

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JUNE 17, 2021, 7:00 P.M.

The YouTube channel “City of Franklin WI” will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

<https://www.youtube.com/c/CityofFranklinWIGov>.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of June 3, 2021.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **TARGET STORE T-2388 FRANKLIN PLACEMENT OF SHIPPING CONTAINERS IN STORE PARKING LOT.** Temporary Use application by Target Corporation (Store T-2388 Franklin) to allow for the placement of 40-50 shipping containers on the west side of the Target Store parking lot, for storage use during the remodel of the Target store, from July 12, 2021 to November 5, 2021, property located at 7800 South Lovers Lane Road, zoned CC City Civic Center District; Tax Key No. 794-9999-004.
2. **PROPOSAL TO CHANGE THE PUBLIC NOTICES TO PROPERTY OWNERS AND NOTICES TO THE MEDIA WITH REGARD TO ZONING AND LAND DIVISION AND LAND USE MATTERS APPLICATIONS ITEMS PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE, METHODS AND FORMATS PROCESS, TO IMPLEMENT A MORE ACCESSIBLE AND EFFICIENT PROCESS.**

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk’s office at (414) 425-7500.]

Franklin Plan Commission Agenda

6/17/21

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REMINDERS:

Next Regular Plan Commission Meeting: July 8, 2021

**City of Franklin
Plan Commission Meeting
June 3, 2021
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the June 3, 2021, 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 and Adam Burckhardt and City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner Patricia Hogan. Participating remotely was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Associate Planner Marion Ecks.

B. Approval of Minutes

1. Regular Meeting of May 20, 2021

Commissioner Leon moved and Commissioner Burckhardt seconded approval of the May 20, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. CROATIAN PARK CONVERSION OF A GRASS SOCCER FIELD INTO AN ARTIFICIAL TURF SOCCER FIELD AND INSTALLATION OF ADDITIONAL LIGHTING. Natural Resource Features Special Exception and Site Plan Amendment applications by Croatian Eagles Soccer Club, Federation of Croatian Societies, Inc., property owner, for the purpose of allowing for grading of approximately 0.05 acres of wetland buffer and 0.19 acres of wetland setback, and installation of stormwater facilities (west of the turf field), for conversion of the existing grass soccer field into a 230 foot by 355 foot artificial turf soccer field, and installation of additional lighting, upon properties located at 9100 South 76th Street and 9220 South 76th Street, such properties zoned P-1 Park District and C-1 Conservancy District; Tax Key Nos. 884-9995-000 and 884-9996-000.

Associate Planner Marion Ecks presented the request by Croatian Eagles Soccer Club, Federation of Croatian Societies, Inc., property owner, for the purpose of allowing for grading of approximately 0.05 acres of wetland buffer and 0.19 acres of wetland setback, and installation of stormwater facilities (west of the turf field), for conversion of the existing grass soccer field into a 230 foot by 355 foot artificial turf soccer field, and installation of additional lighting, upon properties located at 9100 South 76th Street and 9220 South 76th Street, such properties zoned P-1 Park District and C-1 Conservancy District; Tax Key Nos. 884-9995-000 and 884-9996-000

The Official Notice of Public hearing 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 7:13 p.m..

Natural Resource Special Exception

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of the Croatian Eagles Soccer Club 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 (5-0-1).

Site Plan Amendment

Commissioner Leon moved and Alderman Dandrea seconded a motion to adopt a Resolution amending the Site Plan for properties located at 9100 South 76th Street and 9220 South 76th Street to allow for conversion of the existing grass soccer field in Croatian Park into an artificial turf soccer field, and installation of stormwater facilities (Tax Key Nos. 884-9995-000 and 884-9996-000) On voice vote, all voted ‘aye’. Motion carried (5-0-1).

D. Business Matters

1. LOT DIVISION TO ACCOMMODATE THE CITY OF FRANKLIN INDUSTRIAL PARK MUNICIPAL SANITARY LIFT STATION REPLACEMENT. Certified Survey Map application in conjunction with a Land Division Variance application, by the City of Franklin, applicant (Zeta Company, LLP, property owner), to create a new lot for a new sanitary lift station in the City of Franklin Industrial Park [division of the 11 acre property located at 5801 West Franklin Drive into 2 lots: lot 1 with an area of 10.41 acres for the existing manufacturing facility owned by Zeta Company, LLP and lot 2, with 0.47 acres, for the new sanitary lift station to be owned by the City of Franklin] (the Site Plan for this sanitary lift station, including: lift station building, below-grade wet well, asphalt driveway, landscaping and site lighting, was approved by the Plan Commission in February, per Resolution No. 2021-003), and this Certified Survey Map requires a land division variance to allow for the creation of the lift station lot with an area of 0.47 acres, while the minimum lot area in Planned Development District No. 7 (Franklin Industrial Park) is 1 acre, per Ordinance No. 85-864, property located at 5801 West Franklin Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0006-001.

