

**City of Franklin**  
**Plan Commission Meeting**  
**July 9, 2015**  
**Minutes**

Approved  
July 23, 2015

**Call to Order and Roll Call**

- A. Mayor Steve Olson called the July 9, 2015 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 Commissioners Kevin Haley, Patricia Hogan, Scott Thinnes and City Engineer Glen Morrow. Excused was Commissioner David Fowler. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

**Approval of Minutes**

Regular Meeting of June 18, 2015.

**B.**

1. Commissioner Hogan moved and Commissioner Thinnes seconded approval of the June 18, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

**Public Hearing Business Matters**

**BLOCKTON'S KIDDIE RESALE SHOP.** Special Use application by LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated] to operate a children's resale shop selling children's used clothing, furniture, toys and educational resources, with childcare services (supervised children's activities while parents shop), for property zoned B-3 Community Business District, located at 7170 South 76th Street; Tax Key No. 756-9993-021.

**C.**

1. Planning Manager Dietl presented the application for Special Use in the B-3 Community Business District by LaQueesha R. Blockton to operate a children's resale shop selling children's used clothing, furniture, toys and educational resources, with supervised children's activities while parents shop.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use in to the record. The Public Hearing was opened at 7:03 p.m. and closed at 7:04 p.m.

Commissioner Thinnes made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a children's resale shop use upon property located at 7170 South 76th Street. Commissioner Haley seconded the motion. On voice vote, all voted 'aye'. Motion carried.

**PLEASANT VIEW ELEMENTARY SCHOOL BASKETBALL COURT ADDITION/RELOCATION.** Natural Resource Features Special Exception application for Franklin Public Schools, for the purpose of allowing for grading and paving within approximately 1,160 square feet of the 50-foot Wetland Setback on the Pleasant View Elementary School property, located at 4601 West Marquette Avenue, such property being zoned I-1

2. Planning Manager Dietl presented the application by Franklin Public Schools for a Natural Resource Special Exception to allow for grading and paving within approximately 1,160 square feet of the 50-foot Wetland Setback to create 2 separate asphalt paved basketball courts on the Pleasant View Elementary School property located at 4601 West Marquette Avenue.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Natural Resource Special

**Item C.2. (continued)**

Institutional District (Tax Key No. 788-9980-000), to allow for the expansion of the asphalt pavement area behind the school to install 2 basketball hoops, and to relocate 2 basketball hoops, to create 2 separate basketball courts on the Pleasant View Elementary School property.

Exception. The Public Hearing was opened at 7:11 p.m. and closed at 7:12 p.m.

Commissioner Haley motioned to recommend approval of the Franklin Public Schools Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendations, subject to the mitigation plan being coordinated with the Alderperson and neighbor to the east. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

**KRONES, INC. DEVELOPMENT IMPROVEMENTS; PACKAGING MACHINERY USES UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.** Unified Development Ordinance Text Amendment and Site Plan Amendment application by Krones, Inc., to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 3565 "Packaging machinery" to allow for such Use as a Permitted Use in the M-1 Limited Industrial District, and for construction of a new entrance and lobby addition and new employee entrance to the existing Krones, Inc. building, and modifications to the parking lot, ingress/egress and landscaping for property located at 9600 South 58th Street; Tax Key No. 899-9990-067.

- 3. Planning Manager Dietl presented the application by Krones, Inc. for approval of a Unified Development Ordinance Text Amendment and Site Plan amendment for construction of an addition and exterior building alterations and modifications to the parking lot, ingress/egress and landscaping for property located at 9600 South 58th Street.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Text Amendment to Table 15-3.0603 Standard Industrial Classification Title No. 3565 "Packaging machinery" to allow for such Use as a Permitted Use in the M-1 Limited Industrial District. The Public Hearing was opened at 7:23 p.m. and closed at 7:23 p.m.

Commissioner Hogan motioned to recommend approval of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 to allow Standard Industrial Classification Title No. 3565 "Packaging machinery" to allow for such use as a Permitted Use in the M-1 Limited Industrial District. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

Commissioner Hogan moved, and seconded by Commissioner Thinnes, to approve a resolution amending the site plan for property located at 9600 South 58th Street to allow for building, parking lot, ingress/egress and landscaping modifications. On voice vote, all voted 'aye'. Motion carried (4-0-1 Fowler).

**Business Matters**

**HORIZON RESOURCE GROUP LLC RESIDENTIAL LAND DIVISION.** Certified Survey Map application by Horizon Resource Group LLC, for division of an existing lot into 2 lots with a proposed cul-de-sac extending from South

- D. 1. Planning Manager Dietl presented the application for Certified Survey Map by Horizon Resource Group LLC for property located at approximately 9150 South 80th Street.

Commissioner Haley made a motion to recommend

**Item D.1. (continued)**

80th Street for access, for property zoned R-3 Suburban/Estate Single-Family Residence District located at approximately 9150 South 80th Street; Tax Key No. 885-9996-000.

approval of a resolution conditionally approving a 2 lot Certified Survey Map, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

**RAWSON PUB LIVE OUTDOOR MUSICAL ENTERTAINMENT.**

Temporary Use application by Steven D. Schweitzer (owner of Rawson Pub, Inc.) for a band performance on the outdoor patio, for property zoned M-2 General Industrial District located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000.

2. Planning Manager Dietl presented the Temporary Use application by Steven D. Schweitzer to allow for an outdoor band performance on the outdoor patio in the rear of Rawson Pub, on Saturday, July 11, 2015 from 6:00 p.m. to 11:00 p.m.

Commissioner Hogan moved to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for live outdoor musical entertainment upon property located at 5621 West Rawson Avenue. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-1 Fowler).

**VERDURE PARK OFFICE**

**DEVELOPMENT SIGNAGE.** Master Sign Program Amendment application by Blind Squirrel Development, LLC to allow for signage changes within the office development, for property zoned B-2 General Business District, OL-2 General Business Overlay District, FC Floodplain Conservancy District and FFO Floodplain Fringe Overlay District, located at 5600-5610 West Rawson Avenue; Tax Key Nos. 741-9998-002 (5600 West Rawson Avenue), 741-9998-001 (5602 West Rawson Avenue) and 741-9998-003 (5610 West Rawson Avenue).

3. Planning Manager Dietl presented the request for Master Sign Program amendment by Blind Squirrel Development, LLC for property located at 5600-5610 West Rawson Avenue.

Commissioner Thinner moved to approve a resolution approving an amendment to the Master Sign Program for Verdure Park-5600 single-story professional multi-tenant office building development. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-1 Fowler).

**Adjournment**

- E. Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of July 9, 2015 at 8:04 p.m. All voted 'aye'; motion carried.