff visited the site on March 12th and didn’t notice any site compliance issues with the subject lot.

Staff Recommendation:

City Development staff recommends approval of this request to allow for the installation of a fence within the 30-foot Landscape Easement upon Lot 22 in the Riverview Pointe Subdivision.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 03-11-25]

RESOLUTION NO. 2025-_____

A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE
WITHIN THE 30 FOOT LANDSCAPE EASEMENT PLAT RESTRICTION, UPON
LOT 22 OF THE RIVERVIEW POINTE SUBDIVISION
(6575 W RIVER POINTE DRIVE)
(CRYSTAL & KEITH KENT, APPLICANTS)

WHEREAS, the Riverview Pointe Subdivision Plat prohibits the building of structures within the 30 foot "Landscape Easement" described thereon; and

WHEREAS, Crystal and Keith Kent having applied for a release of the 30 foot Landscape Easement restriction upon their property to the extent necessary to install a fence 15 feet from the south line of the property which abuts West Puetz Road and within the restricted area upon the property located at 6575 W River Pointe Drive, such property being zoned R-3 Suburban/Estate Single-Family Residence District, bearing Tax Key No. 851-0022-000, is more particularly described as follows:

Lot 22 in RIVERVIEW POINTE, being a Redivision of Outlot 1 of Certified Survey Map No. 7296 and a Redivision of Lot 1 of Certified Survey Map No. 7297, being of a part of the Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the 30 foot Landscape Easement restriction upon the Final Plat for Riverview Pointe Subdivision and its accompanying restriction of the building of structures is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the request for the release of the 30 foot Landscape Easement restriction only so as to allow for the subject fence installation, and having considered the proposed location of and type of fence to be installed upon the subject property in conjunction with existing and required landscaping on the property, and that the proposed fence will not be readily visible from the adjoining highway or create any adverse impact upon the aesthetic or buffering purposes of the landscape bufferyard.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the installation of proposed fence of the type and specifications as described and only upon the location as set forth within the plans accompanying the application of Cindy Dawes filed on February 26, 2025 be and the same is hereby authorized and approved and that the Landscape Easement restriction as it would otherwise apply to such installation upon the subject property only, is hereby waived and released.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the installation of the subject fence and that the subject fence shall be installed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

BE IT FINALLY RESOLVED, that the City Clerk be and the same are hereby directed to obtain the recording of this Resolution with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Date: March 7, 2025
To: Crystal & Keith Kent
From: Department of City Development. Luke Hamill, Associate Planner.
RE: Staff Comments, 6575 W River Pointe Drive / 851 0022 000

Please be advised that city staff has reviewed the above application received on February 26, 2024, for a proposed miscellaneous application for the installation of a fence within a landscape easement on lot located at 6575 W River Pointe Drive / 851 0022 000. The following comments are for your review and consideration.

City Development Comments

- This application is scheduled for the March 20th Plan Commission Meeting at 6:00 PM. If recommended for approval, final decision will be at the April 1st Common Council Meeting at 6:00 PM
- Please submit 14 copies of your application materials to the Department of City Development no later than Monday, March 10, at 4:30 PM. (We can help make copies if needed.)

Engineering Department Comments

Engineering has no objection to the applicant's request, however, the following conditions shall be met,

- Stormwater drainage way (swale) shall not be affected or disturbed
- The owner shall resolve any drainage conflict/nuisance with the adjoining properties.
- Comply with landscape easement restriction.
- A necessary permit is required before construction.
- The installation of erosion control may be required at the direction of the Engineering Department or Building Inspector.

Note:

It is the owner's responsibility to ensure there are no encroachments to any other easement that may exist within the property.

Call the digger's hotline before digging.

