

**City of Franklin**  
**Plan Commission Meeting**  
**April 7, 2011**  
**Minutes**

Approved  
April 21, 2011

**CALL TO ORDER**

- I. Mayor Taylor called the April 7, 2011 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 Skowronski and Commissioners Fowler, Haley, and Ritter. Excused were Commissioners Bennett and Michlig. Also present were City Attorney Wesolowski, Assistant City Engineer Romeis, Planning Manager Dietl, and Senior Planner Fuchs. In attendance at the meeting was Aldermen Solomon.

**MINUTES**

Regular Meeting March 17, 2011

**II.**

- A. Alderman Skowronski moved and Commissioner Ritter seconded approval of the March 17, 2011 minutes of the regular meeting of the Plan Commission as presented. On roll call, all voted 'aye'. Motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

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

**Property:** 9909 South 57th Street;

Tax Key No. 899-0003-000

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

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

**III.**

- A. Planner Fuchs read the Official Notice of Public Hearing for an amendment to Special Use into the record. The Public Hearing was opened at 7:04 p.m. and closed at 7:04 p.m.

Planning Manager Dietl presented the application to the Plan Commission.

Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of a resolution to amend Resolution No. 2004-5721 imposing conditions and restrictions for the approval of a Special Use for an engineering design and manufacturing of steel structures company for property located at 9909 South 57th Street to allow for an expansion of the use. All voted 'aye', motion carried.

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

**Property:** 7501 West Rawson Avenue;

Tax Key No. 756-9993-010

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

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

- B. Planner Fuchs read the Official Notice of Public Hearing for Special Use into the record. The Public Hearing was opened at 7:19 p.m. and closed at 7:19 p.m.

Alderman Skowronski moved and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for McDonald's restaurant to allow for extended hours of operation upon property located at 7501 West Rawson Avenue. All voted 'aye', motion carried.

RESTAURANT TO ALLOW FOR  
EXTENDED HOURS OF OPERATION  
UPON PROPERTY LOCATED AT 7501  
WEST RAWSON AVENUE

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

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

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

**Regarding: 1. (Comprehensive Master Plan  
Amendment) A RESOLUTION  
RECOMMENDING THE ADOPTION OF AN  
ORDINANCE TO AMEND THE CITY OF  
FRANKLIN 2025 COMPREHENSIVE  
MASTER PLAN TO CHANGE THE CITY  
OF FRANKLIN 2025 FUTURE LAND USE  
MAP FOR PROPERTY LOCATED AT THE  
SOUTHEAST CORNER OF WEST FOREST  
HILL AVENUE AND WEST HIGHLAND  
PARK AVENUE, IN AND ADJACENT TO  
PLANNED DEVELOPMENT DISTRICT NO.  
31 (FORESTHILL HIGHLANDS/UNITED  
FINANCIAL GROUP, INC.), FROM  
RESIDENTIAL TO RESIDENTIAL-MULTI-  
FAMILY, PURSUANT TO WIS. STAT.  
§66.1001(4)(b)**

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

- a. Plan Commission determination of zero foot lot line setbacks being a substantial change or minor amendment.
  - b. (Available for vote if determination of minor amendment as to zero foot lot line setbacks.)
- AN ORDINANCE TO AMEND SECTION 15-3.0436 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.)(FORESTHILL HIGHLANDS SENIOR HOUSING COMMUNITY) to allow zero foot lot line setbacks from interior property lines within the development, and to move the northeastern District boundary 60 feet to the west**

- C. Planning Manager Dietl presented the application to the Plan Commission.

Commissioner Fowler made a motion 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 the southeast corner of West Forest Hill Avenue and West Highland Park Avenue, in and adjacent to Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.), from residential to residential multi-family, pursuant to Wis. Stat. §66.1001(4)(b). Seconded by Commissioner Ritter. All voted 'aye', motion carried.

Commissioner Ritter moved and Commissioner Haley seconded a motion determining the proposed amendment to be a minor amendment. All voted 'aye', motion carried.

Commissioner Fowler moved and Commissioner Ritter seconded a motion to recommend approval of an ordinance to amend Section 15-3.0436 of the Unified Development Ordinance Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) (Foresthill Highlands Senior Housing Community). All voted 'aye', motion carried.

**3. (Rezoning) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM R-5 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT AND A CERTAIN PARCEL OF LAND FROM PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) TO R-7 TWO-FAMILY RESIDENCE DISTRICT

Planner Fuchs read the Official Notice of Public Hearing for Rezoning into the record. The Public Hearing opened at 7:22 p.m. and closed at 7:22 p.m.

Commissioner Ritter made a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-5 Suburban Single-Family Residence District and a certain parcel of land from Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) to R-7 Two-Family Residence District. Commissioner Haley seconded the motion. All voted 'aye', motion carried.

**4. (2 Lot Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (ADJOINING RESIDENTIAL LOT CERTIFIED SURVEY MAP)

Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend approval of a resolution conditionally approving a 2 lot Certified Survey Map, being located in a part of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (adjoining residential lot certified survey map). All voted 'aye', motion carried.

**5. (2 Lot Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (ZERO LOT LINE SETBACK CERTIFIED SURVEY MAP)

Commissioner Ritter moved and Alderman Skowronski seconded a motion to recommend approval of a resolution conditionally approving a 2 lot Certified Survey Map, being located in a part of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (zero lot line setback certified survey map). All voted 'aye', motion carried.

**Veolia ES Solid Waste Midwest, LLC (Veolia Environmental Services Hauling Fleet Maintenance/Repair)**  
**Property:** 9563 South 60th Street (Franklin Industrial Park); Tax Key No. 898-9997-018  
**Zoning:** M-1 Limited Industrial District  
**Regarding: 1. (Special Use) (Public Hearing)**  
 A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN INDUSTRIAL TRUCK REPAIR BUSINESS USE UPON PROPERTY LOCATED AT 9563 SOUTH 60TH STREET

D. Planner Fuchs read the Official Notice of Public Hearing for Special Use into the record. The Public Hearing was opened at 7:32 p.m. and closed at 7:33 p.m.

Planning Manager Dietl presented the application to the Plan Commission.

Alderman Skowronski moved and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for an industrial truck repair business use upon property located at 9563 South 60th Street. All voted 'aye', motion carried.

**Home Depot 4907 (Home Depot U.S.A., Inc.) (Outdoor Tree and Shrub Sales)**  
**Property:** 6489 South 27th Street;  
 Tax Key No. 714-9996-015  
**Zoning:** Planned Development District No. 14

E. Alderman Skowronski moved and Commissioner Ritter seconded a motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for outdoor seasonal tree and shrub sales for property located at 6489 South 27th Street. All voted 'aye', motion

(Jewel-Osco/Home Depot)

**Regarding: 1. (Temporary Use) A**  
RESOLUTION IMPOSING CONDITIONS  
AND RESTRICTIONS FOR THE  
APPROVAL OF A TEMPORARY USE FOR  
OUTDOOR SEASONAL TREE AND SHRUB  
SALES FOR PROPERTY LOCATED AT  
6489 SOUTH 27TH STREET

carried.

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

F. No action was taken on the Mayoral Ad Hoc Development  
Process Review Committee.

**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

G. No action was taken on the implementation of the City of  
Franklin 2025 Comprehensive Master Plan.

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

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1.** Status report

H. Commissioner Fowler discussed the status of the Franklin  
Trails Committee.

No action was needed, none taken.

**ADJOURNMENT**

**IV.** Commissioner Ritter moved and Commissioner Haley  
seconded to adjourn the meeting at 7:52 p.m. All voted  
'aye'; motion carried.