Planning Manager Heath Eddy presented the request by the City of Franklin, applicant (Zeta Company, LLP, property owner), to create a new lot for a new sanitary lift station in the City of Franklin Industrial Park [division of the 11 acre property located at 5801 West Franklin Drive into 2 lots: lot 1 with an area of 10.41 acres for the existing manufacturing facility owned by Zeta Company, LLP and lot 2, with 0.47 acres, for the new sanitary lift station to be owned by the City of Franklin] (the Site Plan for this sanitary lift station, including: lift station building, below-grade wet well, asphalt driveway, landscaping and site lighting, was approved by the Plan Commission in February, per Resolution No. 2021-003), and this Certified Survey Map requires a land division variance to allow for the creation of the lift station lot with an area of 0.47 acres, while the minimum lot area in Planned Development District No. 7 (Franklin Industrial Park) is 1 acre, per Ordinance No. 85-864, property located at 5801 West Franklin Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0006-001.

Land Division Variance

Alderman Dandrea moved and Commissioner Leon seconded a motion to adopt a Resolution conditionally approving a Land Division Variance for a 2 Lot Certified Survey Map, being a redivision of Lot 1 and 2 in block 6 of Franklin Industrial Park located in the Northwest 1/4 of the Southwest 1/4, and Lot 3 in block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Franklin by Quit Claim Deed recorded as document No.6934853 (at 5801 West Franklin Drive). On voice vote, all voted ‘aye’. Motion carried (5-0-1).

Certified Survey Map

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution conditionally approving a 2 Lot Certified Survey Map, being a redivision of Lot 1 and 2 in block 6 of Franklin Industrial

Park located in the Northwest 1/4 of the Southwest 1/4, and lot 3 in block 6 of Franklin Industrial Park Addition No. 1 located in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Franklin by Quit Claim Deed recorded as document No.6934853 (at 5801 West Franklin Drive). On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. GARAGE ENLARGEMENT ENCROACHING INTO SIDE YARD SETBACK IN A PRIME AGRICULTURAL ZONING

DISTRICT. Site Plan Amendment application by Brent A. Maynard, to extend the back of an existing garage by 16 feet, encroaching into the property's side setback [the encroachment is permitted pursuant to a variance from Table 15-3.0315 of the Unified Development Ordinance granted by the Board of Zoning & Building Appeals at its May 19, 2021 meeting] [a site plan amendment is required because this property is located in the Prime Agricultural zoning district (A-2) and the resulting garage floor area (1,380 square feet) exceeds the maximum size for residential accessory structures (900 square feet)], upon property zoned A-2 Prime Agricultural District, located at 10953 South 92nd Street; Tax Key No. 986-9999-000..

Planning Manager Heath Eddy presented the request by Brent A. Maynard, to extend the back of an existing garage by 16 feet, encroaching into the property's side setback [the encroachment is permitted pursuant to a variance from Table 15-3.0315 of the Unified Development Ordinance granted by the Board of Zoning & Building Appeals at its May 19, 2021 meeting] [a site plan amendment is required because this property is located in the Prime Agricultural zoning district (A-2) and the resulting garage floor area (1,380 square feet) exceeds the maximum size for residential accessory structures (900 square feet)], upon property zoned A-2 Prime Agricultural District, located at 10953 South 92nd Street; Tax Key No. 986-9999-000.

Commissioner Burckhardt moved and Commissioner Leon seconded a motion to adopt a Resolution amending the Site Plan for property located at 10953 South 92nd Street to allow for the enlargement of an existing garage in the prime agricultural zoning district (Tax Key No. 986-9999-000). On voice vote, all voted 'aye'. Motion carried (5-0-1).

Adjournment

Commissioner Leon moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of June 3, 2021 at 7:32 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 17, 2021

Temporary Use

RECOMMENDATION: City Development Staff recommends approval of this Temporary Use to allow for 40-50 storage containers, dumpsters and surrounding fence, as well as job trailer and charging station associated with the remodel of the Target Store located at 7800 S. Lovers Lane Road, from July 12 to November 5, 2021.

