

**City of Franklin
Plan Commission Meeting
March 19, 2020
Minutes**

Approved
April 9, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the March 19, 2020 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 Mayor Steve Olson, Commissioners Patricia Hogan, Patrick Leon and Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Adam Burckhardt. Also present were Associate Planner Régulo Martínez-Montilva, City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of March 5, 2020.

Commissioner Hogan moved and Commissioner Haley seconded approval of the March 5, 2020 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

- 1. None.

D. Business Matters

1. **STEVEN D. WIEDENFELD LAND DIVISION.** Certified Survey Map application by Steven D. Wiedenfeld, Steven D. Wiedenfeld Individual Retirement Account No. 1638738, Midland Trust Company as Custodian, property owner, to divide the existing property into two separate residential lots (area of the property is approximately 1.88 acres, the two resulting lots will be 46,150 square feet and 35,500 square feet in area) [The subject property is served by public sanitary sewer service, but not by public water supply. Pursuant to Unified Development Ordinance §15-3.0203, the R-3 Suburban/Estate Single-Family Residence District zoning is intended to be served by both public sanitary sewer and water supply services, except for lots served by public sanitary sewer and

Associate Planner Régulo Martínez-Montilva presented the request by Steven D. Wiedenfeld, Steven D. Wiedenfeld Individual Retirement Account No. 1638738, Midland Trust Company as Custodian, property owner, to divide the existing property into two separate residential lots (area of the property is approximately 1.88 acres, the two resulting lots will be 46,150 square feet and 35,500 square feet in area) [The subject property is served by public sanitary sewer service, but not by public water supply. Pursuant to Unified Development Ordinance §15-3.0203, the R-3 Suburban/Estate Single-Family Residence District zoning is intended to be served by both public sanitary sewer and water supply services, except for lots served by public sanitary sewer and for which lot the Common Council has denied the extension of public water. The subject property is currently served by private well and the applicant is proposing to serve the newly created lot 2 with private well also.], property zoned R-3 Suburban/Estate Single-Family Residence District, located at 4890 West Hunting Park Drive; Tax Key No. 834-0018-001.

for which lot the Common Council has denied the extension of public water. The subject property is currently served by private well and the applicant is proposing to serve the newly created lot 2 with private well also.], property zoned R-3 Suburban/Estate Single-Family Residence District, located at 4890 West Hunting Park Drive; Tax Key No. 834-0018-001.

2. OAKES ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.

Final Plat application by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, for a 20 lot subdivision with 16 single-family residence lots and 4 outlots proposed for stormwater management (Outlots No. 1 and No. 4) and to accommodate wetlands and wetland buffer areas (Outlots No. 2 and No. 3), average lot size 0.79 acres (34,412 square feet) (R-3E zoning district requires a minimum of 0.57 acres per lot size (25,000 square feet)) [the subdivision plat connects South Cambridge Drive, from north to south and the plat connects South 92nd Street with Warwick Way, from west to east (the Common Council adopted Resolution 2019-7525 on August 6, 2019, conditionally approving the Preliminary Plat for this subdivision (with 16 conditions))], property located at approximately South 92nd Street and West Woelfel Road, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 754-9998-000.

3. 5100 LLC LAND DIVISION.

Certified Survey Map application by Anup K. Khullar, 5100 LLC, to divide the existing property into two separate lots (Lot 1: 2.49 acres, currently used as “Andy’s” gas station; Lot 2: 1.29 acres, currently vacant, proposed for future development) [on June 18, 2019, the Common Council adopted Resolution 2019-7512 imposing conditions for the approval of a 125-foot

City Engineer Morrow moved and Commissioner Hogan seconded a motion to recommend denial of the Certified Survey Map application as the map provides for a lot of less than 40,000 square feet in area for which public water supply is required pursuant to the Unified Development Ordinance §15-2.0103B.3.b., and public water supply is not available to serve the property. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Associate Planner Régulo Martínez-Montilva presented the request by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, for a 20 lot subdivision with 16 single-family residence lots and 4 outlots proposed for stormwater management (Outlots No. 1 and No. 4) and to accommodate wetlands and wetland buffer areas (Outlots No. 2 and No. 3), average lot size 0.79 acres (34,412 square feet) (R-3E zoning district requires a minimum of 0.57 acres per lot size (25,000 square feet)) [the subdivision plat connects South Cambridge Drive, from north to south and the plat connects South 92nd Street with Warwick Way, from west to east (the Common Council adopted Resolution 2019-7525 on August 6, 2019, conditionally approving the Preliminary Plat for this subdivision (with 16 conditions))], property located at approximately South 92nd Street and West Woelfel Road, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 754-9998-000.

