

**City of Franklin  
Plan Commission Meeting  
March 5, 2015  
Minutes**

Approved  
March 19, 2015

**CALL TO ORDER**

- I.** Mayor Steve Olson called the March 5, 2015 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 David Fowler, Kevin Haley, Patricia Hogan, Scott Thinnes and City Engineer Glen Morrow. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

**MINUTES**

Regular Meeting of February 5, 2015

**II.**

- A.** Commissioner Fowler moved and Commissioner Haley seconded approval of the February 5, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Southbrook Church, Inc. (Proposed 23,600 Square Foot Addition to the Rear of the Existing Southbrook Church Building (Comprised of Fellowship and Gathering Areas, Classrooms and Multi-Purpose Rooms for Sunday School and Weeknight Classes) and the Addition of a Fire Lane to Provide 360 Degree Access to the Church Building)**

**Property:** 10819, 19835, 19847 and 19836 West Allwood Drive and 11010 West St. Martins Road (Certified Survey Map and Site Plan Amendment); Tax Key Nos. 799-9967-004, 799-9967-005, 799-9967-006 and 799-9967-007 and 799-9967-003 (Certified Survey Map and Site Plan Amendment)

**Zoning:** R-3 Suburban/Estate Single-Family Residence District and I-1 Institutional District (Certified Survey Map and Site Plan Amendment)

**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**

**III.**

- A.** Planning Manager Dietl presented the application by Southbrook Church, Inc. for a Site Plan Amendment for the expansion of Southbrook Church, Comprehensive Master Plan Amendment, Rezoning, Right-of-Way Vacation and Certified Survey Map.

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 properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from Residential Use to Institutional Use, pursuant to Wis. Stat. § 66.1001(4)(b). Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried (6-0).

Senior Planner Fuchs read the Official Notice of Public Hearing for the Rezoning of the properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District in to the record. The Public Hearing was opened at 7:17 p.m. and closed at 7:27 p.m.

Commissioner Fowler moved to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-3 Suburban/Estate

**Item III.A.(continued)**

PROPERTIES LOCATED AT 10819, 19835, 19847 AND 10836 WEST ALLWOOD DRIVE FROM RESIDENTIAL USE TO INSTITUTIONAL USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

**2. (Rezoning) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO I-1 INSTITUTIONAL DISTRICT**

**3. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT 11010 WEST ST. MARTINS ROAD TO ALLOW FOR A 23,600 SQUARE FOOT ADDITION TO THE REAR OF THE EXISTING SOUTHBROOK CHURCH BUILDING ALONG WITH A FIRE LANE**

**4. (1 Lot Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN**

**5. (Right-of-Way Vacation)**  
Recommendation upon A RESOLUTION TO VACATE APPROXIMATELY 0.467 ACRES OF RIGHT-OF-WAY IN AN UNDEVELOPED CUL-DE-SAC AT THE WEST END OF WEST ALLWOOD DRIVE ADJACENT TO PROPERTY LOCATED AT 10819, 10835, 19847 AND 10836 WEST ALLWOOD DRIVE

**Jack R. Styza and Alice Styza, Jack R. Styza Revocable Trust U/A Dtd. 4/25/89, Owner (Division of an Existing Lot into 2 Lots)**

**Property:** 9745 West Woelfel Road;  
**Tax Key No.** 794-9996-006

Single-Family Residence District to I-1 Institutional District. Seconded by Alderwoman Mayer. On voice vote, all voted 'aye'. Motion carried.

Alderwoman Mayer made a motion to approve a resolution amending the site plan for the property located at 11010 West St. Martins Road to allow for a 23,600 square foot addition to the rear of the existing Southbrook Church building along with a fire lane conditioned on the approval of the Common Council of the Comprehensive Master Plan Amendment, Rezoning, Right-of-Way Vacation and Certified Survey Map applications. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (6-0).

Commissioner Fowler moved, and Commissioner Hogan seconded, a motion to recommend approval of a resolution conditionally approving a 1 lot Certified Survey Map, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. On voice vote, all voted 'aye'. Motion carried.

Commissioner Haley moved to recommend to the Common Council to undertake Street Vacation proceedings upon the petition of Southbrook Church, Inc. to vacate approximately 0.467 acres of Right-of-Way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 19847 and 10836 West Allwood Drive. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried.

**B.** Planning Manager Dietl presented the application by Jack R. and Alice Styza for approval of a 2 Lot Certified Survey Map for property located at 9745 West Woelfel Road.

Commissioner Thinnies motioned to recommend

**Item III.B.(continued)**

**Zoning:** R-3E 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 RE-DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7251, BEING A PART OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

approval of a resolution conditionally approving a 2 lot Certified Survey Map, being a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 of Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Alderwoman Mayer seconded the motion. On voice vote, all voted 'aye'. Motion carried.

**Autumn Leaves of Franklin (The LaSalle Group, Inc., Applicant) Natural Resources Off-Site Mitigation (Carity Prairie) Plan, as Required by the Special Use and Natural Resources Special Exception Approved by the Common Council on February 17, 2015.**

- C. Planning Manager Dietl presented Natural Resource Off-Site Mitigation Plan for the development of Autumn Leaves of Franklin by The LaSalle Group, Inc., as required by the Special Use and Natural Resource Special Exception approved by the Common Council.

Commissioner Haley moved, and Alderwoman Mayer seconded, a motion to recommend approval of the Natural Resources Off-Site Mitigation Plan, subject to staff review and approval. On voice vote, all voted 'aye'. Motion carried.

**Plan Commission Agenda Format, Mayoral Request for Commission Review and Direction upon Commission Meeting Agenda Format**

- D. Commissioner Fowler moved to adopt the format based on Agenda Draft 2 for future Plan Commission meetings. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

**ADJOURNMENT**

- IV. Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of March 5, 2015 at 7:49 p.m. All voted 'aye'; motion carried.