Project Name:	Engelsma Construction Temporary Use for Target Store remodel
Project Address:	7800 S Lovers Lane
Applicant:	Cory McCall. Engelsma Construction, Inc.
Property Owner:	Target Corporation
Zoning:	Civic Center
Use of Surrounding Properties:	The Shoppes at Wyndham Village to north, east and south, multi-family residential in construction and gasolines service station to the west across Lovers Lane Rd.
2025 Comprehensive Plan:	Mixed Use
Applicant Action Requested:	Approval of the Temporary Use for 40-50 storage containers, dumpsters and surrounding fence, as well as job trailer and charging station associated with the remodel of the Target Store located at 7800 S. Lovers Lane Road, from July 12 to November 5, 2021.

INTRODUCTION:

On March 26, 2020, Engelsma Construction, Inc. submitted a Temporary Use application to allow for 40-50 shipping containers be located in the parking lot and used as storage during the remodel of the Target Store. The applicant requested to hold this application due to the COVID-19 pandemic in 2020. The applicant is now planning to resume the remodel project and is seeking approval of this Temporary Use from July 12 to November 5, 2021.

The issuance of a Temporary Use permit is not required for construction trailers as temporary offices. However, shipping containers as storage is not listed as a Temporary Use in the Unified Development Ordinance (UDO) Section 15-3.0804. Plan Commission review and approval is required for any temporary use type not specifically listed in this Section.

ANALYSIS:

City Development staff sent review comments to the applicant on April 17, 2020, memorandum. The storage containers and dumpsters would be surrounded by a 6-foot high temporary fence. It is noted that the Unified Development Ordinance (UDO) Section 15-3.0803(C)(2) states that fences to enclose outside storage shall be at least 8 feet in height but up to 10 feet. As this is a temporary fence, staff does not have objections to the proposed fence height.

Additionally, screening will be provided along the temporary fencing. Per UDO Section 15-3.0803(F), open storage abutting arterial or collector shall be screened, therefore, screening is required to the west along S. Lovers Lane Rd.

According to the applicant, Target Property management has reviewed and confirmed that the remaining parking will be sufficient for the store during the remodel.

STAFF RECOMMENDATION:

City Development Staff recommends approval of this Temporary Use to allow for 40-50 storage containers, dumpsters and surrounding fence, as well as job trailer and charging station associated with the remodel of the Target Store located at 7800 S. Lovers Lane Road, from July 12 to November 5, 2021, subject to the conditions set forth in the attached resolution such as screening to be provided along S. Lovers Lane.

RESOLUTION NO. 2021-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE TO ALLOW FOR THE
PLACEMENT OF SHIPPING CONTAINERS ON THE WEST SIDE OF THE
TARGET STORE PARKING LOT, FOR STORAGE USE DURING THE REMODEL
OF THE TARGET STORE LOCATED AT 7800 SOUTH LOVERS LANE ROAD
(TARGET CORPORATION (STORE T-2388 FRANKLIN), APPLICANT)

WHEREAS, Target Corporation (Store T-2388 Franklin) having petitioned the City of Franklin for the approval of a Temporary Use to allow for the placement of shipping containers on the west side of the Target store parking lot, for storage use during the remodel of the Target store located at 7800 South Lovers Lane Road, from July 12, 2021 to November 5, 2021; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Target Corporation (Store T-2388 Franklin) for the approval of a Temporary Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use from July 12, 2021 to November 5, 2021, and all approvals granted hereunder expiring on November 5, 2021, for the placement of shipping containers on the west side of the Target store parking lot, for storage use during the remodel of the Target store.
2. The temporary fencing must have screening along South Lovers Lane Road.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2021.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2021.

