

City of Franklin
Plan Commission Meeting
March 19, 2015
Minutes

Approved as
Amended
April 23, 2015

CALL TO ORDER & ROLL CALL

- A. Mayor Steve Olson called the March 19, 2015 Regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners David Fowler, Patricia Hogan and City Engineer Glen Morrow. Excused were Alderwoman Susanne Mayer and Commissioner Thinnies. Excused was Commissioner Haley. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Planner II Orrin Sumwalt. In attendance was Alderwoman Janet Evans.

APPROVAL OF MINUTES

Regular Meeting of March 5, 2015

- B.
1. Commissioner Hogan moved and Commissioner Fowler seconded approval of the March 5, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARING

BUSINESS MATTERS

HILLER FORD BUILDING

EXPANSION AND REMODELING.

Special Use Amendment, 2 Lot Certified Survey Map, and Right-of-Way Vacation applications by Hiller Ford, Inc. and Dealership Properties, Inc., for proposed building expansion and remodeling of the Hiller Ford showroom, offices and service righting area, addition to the existing body shop and construction of a new used vehicle sales building, for property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at: 6381, 6411, 6455 and 6421 South 108th Street and including Tax Key Nos. 704-9974-000, 704-9975-000, 704-9976-002, 704-9976-003, 704-9976-005, 704-9977-000 and 704-9998-004 (Special Use Amendment); 6381, 6411, 6421 and 6455 South 108th Street and including Tax Key Nos. 704-9974-000, 704-9975-000, 704-9976-003, 704-9976-002, 704-9976-005, 704-9977-000 and 704-9998-004 (Certified Survey Map); and 6421 and 6455 South

C.

1. Mark Carstensen, Mark Carstensen Developments, LLC, representing the applicant, presented the development application by Hiller Ford, Inc. and Dealership Properties, Inc. for Special Use Amendment for the expansion and remodeling of Hiller Ford properties, Right-of-Way Vacation and Certified Survey Map.

Planner II Sumwalt read the Official Notice of Public Hearing for the Special Use Amendment of the properties located at 6381, 6411, 6455 and 6421 South 108th Street in to the record. The Public Hearing was opened at 7:03 p.m. and closed at 7:09 p.m.

Commissioner Fowler moved, and Commissioner Hogan seconded a motion to recommend approval of a resolution to amend Resolution Nos. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (not recorded), and 2004-5736, imposing conditions and restrictions for the approval of a Special Use for properties located at 6381, 6411, 6455 and 6421 South 108th Street to allow for building expansion and remodeling of the Hiller Ford new and used car

Item C.1. (continued)

108th Street and including Tax Key Nos. 704-9976-003 and 704-9977-000 (Right-of-Way Vacation).

dealership showroom, offices and service righting area, an addition to the existing body shop and construction of a new used vehicle sales building and associated parking and landscaping changes with the revisions recommended by City staff at the March 19, 2015 meeting. On voice vote, all voted 'aye'. Motion carried.

Commissioner Hogan moved to recommend approval of a resolution conditionally approving a 2 lot Certified Survey Map, being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin with the revisions recommended by City staff at the March 19, 2015 meeting. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

Commissioner Fowler moved to recommend approval of the vacation of approximately 1.8290 acres of right-of-way which extends approximately 60 feet along Whitnall Edge Road between South 108th Street and West Forest Home Avenue adjacent to property located at 6421, 6431-6435 and 6455 South 108th Street, 11131 West Forest Home Avenue and property adjacent to West Forest Home Avenue bearing Tax Key No. 704-9980-002, subject to combining the parcel bearing Tax Key No. 704-9976-004 with Lot 1 on the proposed Hiller Ford 2-Lot Certified Survey Map, receiving all such required approvals, and recording the Certified Survey Map with the Milwaukee County Register of Deeds Office, or such lesser amount of area as may be determined reasonable by the Common Council. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried.

BUSINESS MATTERS

HOME DEPOT OUTDOOR SALES.

Temporary Use application by Home Depot 4907, for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) located at 6489 South 27th Street; Tax Key No. 714-9996-015.

D.

1. Planning Manager Dietl presented the application by Home Depot 4907 for approval of a Temporary Use for property located at 6489 South 27th Street.

Commissioner Hogan motioned to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for outdoor seasonal tree and shrub sales for Home Depot U.S.A., Inc., for property located at 6489 South 27th

Item D.1. (continued)

HOME DEPOT OUTDOOR SALES
Temporary Use

Street. Commissioner Fowler seconded the motion. On voice vote, all voted 'aye'. Motion carried (4-0-3).

**MATT TALBOT COMMUNITY
BASED RESIDENTIAL FACILITY.**

Site Plan application by Matt Talbot Recovery Services, Inc., for the construction of a 5 to 8 bedroom State Licensed Community Based Residential Facility consisting of a 3,690 square foot building, 16 parking spaces and a basketball court, for property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District located at 9132 South 92nd Street; Tax Key No. 886-9987-000.

2. Planning Manager Dietl presented Site Plan application for the development of Matt Talbot Recovery Services, Inc. Community Based Residential Facility. Representatives of the applicant spoke on behalf of the developer.

Commissioner Fowler moved, and Commissioner Hogan seconded, a motion to approve a resolution approving a Site Plan for a 5 to 8 bedroom State licensed Community Based Residential Facility development for property located at 9132 South 92nd Street with addition of a condition to align the proposed driveway so that no car lights from the subject property shine in and towards any neighboring residential properties as to create a intermittent light nuisance. On voice vote, all voted 'aye'. Motion carried (4-0-3).

**KAYLA'S KREW ALL-ACCESSIBLE,
AND ALL-INCLUSIVE**

PLAYGROUND development. Certified Survey Map, Land Division Variance (for a 14 foot reduction in required street right-of-way width), and Site Plan Amendment application by City of Franklin with authorization of the property owner Victory of the Lamb, Inc., for Kayla's Krew all-accessible and all-inclusive playground development, for property zoned I-1 Institutional District located at 11120 West Loomis Road; Tax Key No. 889-9989-000.

3. No action needed, nor none taken, regarding an application for Certified Survey Map, Land Division Variance and Site Plan Amendment for Kayla's Krew all-accessible and all-inclusive playground development for property located at 11120 West Loomis Road.

ADJOURNMENT

- E. Commissioner Fowler moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of March 19, 2015 at 8:05 p.m. All voted 'aye'; motion carried.