

**City of Franklin
Plan Commission Meeting
April 21, 2022
Minutes**

Approved
May 5, 2022

A. Call to Order and Roll Call

Mayor Steve Olson called the April 21, 2022, 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 Patrick Leon, Kevin Haley and Adam Burckhardt and City Engineer Glen Morrow. Absent were Alderwoman Shari Hanneman and Commissioner Patricia Hogan. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy, Principal Planner Régulo Martínez-Montilva and Assistant City Engineer Tyler Beinlich.

B. Approval of Minutes

1. Regular Meeting of April 7, 2022.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to approve the April 7, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

1. FIDUCIARY REAL ESTATE DEVELOPMENT, INC. MULTI-FAMILY APARTMENT COMPLEX WITH A CLUBHOUSE DEVELOPMENT.

Natural Resource Features Special Exception application by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), for the purpose of impacting approximately 671 square feet of wetland (528 square feet of temporary impacts (grading) and 143 square feet of permanent impacts (paving and other impervious surfaces)), 8,018 square feet of wetland buffer (4,990 square feet of temporary impacts (grading) and 3,028 square feet of permanent impacts (paving and other impervious surfaces)) and approximately 27,935 square feet of wetland setback (24,251 square feet of temporary impacts (grading) and 3,684 square feet of permanent impacts (paving and other impervious surfaces)), with proposed impacts to both young and mature woodland not exceeding the

Planning Manager Heath Eddy presented the request by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), for the purpose of impacting approximately 671 square feet of wetland (528 square feet of temporary impacts (grading) and 143 square feet of permanent impacts (paving and other impervious surfaces)), 8,018 square feet of wetland buffer (4,990 square feet of temporary impacts (grading) and 3,028 square feet of permanent impacts (paving and other impervious surfaces)) and approximately 27,935 square feet of wetland setback (24,251 square feet of temporary impacts (grading) and 3,684 square feet of permanent impacts (paving and other impervious surfaces)), with proposed impacts to both young and mature woodland not exceeding the protection standards of the Unified Development Ordinance [the applicant has proposed mitigation for both wetland resources, and for young woodland impacts], properties located at 9801 South 27th Street and 9605 South 29th Street, zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 902-9965-006 and 902-9966-001.

The Official Notice of Public hearing for a Natural Resource Special Exception was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:08 p.m. and closed at 7:12 p.m..

protection standards of the Unified Development Ordinance [the applicant has proposed mitigation for both wetland resources, and for young woodland impacts], properties located at 9801 South 27th Street and 9605 South 29th Street, zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 902-9965-006 and 902-9966-001.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of the Fiduciary Real Estate Development, Inc. Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission Recommendations. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

D. Business Matters

1. THE ROCK SPORTS COMPLEX AREA CHALLENGE TOWER INSTALLATION WITHIN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS). Site Plan Amendment application by Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant (BPC County Land, LLC, property owner), to allow for the installation of a proposed 50 foot high Challenge Tower (compact aerial courses or high rope courses, comprised of numerous swinging, climbing and balancing challenges) with 3 levels of obstacles and 50 elements, including a kids course, an observation deck at the top, with a 50 foot by 50 foot octagonal footprint, also to be located east of the existing Ski Chalet in The Rock Sports Complex, property located at approximately 7011 South Ballpark Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1003-000 [the Site Plan Amendment is to change the location of the previously approved, but not yet constructed Challenge Tower, the Challenge Tower Site Plan being approved on April 23, 2020, by Plan Commission Resolution No. 2020-014; a Special Use permit was also approved for the Challenge Tower on May 5, 2020.

Principal Planner Martínez-Montilva presented the request by Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant (BPC County Land, LLC, property owner), to allow for the installation of a proposed 50 foot high Challenge Tower (compact aerial courses or high rope courses, comprised of numerous swinging, climbing and balancing challenges) with 3 levels of obstacles and 50 elements, including a kids course, an observation deck at the top, with a 50 foot by 50 foot octagonal footprint, also to be located east of the existing Ski Chalet in The Rock Sports Complex, property located at approximately 7011 South Ballpark Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1003-000 [the Site Plan Amendment is to change the location of the previously approved, but not yet constructed Challenge Tower, the Challenge Tower Site Plan being approved on April 23, 2020, by Plan Commission Resolution No. 2020-014; a Special Use permit was also approved for the Challenge Tower on May 5, 2020.

City Engineer Morrow moved and Commissioner Leon seconded a motion to table until the May 5, 2022 Plan Commission meeting. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

2. JAX’S WHEEL FOOD MICRO MOBILE KITCHEN OPERATION.

Temporary Use application by Jacquelynn L. Barret, owner of Jax’s Wheel Food, to allow for a micro mobile kitchen operation in the Home Depot parking lot located at 6489 South 27th Street (the tow vehicle is a standard Sport Utility Vehicle and the mobile kitchen unit is 6 foot by 4 foot, with an additional 6 foot folding table, and will occupy 4 parking stalls), from June 6, 2022 through August 29, 2022, with food service from 11:00 a.m. to 2:00 p.m. on Wednesdays, property zoned (Jewel-Osco/Home Depot) and FW Floodway District; Tax Key No. 714-9996-015.

Principal Planner Martínez-Montilva presented the request by Jacquelynn L. Barret, owner of Jax’s Wheel Food, to allow for a micro mobile kitchen operation in the Home Depot parking lot located at 6489 South 27th Street (the tow vehicle is a standard Sport Utility Vehicle and the mobile kitchen unit is 6 foot by 4 foot, with an additional 6 foot folding table, and will occupy 4 parking stalls), from June 6, 2022 through August 29, 2022, with food service from 11:00 a.m. to 2:00 p.m. on Wednesdays, property zoned (Jewel-Osco/Home Depot) and FW Floodway District; Tax Key No. 714-9996-015.

Commissioner Burckhardt moved and Commissioner Leon seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a Jax’s Wheel Food micro mobile kitchen operation in the parking lot of the Home Depot store located at 6489 South 27th Street . On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Adjournment

Commissioner Haley moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of April 21, 2022 at 7:24 p.m.. On voice vote, all voted ‘aye’; motion carried. (4-0-2).