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024
franklinwi.gov



APPLICATION DATE: _____

STAMP DATE: _____ city use only _____

MISCELLANEOUS APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Keith & Crystal Kent	NAME:
COMPANY:	COMPANY:
MAILING ADDRESS: 6575 W Riverpointe Drive	MAILING ADDRESS:
CITY/STATE: Franklin, WI	CITY/STATE:
ZIP: 53132	ZIP:
PHONE: 414-349-8546 Crystal 414-429-7361 Keith	PHONE:
EMAIL ADDRESS: crystal@onsitestaffing.com	EMAIL ADDRESS:

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 6575 W Riverpointe Drive	TAX KEY NUMBER: 8510022000
PROPERTY OWNER: Keith & Crystal Kent	PHONE: 414-349-8546 Crystal 414-429-7361 Keith
MAILING ADDRESS: 6575 W Riverpointe Drive	EMAIL ADDRESS: crystal@onsitestaffing.com
CITY/STATE: Franklin, WI	DATE OF COMPLETION: office use only
ZIP: 53132	

APPLICATION MATERIALS

The following materials must be submitted with this application form. *Incomplete applications and submittals cannot be reviewed.

- ☐ This application form accurately filled out with signature or authorization letters (see below).
- ☐ \$210 Application fee payable to the City of Franklin
- ☐ Word Document Legal description for the subject property.
- ☐ Three (3) Project Narratives
- ☐ Other information as may be deemed appropriate for the request
- ☐ Email or flash drive with all plans/submittal materials.

Submittal of Application for review is not a guarantee of approval.

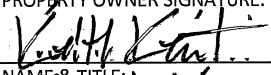
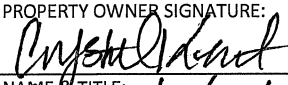
Plan Commission, Community Development Authority and/or Common Council review and approval may be required.

SIGNATURES

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application)

- ☐ I, the applicant, certify that I have read the above page detailing the requirements for Miscellaneous approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

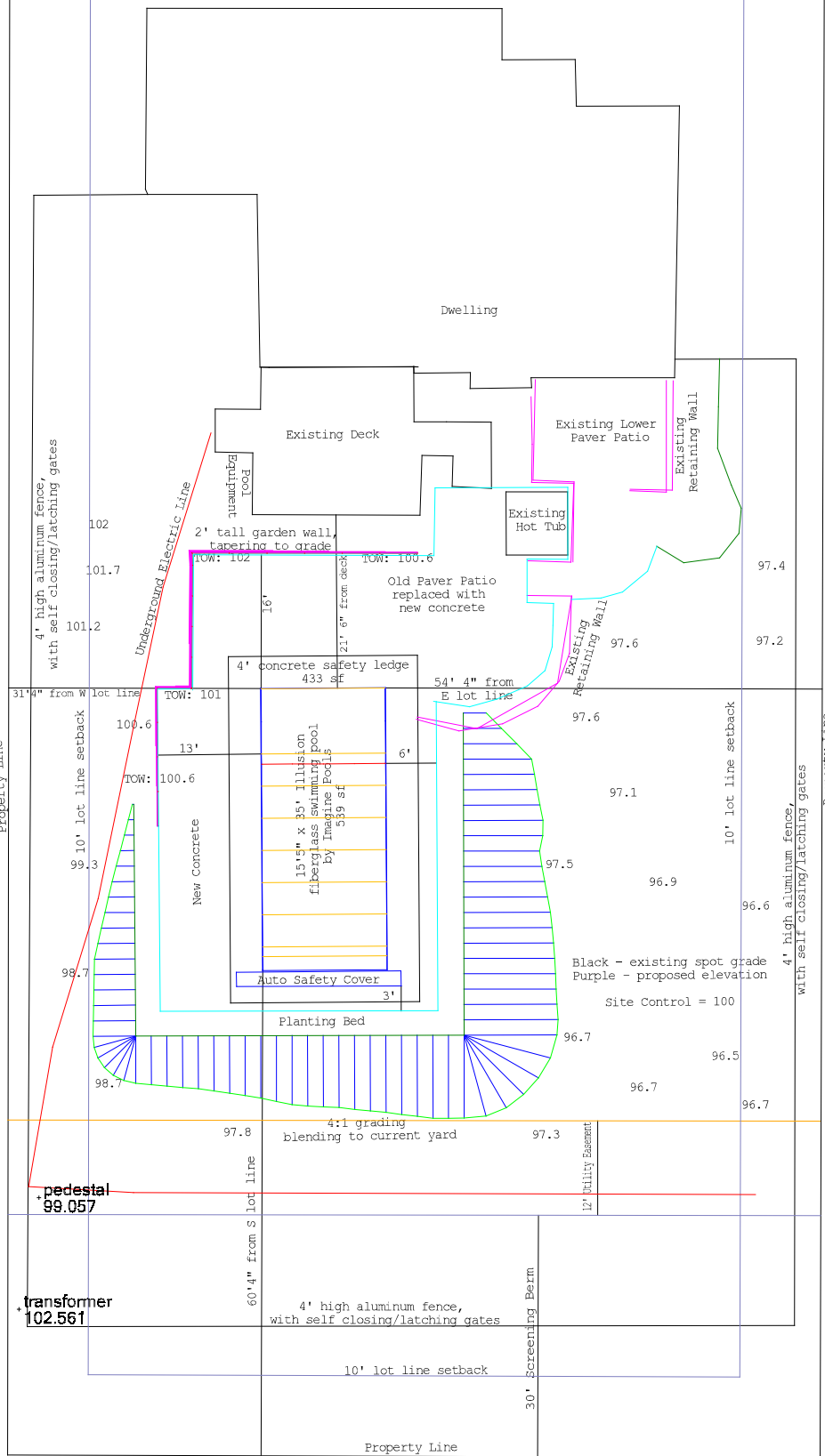
PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE:
NAME & TITLE: Keith Kent - owner	NAME & TITLE:
DATE: 2/25/25	DATE:
PROPERTY OWNER SIGNATURE: 	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE: Crystal Kent - owner	NAME & TITLE:
DATE: 2/25/25	DATE:

Project Narrative for Fence Installation on Landscape Easement

This project seeks approval for the installation of a fence within the landscape easement at 6575 W River Pointe Dr. The fence will be 4 feet tall and made of aluminum wrought iron, enhancing security and aesthetics while complying with city regulations.

The installation will maintain necessary clearances for utilities and not obstruct visibility or access. The project will be completed by a licensed contractor, adhering to all relevant guidelines.

We request the city's approval to proceed with this minor improvement to the property.



20 ft

Road Edge of Putez

16851

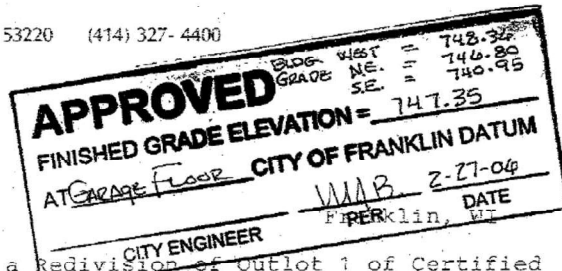
M.S.S. / MORTGAGE SURVEY SERVICE

6617 West Coldspring Road Greenfield, Wisconsin 53220 (414) 327-4400

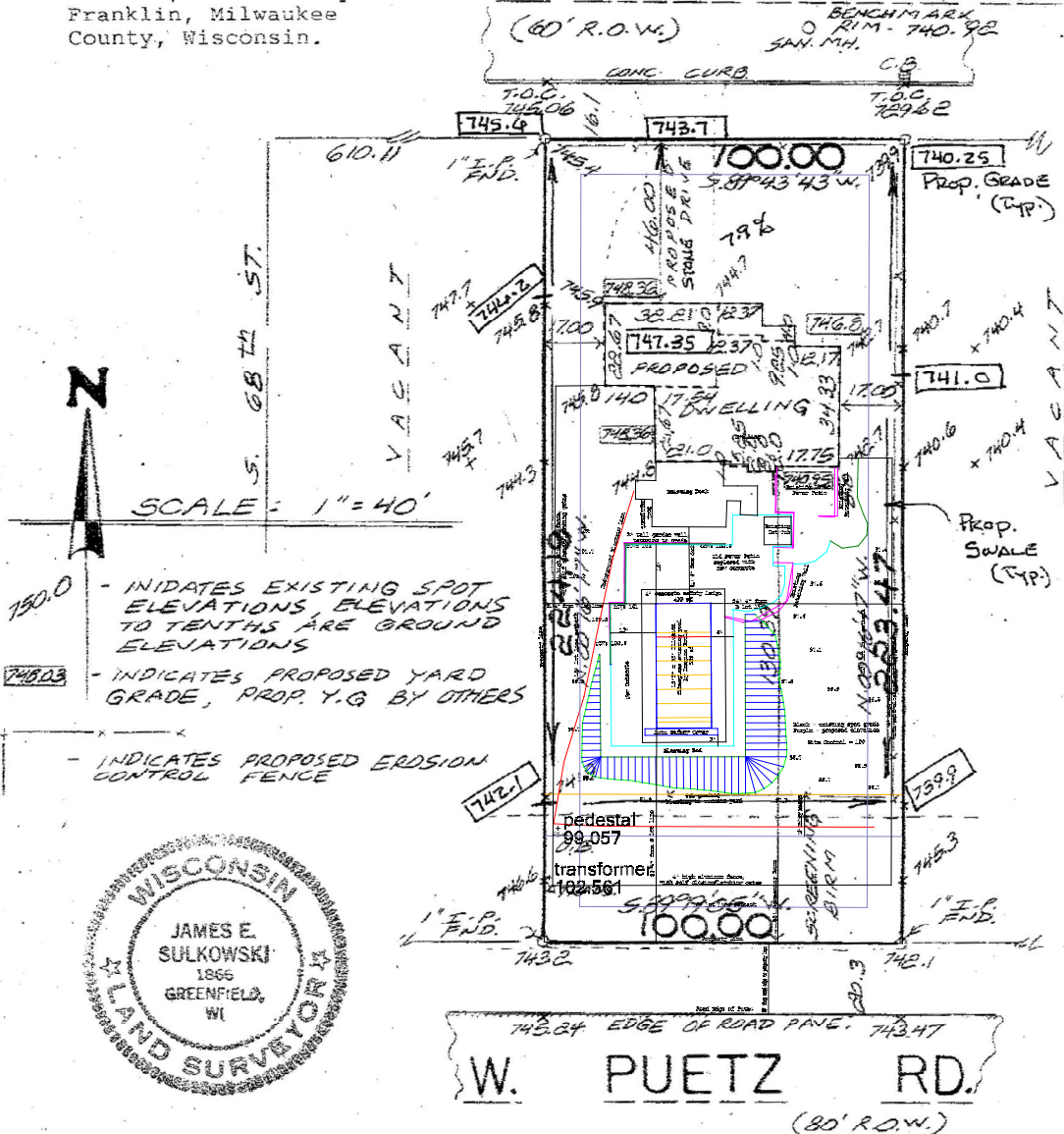
Prepared For Camarca Developers

Location of Property 6575
Description of Property West River Point Drive

Lot 22 in RIVERVIEW POINTE, being a Redivision of Outlot 1 of Certified Survey Map No. 7296 and a Redivision of Lot 1 of Certified Survey Map No. 7297, being a part of the Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

**W. RIVER POINTE DR.**

(60' R.O.W.)



State of Wisconsin

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within (1) year from date hereof.

Dated at Greenfield, WI, this 28th day of January, 2006.

NOTE: All property corners will not be located, verified and/or reset (per Section A-E7.01 Wisconsin Administrative Code) unless specifically requested.

Registered Land Surveyor

16851

M.S.S. / MORTGAGE SURVEY SERVICE

6617 West Coldspring Road Greenfield, Wisconsin 53220 (414) 327-4400

Prepared For

Lamarca Developers

Location of Property

6575

Description of Property

West River Point Drive

Lot 22 in RIVERVIEW POINTE, being a Redivision of Outlot 1 of Certified Survey Map No. 7296 and a Redivision of Lot 1 of Certified Survey Map No. 7297, being a part of the Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

APPROVED
FINISHED GRADE ELEVATION = 148.34
BENCH MARK
O RIM - 740.92
544' 141'