TARGET CORPORATION (STORE T-2388 FRANKLIN) – TEMPORARY USE
RESOLUTION NO. 2021 - _____

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APPROVED:

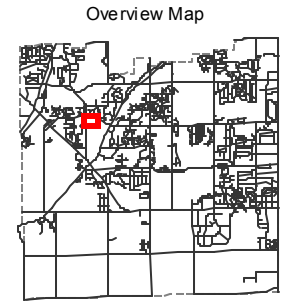
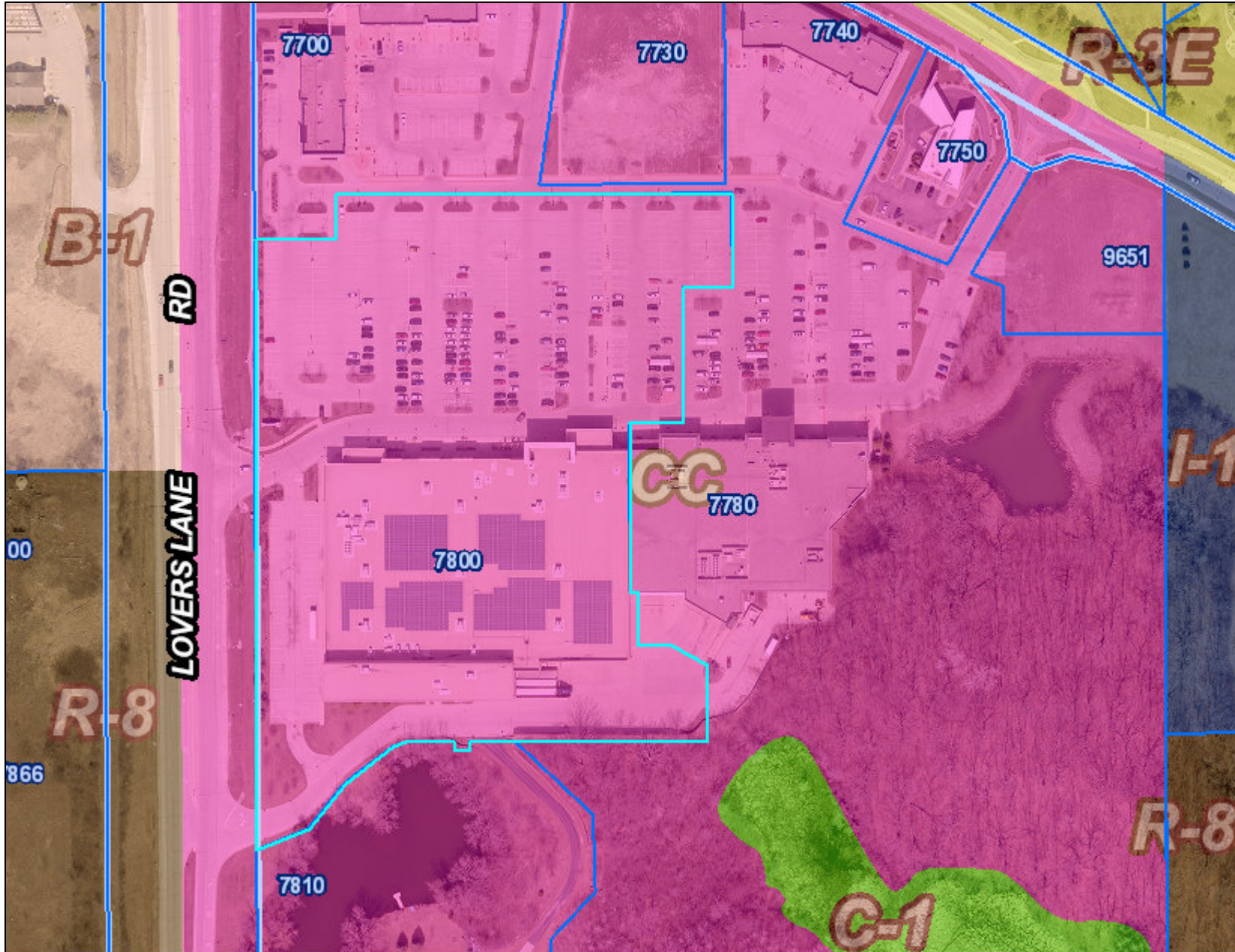
Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Franklin Public Property Viewer

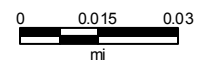


- Aldermanic District
 - Building
 - City Boundary
 - Condo
 - CSM
 - Easement
 - Elementary District
 - Environmental Corridor
 - FEMA DFIRM Flood - Zone A
 - FEMA DFIRM Flood - Zone AE
 - FEMA - 0.2% Annual Chance
 - Parcel
 - Park
 - Pavement
 - County or State Hwy
 - Local Road
 - Road Right-of-Way
 - School District
 - Wetland
- Zoning Districts**
- | | | |
|-----|------|------|
| A-1 | FFO | R-2 |
| A-2 | FW | R-3 |
| B-1 | I-1 | R-3E |
| B-2 | I-1 | R-4 |
| B-3 | M-1 | R-5 |
| B-4 | M-2 | R-6 |
| B-5 | M-3 | R-7 |
| B-6 | OL-1 | R-8 |
| B-7 | OL-2 | RC-1 |
| BP | P-1 | VB |
| CC | PDD | VR |
| C-1 | R-1 | |
| FC | R-1E | |

Legend includes all layers even if they are not visible in the map.

