

CITY OF FRANKLIN  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE CITY OF FRANKLIN will conduct a public hearing on Thursday, October 6, 2016, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding an application by the City of Franklin, for approval of AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND WITHIN THE SOUTH 27TH STREET CORRIDOR AREA LYING SOUTH OF OAKWOOD ROAD FROM B-7 SOUTH 27TH STREET MIXED-USE OFFICE DISTRICT, RC-1 CONSERVATION RESIDENCE DISTRICT, SOUTH 27TH STREET DESIGN OVERLAY DISTRICT, C-1 CONSERVANCY DISTRICT, FC FLOODPLAIN CONSERVANCY DISTRICT AND FW FLOODWAY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED-USE BUSINESS PARK), FC FLOODPLAIN CONSERVANCY DISTRICT AND FW FLOODWAY DISTRICT AND TO REMOVE THE SOUTH 27TH STREET DESIGN OVERLAY DISTRICT AND C-1 CONSERVANCY DISTRICT for the properties specifically listed below:

TAX KEY NUMBER, ADDRESS, CURRENT ZONING AND PROPOSED ZONING:

<b>Proposed Planned Development District No. 39</b>					
<b>Tax Key Number</b>	<b>Address</b>	<b>Property Owner</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Acreage</b>
950 9998 001	0	MILWAUKEE CO	South 27th Street Design Overlay District, A-1, C-1, FW	A-1, FW	101.12
950 9997 001	3617 W OAKWOOD RD	WENDT LORRAINE C SURVIVOR'S TRUST 10%	South 27th Street Design Overlay District, B-7, C-1	PDD 39	48.90
951 9994 001	0 W OAKWOOD RD	JAMS-4 LLC	South 27th Street Design Overlay District, B-7, C-1	PDD 39	73.30
951 9996 005	0 S 27TH ST	JAMS-4 LLC	South 27th Street Design Overlay District, B-7	PDD 39	10.62
951 9996 008	10601 S 27TH ST	CON-WAY CENTRAL EXPRESS	South 27th Street Design Overlay District, B-7	PDD 39	28.86
951 9995 000	10467 S 27TH ST	SPENCER, MARILYN REVOCABLE TRUST OF 2007	South 27th Street Design Overlay District, B-7	PDD 39	0.71
951 9997 001	10511 S 27TH ST	JAMS-4 LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.83
951 9998 000	10521 S 27TH ST	JAMS-4 LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.71

951 9996 007	10563 S 27TH ST	ACKER, DELORES M	South 27th Street Design Overlay District, B-7	PDD 39	1.40
951 9996 017	0	WISCONSIN ELECTRIC POWER CO,	South 27th Street Design Overlay District, B-7	PDD 39	3.41
951 9996 016	3400 W ELM RD	WISCONSIN ELECTRIC POWER CO,	South 27th Street Design Overlay District, B-7	PDD 39	2.15
951 9996 015	3310 W ELM RD	BTL HOLDINGS, LLC	South 27th Street Design Overlay District, B-7	PDD 39	4.27
951 9996 013	3240 W ELM RD	WEST PROPERTIES INC	South 27th Street Design Overlay District, B-7	PDD 39	4.26
951 9996 009	10613 S 27TH ST	AMERICAN FREIGHTWAYS CORP	South 27th Street Design Overlay District, B-7	PDD 39	13.48
951 9996 002	10627 S 27TH ST	BEST DISPOSAL SYSTEMS	South 27th Street Design Overlay District, B-7	PDD 39	4.72
951 9999 001	10627 S 27TH ST	WASTE MANAGMENT OF WIS INC	South 27th Street Design Overlay District, B-7	PDD 39	1.29
979 9997 000	3617 W ELM RD	BILLER HAROLD B	South 27th Street Design Overlay District, RC-1, C-1	PDD 39	79.79
978 9996 007	3151 W ELM RD	BORCHARDT, KAREN E	South 27th Street Design Overlay District, B-7	PDD 39	15.66
978 9996 008	3131 W ELM RD	SRM FRANKLIN, LLC	South 27th Street Design Overlay District, B-7	PDD 39	11.38
978 9996 006	3001 W ELM RD	WASTE MGMT OF WIS INC	South 27th Street Design Overlay District, B-7	PDD 39	2.76
978 9996 001	2901 W ELM RD	KUHN, DONALD & GAIL	South 27th Street Design Overlay District, B-7	PDD 39	2.76
978 9993 001	10741 S 27TH ST	H A & H HOLDINGS LLC	South 27th Street Design Overlay District, B-7, C-1	PDD 39	5.92
978 9991 001	2731 W ELM RD	H A & H HOLDINGS LLC	South 27th Street Design Overlay District, B-7	PDD 39	1.05
978 9994 000	10771 S 27TH ST	H A & H HOLDINGS LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.55
978 9995 000	10791 S 27TH ST	10791 SOUTH 27TH STREET LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.69
979 9998 000	0 W SOUTH COUNTY LINE RD	GERASOPOULOS, PETER & JUDITH	South 27th Street Design Overlay District, RC-1	PDD 39	43.63
979 9999 000	3548 W SOUTH COUNTY LINE RD	MLG INVESTMENTS 2002 LLC A WIS LMTD LIAB	South 27th Street Design Overlay District, RC-1	PDD 39	34.86
978 9997 000	10885 S 27TH ST	FOX GLEN CORPORATE CENTRE LLC	South 27th Street Design Overlay District, B-7, C-1, FC	PDD 39, FC	57.94

978 9998 000	11027 S 27TH ST	FOX GLEN CORPORATE CENTRE LLC	South 27th Street Design Overlay District, B-7, C-1, FC, FW	PDD 39, FC, FW	25.64
978 9999 001	0 W SOUTH COUNTY LINE RD	FOX GLEN CORPORATE CENTRE LLC	South 27th Street Design Overlay District, B-7, C-1, FC, FW	PDD 39, FC, FW	22.43

(properties totaling approximately 605 acres)

The total area of the above properties is more particularly described as follows: (Description of the first above listed parcel Tax Key No. 950 9998 001) That part of the Northeast 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: The West 110 acres of the Northwest 1/4 of Section 36, except the West 800.00 feet of the North 400.00 feet containing 102.71 acres ±; and (Description of the twenty-nine other above listed parcels) 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.

The Rezoning to Planned Development District No. 39 (Mixed-Use Business Park) (approximately 504 acres) is proposed to include all of the parcels in the table above with the exception of parcel 950-9998-001 and the rezoning to remove the South 27th Street Design Overlay District (approximately 605 acres) is proposed to include all of the parcels in the table above. A map of the area described above is annexed hereto.

This public hearing is being held pursuant to the requirements of §62.23(7)(d)2. of the Wisconsin Statutes and Division 15-9.0200 of the City of Franklin Unified Development Ordinance. A copy of the proposed ordinance in draft form is available and open for

inspection by the public in the office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The public is invited to attend the public hearing and to provide input. The proposed amendment is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Franklin Common Council.

Dated this 15th day of September, 2016.

Sandra L. Wesolowski  
City Clerk

N.B. Class II

Publish: [September 22<sup>nd</sup>](#) and [September 29<sup>th</sup>](#)