

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, NOVEMBER 4, 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 October 21, 2021.

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

1. **MUSKEGO WARRIORS INDOOR YOUTH BASEBALL CLUB.** Special Use application by Muskego Warriors Youth Baseball, Inc., to allow for an indoor training facility including batting cages, pitching mounds and other baseball equipment (typical occupants would be 2-3 coaches/trainers and 10-15 youth athletes, from age 8 to 16 years old) with proposed hours of operation Monday through Friday, from 5:00 p.m. to 10:00 p.m. and weekends, from 12:00 p.m. to 6:00 p.m. (parking demand for this facility is 2-4 parking spaces) [this use is classified under Standard Industrial Classification No. 7997, “Membership sports & recreation clubs”, which requires a Special Use permit in the M-1 Zoning District], in Unit 1 (10,952 square feet) of the multi-tenant building located at 11311 West Forest Home Avenue (interior improvements consisting of the addition of restrooms), property zoned M-1 Limited Industrial District; Tax Key No. 748-9994-003. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **SANIA INVESTMENTS LLC LAND COMBINATION.** Land Combination application by Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, to combine the corner parcel on the southwest corner of South 27th Street and West Rawson Avenue (7103 South 27th Street, 16,440 square feet), recently purchased from the Wisconsin Department of Transportation, with the lot immediately to the west (2735 West Rawson Avenue, 20,568 square feet), their combined area amounting to 37,008 square feet, for eventual parking lot expansion, properties

zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 761-9950-003 and 761-9950-001.

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.]

REMINDERS:

Next Regular Plan Commission Meeting: November 18, 2021

**City of Franklin
Plan Commission Meeting
October 21, 2021
Minutes**

unapproved

A. Call to Order and Roll Call

Acting Chair Alderwoman Shari Hanneman called the October 21, 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 Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Adam Burckhardt, Kevin Haley and Patrick Léon, and City Engineer Glen Morrow. Absent was Mayor Steve Olson. Also present were Planning Manager Heath Eddy, Principal Planner Régulo Martínez-Montilva and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of October 7, 2021

Commissioner Léon moved and Commissioner Haley seconded approval of the October 7, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. PAYNE & DOLAN, INC. QUARRY RECLAMATION PLAN: An Ordinance to Approve a Quarry Nonmetallic Mining Reclamation Plan and to Incorporate Same into Unified Development Ordinance Section 15-3.0428, Ordinance No. 97-1456 (PDD No. 23) Pursuant to §13.26S.5. and Unified Development Ordinance Section 15-3.0429, Ordinance No. 97-1457 (PDD No. 24) Pursuant to §13.27T.5. and to Authorize the Issuance of a Reclamation Permit in Relation Thereto. Payne & Dolan, Inc., property owner. A Nonmetallic Mining Reclamation Plan and the issuance of a Nonmetallic Mining Reclamation Permit for the Franklin Aggregates Quarry site. The purpose of the Reclamation Plan is to describe the activities necessary to reclaim the Franklin Aggregates Quarry site to a condition whereby future development is feasible after completion of mineral extraction activities. The Franklin Aggregates Quarry is an active limestone quarry to be continued on the site until completion of the mineral

Clint Wenninger presented the Nonmetallic Mining Reclamation Plan and the issuance of a Nonmetallic Mining Reclamation Permit for the Franklin Aggregates Quarry site. The purpose of the Reclamation Plan is to describe the activities necessary to reclaim the Franklin Aggregates Quarry site to a condition whereby future development is feasible after completion of mineral extraction activities. The Franklin Aggregates Quarry is an active limestone quarry to be continued on the site until completion of the mineral extraction activities. Reclamation is an on-going process during mineral extraction, with a majority of the reclamation being completed during active mineral extraction. Final reclamation will consist of reclaiming the quarry perimeter upon completion of the mineral extraction activities. Approximately 75 acres will need to be reclaimed and the remaining 250 acres will become a lake. The proposed land use to which this site will be reclaimed is Green/Open Space. Reclamation of the site will include the 250 acre lake with restored slopes and rock faces surrounding the lake. The stockpiled topsoil and other overburden materials will be placed over the reclaimed areas surrounding the lake, graded to conform with the surrounding land and seeded. The necessary topsoil and overburden are to be re-distributed across the parcel and fine graded to present a uniform appearance. Reclaimed slopes will be seeded upon completion of the fine grading. This proposed land use (outside of the envisioned lake) is to be considered a temporary use. The final end use for the reclaimed site is not being proposed at this time.

extraction activities. Reclamation is an on-going process during mineral extraction, with a majority of the reclamation being completed during active mineral extraction. Final reclamation will consist of reclaiming the quarry perimeter upon completion of the mineral extraction activities. Approximately 75 acres will need to be reclaimed and the remaining 250 acres will become a lake. The proposed land use to which this site will be reclaimed is Green/Open Space. Reclamation of the site will include the 250 acre lake with restored slopes and rock faces surrounding the lake. The stockpiled topsoil and other overburden materials will be placed over the reclaimed areas surrounding the lake, graded to conform with the surrounding land and seeded. The necessary topsoil and overburden are to be re-distributed across the parcel and fine graded to present a uniform appearance. Reclaimed slopes will be seeded upon completion of the fine grading. This proposed land use (outside of the envisioned lake) is to be considered a temporary use. The final end use for the reclaimed site is not being proposed at this time. The ultimate land development and end use (beyond grading, vegetation and other requirements detailed in the Plan) will be subject to future land use requirements. No final end-use development proposals shall be implemented prior to submission of detailed end-use plans pursuant to then applicable City of Franklin ordinance requirements, and the granting of detailed zoning and land use approvals in accordance with such applicable ordinance requirements. The site of the proposed Reclamation Plan is upon property zoned Planned Development District No. 23 (Limestone Quarry and Mixed Use) and Planned Development District No. 24 (Limestone Quarry and Mixed Use), 5335 West Rawson Avenue, Franklin, Wisconsin 53132, located within the approximate boundaries of West Rawson Avenue on the north, West Drexel Avenue on the south, South 51st Street on the east and South 68th Street on the west.