(C) City of Franklin, WI

The maps and information provided by the City of Franklin's Property Viewer are not legal instruments and are to be used for reference purposes only, not as a substitute for legally recorded maps, surveys or other documents. The City of Franklin assumes no liability for any damages or loss resulting from the use or misuse of the maps and information offered through this site. The maps and information provided here may have been compiled from various state, county, municipal, and private sources, and are maintained by their sources for a wide variety of purposes. Therefore, the City of Franklin cannot guarantee the quality, content, accuracy, completeness, or currency of the information transmitted by this site, and provides such information without expressed or implied warranties, subject to the terms and conditions stated in this Disclaimer and as otherwise provided for by law. While the City of Franklin makes every attempt to provide accurate, complete, and up-to-date information, it shall not be held responsible for any discrepancies contained herein. Each individual accesses and uses the information herein at their own risk. Use of the Property Viewer constitutes acceptance of all terms and conditions in this Disclaimer.





Date of Application: 3/23/2020

TEMPORARY USE APPLICATION

Complete, accurate and specific information must be entered. *Please Print.*

Applicant Name: <u>Carry McCall</u> Company: <u>Engelma Construction, Inc.</u> Mailing Address: <u>7119 31st Ave N.</u> City / State: <u>New Hope, MN</u> Zip: <u>55427</u> Phone: <u>763-923-3944</u> Email Address: <u>carrym@excimn.com</u>	(Full Legal Name[s]): Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____	Applicant is Represented by (contact person) Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____	(Full Legal Name[s]): Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____
Project Property Information: Property Address: <u>7800 Showers Lane RD.</u> Property Owner(s): <u>Target</u> Mailing Address: <u>50 S 10th Street</u> City / State: <u>Minneapolis, MN</u> Zip: <u>55403</u> Email Address: <u>Chris.Berger@Target.com</u>		Tax Key Nos: _____ Existing Zoning: <u>City Civic Center District</u> Existing Use: <u>Group M-Mercantile</u> Proposed Use: <u>Temporary Storage</u>	

Temporary Use Type (Check One): * Indicates that the Temporary Use is allowed without the issuance of a Temporary Use Permit.

<input type="checkbox"/> Commercial Temporary Outdoor Sales	<input type="checkbox"/> Dumpsters for Construction Sites*
<input type="checkbox"/> Temporary Miscellaneous Outdoor Sales	<input type="checkbox"/> Model Homes, Model Dwelling Units, & Pre-Construction Sales Offices*
<input type="checkbox"/> Christmas Tree Sales Lot	<input type="checkbox"/> Temporary Roadside Stands for the Sale of Agricultural Products*
<input type="checkbox"/> Concrete Batch/Asphalt Reprocessing Plants	<input type="checkbox"/> Public Interest and Special Events*
<input checked="" type="checkbox"/> Other: <u>Construction Trailer/Storage</u>	<input type="checkbox"/> Construction Trailers/Temporary Mobile Offices*

Temporary Use Application submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$50
- Seven (7) complete collated sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Narrative, including detailed description of the project.)
 - Seven (7) folded, scaled copies, of the Site Plan. (See Section 15-3.0804 of the Unified Development Ordinance for information that must be denoted on each respective plan or included with the submittal, and for additional information on the review and approval process.)

<http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm>

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Plan Commission review and approval may be required Section 15-3.0804 of the Unified Development Ordinance.
- Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and the Building Inspection Department at (414) 425-0084.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Chris Berger
 Signature - Property Owner
Chris Berger Constructin Project Manager
 Name & Title (PRINT)
 Date: 03/23/2020

Carry McCall
 Signature - Applicant
Carry McCall, Project Manager
 Name & Title (PRINT)
 Date: 3/23/2020

Signature - Property Owner
 Name & Title (PRINT)
 Date: _____

Signature - Applicant's Representative
 Name & Title (PRINT)
 Date: _____

T-2388 Target Franklin
7800 S Lovers Lane Road
Franklin, WI 53132

Project Narrative

Target Store T-2388 Franklin at 7800 S Lovers Lane Road in Franklin, WI will be getting remodeled starting 7/12/2021. As part of the remodel process Target Corporation procures all the materials needed for the remodel of the store. These materials all come in a one-week time frame and are stored in 40-50 shipping containers that are located in the parking lot. The project duration is from 7/12/2021 to 11-5-2021. As the containers are emptied, they will be removed. The final week of the project all containers will be removed no later than 7/12/2021. The shipping containers will be placed on the west side of the parking lot away from the main entry of the store. Please refer to the site plan for the location of the containers. The containers will not be blocking any ADA stalls or paths of egress.