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for Oakes Estates subdivision (at approximately South 92nd Street and West Woelfel Road). On voice vote, all voted 'aye'. Motion carried (5-0-1).

Associate Planner Régulo Martínez-Montilva presented the request by Anup K. Khullar, 5100 LLC, to divide the existing property into two separate lots (Lot 1: 2.49 acres, currently used as “Andy’s” gas station; Lot 2: 1.29 acres, currently vacant, proposed for future development) [on June 18, 2019, the Common Council adopted Resolution 2019-7512 imposing conditions for the approval of a 125-foot telecommunication monopole tower in the northwest corner of proposed Lot 2], property zoned B-3 Community Business District, located at 5112 West Ryan Road; Tax Key No. 882-9999-002.

telecommunication monopole tower in the northwest corner of proposed Lot 2], property zoned B-3 Community Business District, located at 5112 West Ryan Road; Tax Key No. 882-9999-002

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of the Certified Survey Map application with the following additional conditions:

- The applicant shall submit a site plan or revised Certified Survey Map depicting the previously approved telecommunication tower and setbacks from the lot line between lots 1 and 2, for Department of City Development review and approval, prior to the recording of the Certified Survey Map.
- The applicant shall provide information from the Wisconsin Department of Transportation (WisDOT) regarding setbacks and access management standards along Ryan Road and revise the Certified Survey Map as necessary, for Department of City Development review, prior to the recording of the Certified Survey Map.

On voice vote, all voted 'aye'. Motion carried (5-0-1). Commissioner Haley noted that the Landscape Plan shall be reviewed to ensure compliance with required visibility triangles.

4. JUNIPER EVENTS LLC INDOOR RE:CRAFT AND RELIC MARKET, A TICKETED SHOPPING EVENT AT THE MILWAUKEE COUNTY SPORTS COMPLEX. Temporary Use application by Joshua J. Glidden, co-owner of Juniper Events LLC, for a two-day indoor re:craft and Relic ticketed, curated shopping event with over 150 vendors, featuring vintage, handmade and upcycled goods for sale (a juried event, with primary emphasis being placed on the quality and diversity of the products and the aesthetic of the booth displays), and 15 to 20 vendors for food sales (mainly prepackaged products, with 3-4 vendors selling non-prepackaged food), at the Milwaukee County Sports Complex located at 6000 West Ryan Road, for three two day periods, from 10:00 a.m. to 4:00 p.m., with VIP tickets offering early entrance at 9:00 a.m., Spring Market held April 18-19, 2020, Fall Market held November 14-15, 2020 and a Winter Market held January 30-31, 2021 [event staff on-site for each of the three events

Associate Planner Régulo Martínez-Montilva presented the request by Joshua J. Glidden, co-owner of Juniper Events LLC, for a two-day indoor re:craft and Relic ticketed, curated shopping event with over 150 vendors, featuring vintage, handmade and upcycled goods for sale (a juried event, with primary emphasis being placed on the quality and diversity of the products and the aesthetic of the booth displays), and 15 to 20 vendors for food sales (mainly prepackaged products, with 3-4 vendors selling non-prepackaged food), at the Milwaukee County Sports Complex located at 6000 West Ryan Road.

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a re:craft and relic market ticketed, curated shopping event for property located at 6000 West Ryan Road (Milwaukee County Sports Complex). On voice vote, all voted 'aye'. Motion carried (5-0-1).

on Friday, from 6:00 a.m. to 9:00 p.m. (vendor setup from 12:00 p.m. to 8:00 p.m.), Saturday, from 6:30 a.m. to 6:00 p.m., and Sunday, from 8:00 a.m. to 9:00 p.m. (vendor teardown from 4:00 p.m. to 9:00 p.m.)], on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999- 001 and 882-9987-001.

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of March 19, 2020 at 7:37 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).