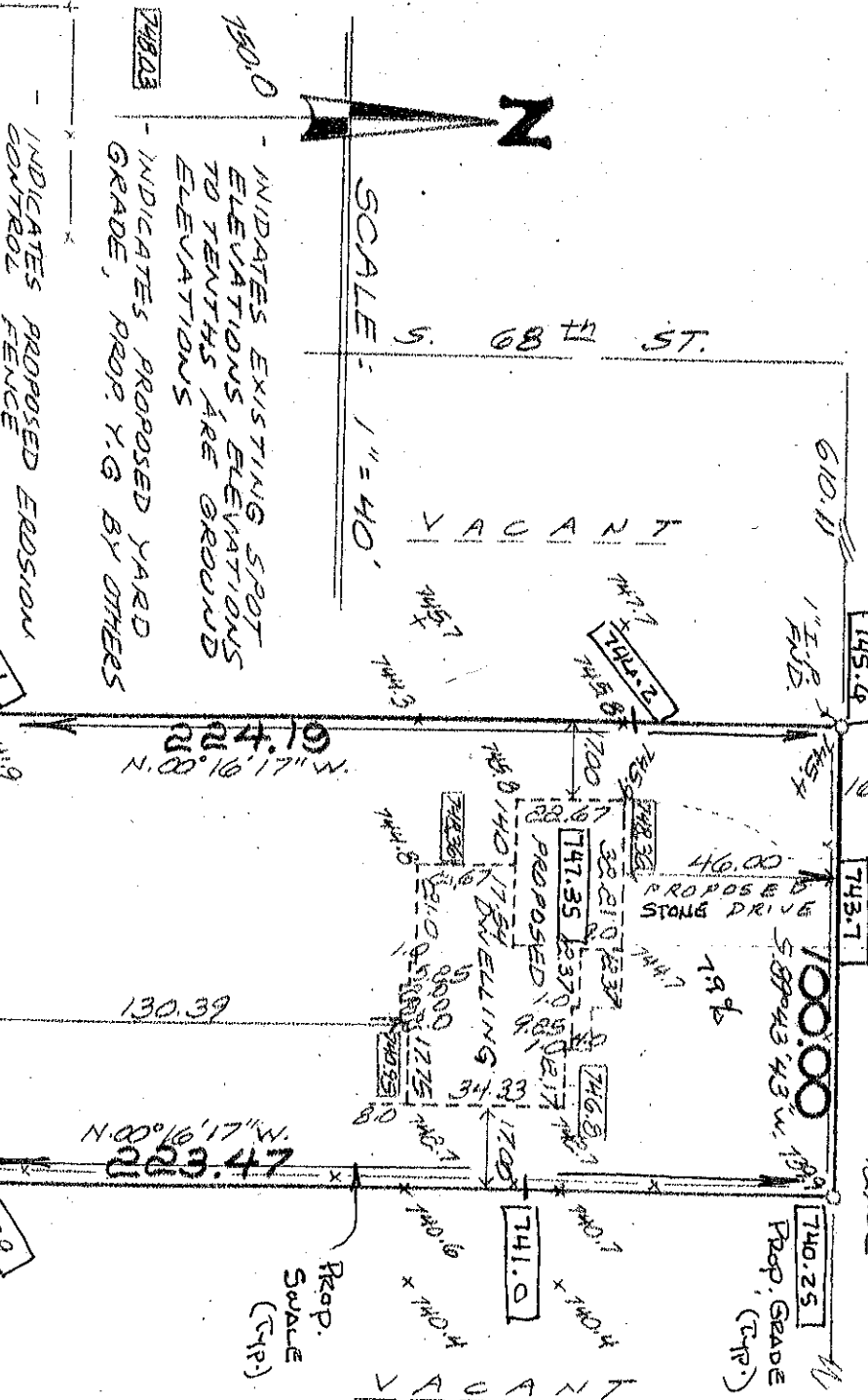
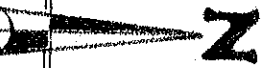
CITY ENGINEER
AT GARAGE FLOOR
CITY OF FRANKLIN DATUM
DATE 2-27-04
FRANKLIN, WI

W. RIVER POINTE DR.

(60' R.O.W.)

BENCH MARK
O RIM - 740.92
544' 141'

SCALE: 1" = 40'



W. PUETZ RD.
(80' R.O.W.)

State of Wisconsin

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within (1) year from date hereof.

Dated at Greenfield, WI, this 28th day of January, 2006
NOTE: All property corners will not be located, verified and/or reset (per Section A-E7.01 Wisconsin Administrative Code) unless specifically requested.

Registered Land Surveyor