MEMORANDUM

Date: April 17, 2020
To: Cory McCall. Engelsma Construction, Inc.
From: Department of City Development
RE: Application for Temporary Use.

Staff comments are as follows for Temporary Use application, submitted by Engelsma Construction, Inc. on March 23, 2020, to allow for 40-50 storage containers, dumpsters and surrounding fence, as well as job trailer and charging station associated with the remodel of a Target Store located at 7800 S. Lovers Lane Road:

City Development Department comments

1. **Period of time.** Per project narrative, the start date for this temporary use is April 5, 2020, as this date has passed. Please provide updated start and finish date. **Project will mobile 7/12/2021 with containers and all containers will be removed by 11/5/2021. Rick Palm <PalmR@aceelectrical.net>**
2. **Fencing.** It is assumed that the surrounding fence is a temporary chain link fence. Please confirm and provide height of the fence. Per Unified Development Ordinance (UDO) §15-3.0803(C)(2), fences to enclose outside storage shall be at least 8 feet in height but up to 10 feet. **Temporary Fencing will be 6' in height.**
3. **Screening.** Per UDO §15-3.0803(F), open storage abutting arterial or collector shall be screened. Staff recommends to add privacy screening to the fence along S. Lovers Lane. **Screening along temporary fencing will be provided.**
4. **Parking.** How many parking stalls will be affected? Will the Target Store be opened during the remodel? Would the remaining parking be sufficient to meet parking demand? Please explain. **Store will remain open during the remodel period. Target Property management has reviewed and confirmed sufficient parking will be available for store guest during remodel period.**

Engineering Department comments

5. No comments.

Fire Department comments

6. The fire department has no concerns with the Temporary Use as shown.

T-2388 Target Franklin
7800 S Lovers Lane Rd.
Franklin, WI 53123



Construction Containers

Fence

Construction Entrance

Dumpsters

Job Trailer

Charging Station

Target

45

S Lovers Lane Rd

**MEMORANDUM**

Date: June 8, 2021

To: Mayor Olson, Alderman Dandrea, Plan Commission Members

From: Heath Eddy, AICP, Planning Manager

RE: Public Notice Formatting

Planning staff have noted that for years the public notice posted in the newspaper and sent out to adjacent property owners as required under the notice requirements is very difficult to understand. The current notice, as typically read by staff at the public hearing, includes a lot of legalistic language which meets the technical requirements of State Statutes, but is far from helpful to the general public. The purpose of such notice is to provide for basic communication of information to the public, which are

- Who is the requestor for the public hearing;
- What is the meeting about;
- When is the meeting;
- Where is the meeting going to be held;
- The location of the proposed development for which the public hearing is required;
- The reason for the public hearing (i.e. the code requirement triggering the public hearing);

These are the basic elements. However, the public notice we produce for publication and mailing (see Attachment 1) is very rudimentary, and includes a legal description which virtually no one can read or understand. Because the legal description is located in the middle of the notice, people mistakenly focus on it as the reason for the meeting. This typically triggers calls from recipients asking what is going on, and why they are receiving said notice. On the one hand, this is a good thing, as people are responding. However, the notice isn't providing information – it's providing confusion and anxiety.

Staff proposes to change this formatting for the mailed notice to make it much easier for the public to read and understand. We anticipate reforming the published public notice to streamline what is placed in the newspaper; other local municipalities publish simpler notices that convey the information in a simplified fashion. The City of Franklin should too.

As for the mailed notice, please see Attachment 2. This is an example we received from the City of Oak Creek. It provides the basics, as noted above; it includes a map showing the location; it's



*City of Franklin
Department of City Development*

formatted to provide the information in an easy-to-read fashion; and it includes enough color variation to be easier on the eyes.

