

**City of Franklin
Plan Commission Meeting
July 20, 2023
Minutes**

Approved
August 3, 2023

A. Call to Order and Roll Call

Acting Chair Alderwoman Courtney Day called the July 20, 2023 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 acting Chair Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Kevin Haley and Patrick Léon. Also present were Associate Planner Marion Ecks and City Attorney Jesse Wesolowski. Absent were Mayor John Nelson and Commissioner Patricia Hogan.

B. Approval of Minutes – Regular Meeting of June 22, 2023

Commissioner Léon moved and Commissioner Haley seconded a motion to approve the June 22, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-1).

C. Public Hearing Business Matters

1. DUNKIN' DONUTS AND BASKIN-ROBBINS RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT. Special Use for a Dunkin' Donuts and Baskin-Robbins restaurant in a single building with a drive-through (the drive-through requires a Special Use approval), parking, and shared stormwater facilities with the adjoining Sendik's, at the property located at 5444 West Rawson Avenue (Lot 2 of a Certified Survey Map to divide this parcel into three lots, which was recorded on May 12, 2023), such property being zoned M-1 Limited Industrial District and OL-2 General Business Overlay District.

Applicant: Kardo Rasha, Kardo Group, Devo Properties/Rawson LLC, property owner,
Subject property: Approximately 5444 W. Rawson Avenue.

Associate Planner Marion Ecks presented this item and stated that this project is a permitted use within the M-1 zoning district and drive throughs require Special Use approval. The applicant is required to respond to Ordinances regarding what type of impact this development might have with surrounding developments. Planning is recommending approval without any specific conditions.

Steven Kolber of Kolbrook Design, Inc. represented the applicant.

No public comments

City Engineer Morrow expressed concern regarding the store front and glazing system and asked for nicer features such as masonry, as opposed to aluminum.

Associate Planner Ecks commented this item is specific to the Special Use and Site Plan will come to Plan Commission and the discussion around architecture will be held during site plan review.

Commissioner Leon noted that when Jilly's Car Wash Special Use was at Plan Commission neighbors to the North had questions and concerns and asked have we received any questions or comments from neighboring properties for this particular proposal.

Associate Planner Ecks responded the City has not received any new comments or requests related to this property. This property does not share a property line with any residential property.

Commissioner Léon 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 Dunkin' Donuts and Baskin-Robbins restaurant in a single building, with a drive-through which wraps the building, upon property located at 5444 West Rawson Avenue. On voice vote, all voted 'aye'; motion carried (4-0-1).

- 2. JAMES W. JOSKO AND SUSAN N. JOSKO SINGLE-FAMILY RESIDENCE INGROUND POOL INSTALLATION.** Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for the installation of an inground pool exceeding the 15 percent maximum lot coverage standard by approximately 2.3 percent for property located at 4351 West Hunting Park Drive, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 834-0025-006.

Applicant: James W. Josko and Susan N. Josko; 4351 West Hunting Park Drive.

Associate Planner Marion Ecks presented this item explaining the request for an increase over the standard allowance of lot coverage. The applicant is proposing a lot coverage of 17.95 percent that is just under the maximum for an increase for an Area Exception. Staff is recommending approval, herein this item will go before the Board of Zoning and Building Appeals.

Applicant James Josko stated he hopes the Commission grants approval for the proposed pool and he believes that it meets all rules and regulations in order to do so. The applicant also expressed they have lived in Franklin for 20 years and are now downsizing with a goal to install a pool which would be used by their children and grandchildren.

No public comments during the public hearing.

Commissioner Léon asked for confirmation if this item will go to the next Board of Zoning and Building Appeals meeting which is scheduled for August 16, 2023. Staff will confirm.

Commissioner Léon moved and commissioner Haley seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 17.3 percent (4,428 square feet) [application requests an Area Exception from table 15-3.0203 of the Unified Development Ordinance to exceed the R-3 Suburban/Estate Single-Family Residence District maximum lot coverage standard of 15 percent (3,822 square feet) by approximately 2.3 percent] to allow for the installation of an inground pool, for property located at 4351 West Hunting Park Drive. On voice vote, all voted 'aye'; motion carried (4-0-1).

D. Business Matters

- 1. A HAPPY THOUGHT INDEED MARKET MANAGEMENT INDOOR RE:CRAFT AND RELIC MARKET, A TICKETED SHOPPING EVENT AT THE MILWAUKEE COUNTY SPORTS COMPLEX** to allow for a Temporary Use for a two-day indoor event at 6000 West Ryan Road, for three periods. Fall Market held November 11-12, 2023, Winter Market held January 27-28, 2024 and Spring Market held April 27-28, 2024.

Applicant: Susan M. Smith

Subject property: 6000 West Ryan Road

Associate Planner Marion Ecks presented this item and elaborated on the details of the event and expressed this is the fourth time it has come before this Commission and has been previously approved.

No comments from the Commission.

Commissioner Léon moved and Commissioner Haley seconded a motion to adopt 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 (4-0-1).

E. Adjournment

Commissioner Léon moved and Commissioner Haley seconded to adjourn the meeting at 7:23 p.m. On voice vote, all voted 'aye'; motion carried (4-0-1).