

**City of Franklin
Plan Commission Meeting
March 3, 2022
Minutes**

Approved
March 17, 2022

A. Call to Order and Roll Call

Mayor Steve Olson called the March 3 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, Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Adam Burckhardt and Kevin Haley and City Engineer Glen Morrow. Excused was Commissioner Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy, Principal Planner Régulo Martínez-Montilva and Associate Planner Marion Ecks.

B. Approval of Minutes

- 1. Regular Meeting of February 17, 2022.

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to approve the February 17, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-1).

D. Business Matters

4. VICTORY OF THE LAMB LUTHERAN CHURCH PARKING LOT EXPANSION. Site Plan

Amendment application by Victory of the Lamb, Inc., to allow for expansion of the existing parking lot (62 additional spaces) and to build a related stormwater management pond (facilities will be connected to the existing parking area along the west property line), property zoned I-1 Institutional District, located at 11120 West Loomis Road; Tax Key No. 889-9989-000.

Associate Planner Ecks presented the request by Victory of the Lamb, Inc., to allow for expansion of the existing parking lot (62 additional spaces) and to build a related stormwater management pond (facilities will be connected to the existing parking area along the west property line), property zoned I-1 Institutional District, located at 11120 West Loomis Road; Tax Key No. 889-9989-000.

City Engineer Morrow moved and Alderwoman Hanneman seconded a motion to adopt a Resolution to amend the Site Plan for property located at 11120 West Loomis Road for expansion of the existing parking lot and to build a related stormwater management pond for Victory of the Lamb Church (tax key no. 889-9989-000). On voice vote, all voted ‘aye’; motion carried (5-0-1).

2. KARLEY J. BLAKE AND JACOB W. MUTTER OUTLOT DESIGNATION REMOVAL.

Certified Survey Map and Land Division Variance applications by Karley J. Blake and Jacob W. Mutter (Crescent Construction Inc., property owner), to remove the outlot designation assigned to the 3.45 acre parcel of Certified

Associate Planner Ecks presented the request by Karley J. Blake and Jacob W. Mutter (Crescent Construction Inc., property owner), to remove the outlot designation assigned to the 3.45 acre parcel of Certified Survey Map No. 6416, to connect a driveway to the stub of West Lake Pointe Drive for future development (this Certified Survey Map requires a Land Division Variance to allow for waiver of the required 60 feet street frontage on a public street, as required by Section 15-5.0101B.1. of the Unified Development Ordinance), property

Survey Map No. 6416, to connect a driveway to the stub of West Lake Pointe Drive for future development (this Certified Survey Map requires a Land Division Variance to allow for waiver of the required 60 feet street frontage on a public street, as required by Section 15-5.0101B.1. of the Unified Development Ordinance), property zoned R-8 Multiple-Family Residence District, specifically located at the abrupt, west dead end of West Lake Pointe Drive (on the east property line of the parcel, abutting the northwest portion of Lake Pointe Estates subdivision); Tax Key No. 839-9996-007.

zoned R-8 Multiple-Family Residence District, specifically located at the abrupt, west dead end of West Lake Pointe Drive (on the east property line of the parcel, abutting the northwest portion of Lake Pointe Estates subdivision); Tax Key No. 839-9996-007.

Land Division Variance

Commissioner Burckhardt moved and Commissioner Haley seconded a motion to adopt a Resolution conditionally approving a Land Division Variance for a 1 lot Certified Survey Map, being Outlot 1 of Certified Survey Map No. 6416, being a part of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the city of Franklin, Milwaukee County, Wisconsin (at generally the west end of West Lake Pointe Drive). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Certified Survey Map

Alderdwoman Hanneman moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a 1 lot Certified Survey Map, being outlot 1 of Certified Survey Map No. 6416, being a part of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the city of Franklin, Milwaukee County, Wisconsin (generally the west end of West Lake Pointe Drive). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

C. Public Hearing Business Matters

1. FIDUCIARY REAL ESTATE DEVELOPMENT, INC. MULTI-FAMILY APARTMENT COMPLEX DEVELOPMENT. Special Use and Site Plan applications by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), to allow for the development of the former Nature's Nook, gas station and single-family house properties into a multi-family residential apartment complex (The Seasons at Franklin) use, containing up to 252 apartment units consisting of 2-story units with 20 and 24 unit configurations (total unit counts are 12 buildings with a mix of 30 studio units, 96 one bedroom units, 102 two bedroom units, and 24 three bedroom units) with a single primary access off of South 27th Street, and site plan approval for the full 252 unit apartment complex in a single phase, the property development including stormwater

The Official Notice of Public hearing for the Special Use was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:34 p.m. and closed at 7:38 p.m.