Staff asks that the Plan Commission review the Attachments so that Planning staff can prepare an alternative to Attachment 1. It's time for an upgrade. We look for Commissioners' support.

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, April 23, 2020, 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 Carisch, Inc., for a Special Use under Standard Industrial Classification Title No. 5812 "Eating Places (with drive through facilities)", to operate an Arby's restaurant out of an existing 3,288 square foot restaurant building with patio, wraparound drive through, 28 parking spaces, including 2 Americans with Disabilities Act spaces and 2 drive through spaces, and associated landscaping, lighting, and signage, with hours of operation from 10:00 a.m. to 10:00 p.m., Monday through Sunday, restaurant located at 7621 West Rawson Avenue (formerly Pantheon restaurant and Burger King restaurant prior thereto), in Planned Development District No. 16 (Franklin Centre, Formerly Called Franklin Plaza), more particularly described as follows:

LOT 2 IN FRANKLIN PLAZA SUBDIVISION, BEING A REDIVISION OF PART OF LOT 1 IN BLOCK 3 IN RAWSON HOMESITES, THAT PORTION OF RAWSON HOMESITES, AND THE ABUTTING STREETS, VACATED BY CIRCUIT CITY ACTION CASE NO. 397644, AMENDED DOCUMENT RECORDED FEBRUARY 21, 1973, IN REEL 705, IMAGE 1011, AS DOCUMENT NO. 4741471 AND BY CITY OF FRANKLIN, RESOLUTION NO. 92-3889 RECORDED JANUARY 27, 1993, IN REEL 2957, IMAGE 226 AS DOCUMENT NO. 6722050, PART OF WHITNALL PARK TERRACE CONDOMINIUM, LOT 2, LOT 3, OUTLOT 3 AND OUTLOT 4 IN WHITNALL PARK TERRACE REPLAT AND LANDS ALL BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH BRASS CAP MARKING THE NE CORNER OF THE SAID 1/4 SECTION; THENCE S 88'42'59" W ALONG THE NORTH LINE OF SAID 1/4 SECTION 285.01 FT. TO A POINT; THENCE S 00'15'25" E 75.02 FT. TO A 1" DIA. IRON PIPE SET ON THE S. LINE OF W. RAWSON AVE. THENCE S 88'42'59" W 25.00 FT. TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00'15'25" E 272.29 FT. TO A 1" DIA. IRON PIPE FOUND; THENCE S 88'42'59" W 160.03 FT. TO A 1" DIA. IRON PIPE FOUND; THENCE N 00'15'25" W 272.29 FT. TO A 1" DIA. IRON PIPE FOUND ON THE S. LINE OF W. RAWSON AVE. THENCE N 88'42'59" E ALONG THE AFORESAID SOUTH LINE 160.03 FT. TO THE POINT OF

BEGINNING. THIS PARCEL CONTAINS 43,566 SQUARE FEET OR 1.0002 ACRES; Tax Key No. 755-0193-000.

This public hearing is being held pursuant to the requirements and standards of §§15-3.0701 General Standards for Special Uses, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit, of the City of Franklin Unified Development Ordinance. A copy of the proposed Special Use resolution 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 draft form resolution is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Franklin Common Council.

Dated this 31st day of March, 2020.

Sandra L. Wesolowski
City Clerk

N.B. Class II



PUBLIC MEETING NOTICE

City of Oak Creek Plan Commission Public Meeting

You are receiving this notice as a landowner or tenant of property that is located within 300 feet of a proposed development. A meeting before the City of Oak Creek Plan Commission will be held to discuss this proposal, and members of the public are welcome and encouraged to attend. Should you wish to speak on this topic, a Public Comment Sheet will be available to complete and provide to the Chair prior to the start of the meeting. The Chair will invite you to approach the podium and provide your comments during the public comment period during the meeting.

Proposal Summary

WHAT is being proposed? Review site, building, and related plans for an outdoor dining area on the property.

WHERE is the proposal located? 10166 S. 27th St. (Tax Key No. 927-9994-000)

WHO is the Applicant? Daniel Neumann, Rollin Smoke, LLC

Where can I find additional information? On the reverse side of this notice is a location map and/or graphic for the proposal, and contact information. Agendas, staff reports, maps, plans, and other proposal submissions are posted to the City's website in advance of the meeting.

Meeting Details

Date: Tuesday, June 8, 2021

Time: 6:00 PM

Location: Oak Creek Civic Center—8040 S. 6th Street
Common Council Chambers (first floor)

This meeting will be held in person only.

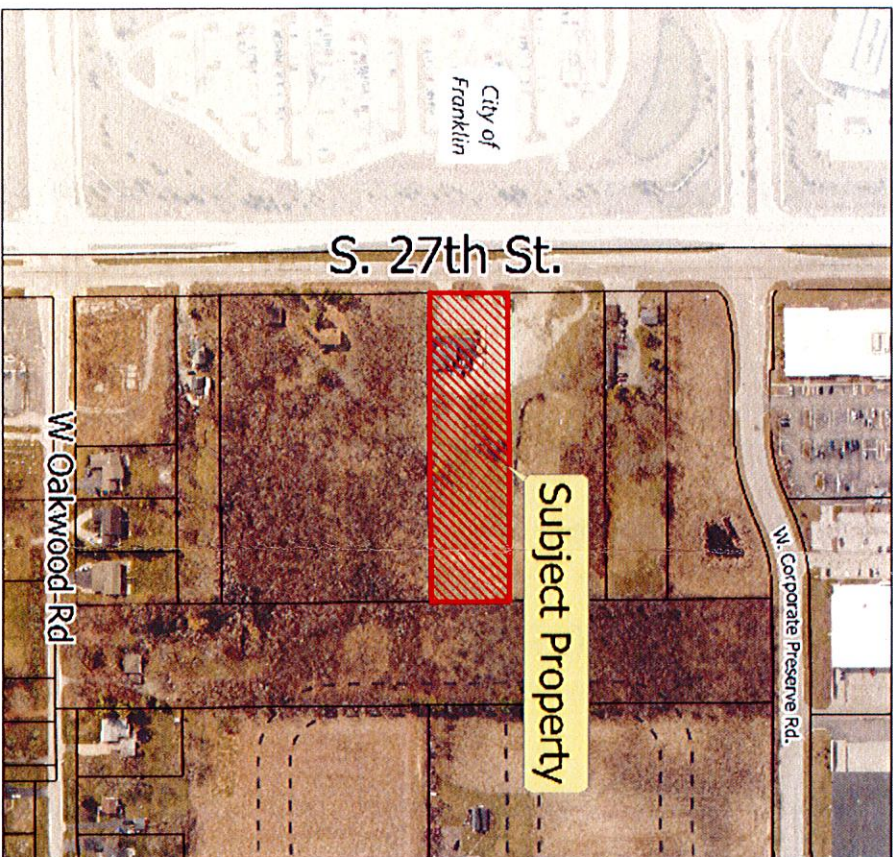
The meeting will also be live streamed on the City of Oak Creek YouTube Page via <http://ocwi.org/livestream> for those that wish to view the meeting.



Agendas are subject to change. While the City makes every effort to provide advanced notice of a postponed or cancelled meeting, it is recommended that agenda items and order are verified by visiting our website 24 hours prior to the meeting.

CONTACT & ADDITIONAL INFO

Notification Map 10166 S. 27th St.



OAKCREEK WISCONSIN
Community Development

0 0.02 0.04 Miles

N

Legend

- Official Street Map
- Parcels
- Floodway
- Flood Fringe
- 10166 S 27th St

This map is not a survey or the actual boundary of the property. This map depicts

Planning & Community Development

(414) 766-7000

www.oakcreekwi.org

Email:

kpapelbon@oakcreekwi.org



We will do our best to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours.

For more info or to request this service, contact the City Clerk or ADA Coordinator at (414) 766-7000 or by mail: 8040 S. 6th St., Oak Creek, WI 53154.

Zoning Hub

oakcreek.zoninghub.com



Find out additional information about pending applications, zoning, and development requirements on the Zoning Hub Portal!

How/Where Can I Develop?

Easily find out how you can develop your property or where to locate your business with an online interactive zoning map and regulations page.

What's My Zoning?

Get zoning details for a specific property in a matter of clicks using the "Find Your Zoning" tool.

What's Going On?

Sign up for eAlerts and get notifications about pending development applications in your neighborhood.

How Can I Submit an Application?

Application forms are posted on Zoning hub, and soon you will be able to submit them there too.

What Are the Benefits?

The portal is designed to help residents find the information they need, when the need it!

Proposal Hashtag:

#OCP CRollinsSmoke



[facebook.com/CityofOakCreek](https://www.facebook.com/CityofOakCreek)



Follow the Oak Creek Plan Commission on Twitter @OakCreekPC