Planning Manager Eddy presented the request by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), to allow for the development of the former Nature's Nook, gas station and single-family house properties into a multi-family residential apartment complex (The Seasons at Franklin) use, containing up to 252 apartment units consisting of 2-story units with 20 and 24 unit configurations (total unit counts are 12 buildings with a mix of 30 studio units, 96 one bedroom units, 102 two bedroom units, and 24 three bedroom units) with a single primary access off of South 27th Street, and site plan approval for the full 252 unit apartment complex in a single phase, the property development including stormwater management, parking (both covered and open) and a dog park amenity for on-site residents only, 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.

management, parking (both covered and open) and a dog park amenity for on-site residents only, 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.

Special Use

Aldерwoman Hanneman moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a multi-family residential apartment complex development use upon property located at 9801 South 27th Street and 9605 South 29th Street. On voice vote, all voted ‘aye’ motion carried (5-0-1).

Site Plan

Aldерwoman Hanneman moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan for construction of a multi-family residential apartment development with associated parking, stormwater management and a dog park (9801 South 27th Street and 9605 South 29th Street). On voice vote, all voted ‘aye’; motion carried (5-0-1).

D. Business Matters

1. CAPE CROSSING SINGLE-FAMILY RESIDENTIAL SUBDIVISION PLANNED DEVELOPMENT DISTRICT DEVELOPMENT.

Preliminary Plat application by Neumann Developments, Inc., Franklin DC Land, LLC, current property owner, to create The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District which includes a total of 130 single-family lots, 6 outlots and 6,579 linear feet of right-of-way, with private neighborhood amenities such as a pool, playground and firepit and access to a proposed interurban trail, on approximately 84.0074 acres of land located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890-9991-002.

Principal Planner Régulo Martínez-Montilva presented the request by Neumann Developments, Inc., Franklin DC Land, LLC, current property owner, to create The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District which includes a total of 130 single-family lots, 6 outlots and 6,579 linear feet of right-of-way, with private neighborhood amenities such as a pool, playground and firepit and access to a proposed interurban trail, on approximately 84.0074 acres of land located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890-9991-002.

Aldерwoman Hanneman moved and City Engineer Morrow seconded a motion to recommend approval of a resolution conditionally approving a preliminary plat for cape crossing subdivision (at 12200 West Ryan Road). On roll call vote, Commissioners Hogan and Burckhardt, City Engineer Morrow and Aldерwoman Hanneman voted ‘aye’, Commissioner Haley voted ‘nay’; motion carried. (4-1-1).

3. HSA COMMERCIAL REAL ESTATE INDUSTRIAL BUILDING DEVELOPMENT IN THE PROPOSED BUSINESS PARK IN PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK).

Site Plan application by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (SFT

Planning Manager Eddy presented the request by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (SFT Franklin Oakwood, LLC, property owner).

Waivers Business Park Area Design Standards:

a. 15-3.0444B.D.1.a.iv. Parking required and location regulated-waiver of restriction on parking in front yard.

Aldерwoman Hanneman moved and Commissioner Hogan

Franklin Oakwood, LLC, property owner), to allow for the development of an approximately 271,753 square foot speculative industrial building at the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), stormwater facilities, parking for cars in front of the buildings on Oakwood Road and loading areas for trucks at the rear, property generally located at West Oakwood Road, the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), zoned Planned Development District No. 39 (Mixed Use Business Park), Tax Key No. 951-9994-001; Requested Waivers of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444B.D. Business Park Area Design Standards:

- a. 15-3.0444B.D.1.a.iv. Parking required and location regulated-waiver of restriction on parking in front yard
- b. 15-3.0444B.D.1.a.vi. Parking required and location regulated-waiver of screening requirement adjacent to a conservancy outlot
- c. 15-3.0444B.D.2.c.iii. Bicycle and pedestrian amenities required-modification in favor of the proposed site plan
- d. 15-3.0444B.D.4.a.iii. Building Character and Design regulated-modification in favor of articulated, painted precast concrete wall panels

Franklin Plan Commission Agenda
3/3/22

Page 3

- e. 15-3.0444B.D.4.a.iv. Building Character and Design regulated-modification to permit precast concrete as a primary material
- f. 15-3.0444B.D.5. Signage Standards-waiver of Plan Commission review of proposed signs, defer review and approval to Department of City Development under Sign Permit Application

seconded a motion to waive the required standards under 15-3.0444B.D.1.a.iv. pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

b. 15-3.0444B.D.1.a.vi. Parking required and location regulated-waiver of screening requirement adjacent to a conservancy outlot.

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to waive the required standards under 15-3.0444B.D.1.a.vi pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

c. 15-3.0444B.D.2.c.iii. bicycle and pedestrian amenities required-modification in favor of the proposed site plan

Commissioner Burckhardt moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0444B.D.2.c.iii. pertaining to bicycle and pedestrian amenities. On voice vote, all voted ‘aye’; motion carried (5-0-1).

d. 15-3.0444B.D.4.a.iii. and 4.a.iv. Building Character and Design regulated-modification in favor of articulated, painted precast concrete wall panels, and modifications to permit precast concrete as a primary material.

Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0444B.D.4.a.iii. pertaining to building character and design. On voice vote, all voted ‘aye’; motion carried (5-0-1).

e. 15-3.0444B.D.5. Signage Standards-waiver of Plan Commission review of proposed signs, defer review and approval to Department of City Development under Sign Permit Application

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to waive the required standards under 15-3.0444B.D.4.a.iv. pertaining to signage. On voice vote, all voted ‘aye’; motion carried (5-0-1).

Waivers of South 27th Street Design Overlay District Standards:

a. 15-3.0352.A. Parking required and Location Regulated-waiver of restriction on parking in front yard

Alderwoman Hanneman moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0352.A. pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352.A. Parking required and Location Regulated-waiver of restriction on parking in front yard
- b. 15-3.0352.B. Number of Parking Spaces Limited-modification on number of parking spaces permitted to 201 motor vehicle parking spaces, vs. 136 minimum
- c. 15-3.0353.C.4. Pedestrian Considerations-modification in favor of the proposed site plan
- d. 15-3.0353.G. Central Areas/Features-waiver of requirement and replacement with the existing covered walk areas, benches, and bicycle parking accommodations
- e. 15-3.0355.A.3. Building Character and Design-modification to permit use of articulated, painted precast concrete wall panels
- f. 15-3.0355.A.4. Building Character and Design-modification to permit precast concrete
- g. 15-3.0355.A.6. Building Character and Design-modification to permit use of painted precast concrete
- h. 15-3.0355.A.10. Building Character and Design-modification to permit a single-story structure construction, with option for second-story office or second-story spaces
- i. 15-3.0355.C.4. Building Materials-modification to permit use of articulated, painted precast concrete wall panels
- j. 15-3.0355.C.5. Building Design-modification to permit the existing architectural requirement in lieu of the specific requirements
- k. 15-3.0355.C.8. Building Location-waiver of setback limit due to parking and truck loading area separation.

b. 15-3.0352.B. Number of Parking Spaces Limited-modification on number of parking spaces permitted to 201 motor vehicle parking spaces, vs. 136 minimum

Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0352.B. pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

c. 15-3.0353.C.4. Pedestrian Considerations-modification in favor of the proposed site plan

Alderman Hanneman moved and City Engineer Morrow seconded a motion to waive the required standards under 15-3.0353.C.4. pertaining to pedestrian considerations. On voice vote, all voted ‘aye’; motion carried (5-0-1).

d. 15-3.0353.G. Central Areas/Features-waiver of requirement and replacement with the existing covered walk areas, benches, and bicycle parking accommodations.

Alderman Hanneman moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0353.G. pertaining to central areas/features. On voice vote, all voted ‘aye’; motion carried (5-0-1).

e. 15-3.0355.A.3., A.4, A.6., and A.10., Building Character and Design-modification to permit use of articulated, painted precast concrete wall panels.

Commissioner Hogan moved and Alderman Hanneman seconded a motion to waive the required standards under 15-3.0355.A.3., A.4., A.6. and A.10. pertaining to building character and design. On voice vote, all voted ‘aye’; motion carried (5-0-1).

f. 15-3.0355.C.4. Building Materials-modification to permit precast concrete.

Alderman Hanneman moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0355.C.4, pertaining to building materials. On voice vote, all voted ‘aye’; motion carried (5-0-1).

g. 15-3.0355.C.5. Building Design-modification to permit different building recessing and protrusions than as required.

Commissioner Hogan moved and Commissioner Haley

seconded a motion to waive the required standards under 15-3.0355.C.5. pertaining to building design. On voice vote, all voted ‘aye’; motion carried (5-0-1).

h. 15-3.0355.C.8. Building Location-waiver of requirement to locate buildings closer to street.

Commissioner Burckhardt moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355.C.8. pertaining to building location. On voice vote, all voted ‘aye’; motion carried (5-0-1).

Site Plan

City Engineer Morrow moved and Commissioner Hogan seconded a motion to adopt a Resolution approving a Site Plan for the development of an approximately 271,753 square foot speculative industrial building with associated parking, loading areas and stormwater facilities (generally located at West Oakwood Road, the Northwest 1/4 of the parcel adjacent to the future Hickory Street (lot 1 of Certified Survey Map No. 9362)). On voice vote, all voted ‘aye’; motion carried (5-0-1).

Adjournment

Commissioner Hogan moved and Alderwoman Hanneman seconded to adjourn the Plan Commission meeting of March 3, 2022 at 8:45 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).