The ultimate land development and end use (beyond grading, vegetation and other requirements detailed in the Plan) will be subject to future land use requirements. No final end-use development proposals shall be implemented prior to submission of detailed end-use plans pursuant to then applicable City of Franklin ordinance requirements, and the granting of detailed zoning and land use approvals in accordance with such applicable ordinance requirements. The site of the proposed Reclamation Plan is upon property zoned Planned Development District No. 23 (Limestone Quarry and Mixed Use) and Planned Development District No. 24 (Limestone Quarry and Mixed Use), 5335 West Rawson Avenue, Franklin, Wisconsin 53132, located within the approximate boundaries of West Rawson Avenue on the north, West Drexel Avenue on the south, South 51st Street on the east and South 68th Street on the west. The properties which are the subject of the application bear Tax Key Nos. (all or portions of parcels) 758 9985 000, 758 9987 002, 758 9994 000, 758 9995 002, 758 9997 000, 758 9998 001, 758 9999 000, 789 9990 001, 789 9992 000, 789 9993 000, 789 9994 000, 789 9995 001, 789 9991 003, 790 9993 000, 757 9999 000, 757 9973 001, 757 9974 000, 757 9974 000, 757 9972 001, 757 9971 001, 757 9970 001, 757 9969 001, 758 9993 000, 758 9992 000 and 758 9991 000.

The Official Notice of Public hearing was read into the record by Planning Manager Eddy and the Public Hearing was opened at 7:16 p.m. and closed at 7:22 p.m.

Commissioner Léon moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to approve a Quarry Nonmetallic Mining Reclamation Plan and to incorporate same into Unified Development Ordinance Section 15-3.0428, Ordinance No. 97-1456 (PDD No. 23) pursuant to §13.26s.5. and Unified Development Ordinance Section 15-3.0429, Ordinance No. 97-1457 (PDD No. 24) pursuant to §13.27t.5. and to authorize the issuance of a reclamation permit in relation thereto, subject to technical corrections by staff. On voice vote, all voted ‘aye’; motion carried. (6-0-0).

south, South 51st Street on the east and South 68th Street on the west. The properties which are the subject of the application bear Tax Key Nos. (all or portions of parcels) 758 9985 000, 758 9987 002, 758 9994 000, 758 9995 002, 758 9997 000, 758 9998 001, 758 9999 000, 789 9990 001, 789 9992 000, 789 9993 000, 789 9994 000, 789 9995 001, 789 9991 003, 790 9993 000, 757 9999 000, 757 9973 001, 757 9974 000, 757 9974 000, 757 9972 001, 757 9971 001, 757 9970 001, 757 9969 001, 758 9993 000, 758 9992 000 and 758 9991 000.

2. RAWSON VENTURES LLC COMMERCIAL/RESIDENTIAL DEVELOPMENT.

Rezoning application by David J. Church, Rawson Ventures LLC, to rezone three parcels of land and an outlot along West Rawson Avenue (Brunn family farm property), between the existing McDonalds restaurant and Anderson Family Dental (property is currently partially developed with two residences and a few out buildings and the remaining property is unfarmed farm land (4.50386 acres)), from R-6 Suburban Single-Family Residence District and B-3 Community Business District to B-2 General Business District, properties located at 7401 West Rawson Avenue (R-6 to B-2), 7295 West Rawson Avenue (B-3 to B-2), 7255 West Rawson Avenue (B-3 to B-2) and the upper portion (approximately 18,000 square feet) of 7401A West Rawson Avenue (R-6 to B-2); Tax Key Nos. 756-9993-013, 756-9993-019, 756-9993-018 and 756-9993-005.

David J. Church presented the request by Rawson Ventures LLC, to rezone three parcels of land and an outlot along West Rawson Avenue (Brunn family farm property), between the existing McDonalds restaurant and Anderson Family Dental (property is currently partially developed with two residences and a few out buildings and the remaining property is unfarmed farm land (4.50386 acres)), from R-6 Suburban Single-Family Residence District and B-3 Community Business District to B-2 General Business District, properties located at 7401 West Rawson Avenue (R-6 to B-2), 7295 West Rawson Avenue (B-3 to B-2), 7255 West Rawson Avenue (B-3 to B-2) and the upper portion (approximately 18,000 square feet) of 7401A West Rawson Avenue (R-6 to B-2); Tax Key Nos. 756-9993-013, 756-9993-019, 756-9993-018 and 756-9993-005.

The Official Notice of Public hearing was read into the record by Planning Manager Eddy and the Public Hearing was opened at 7:32 p.m. and closed at 7:33 p.m.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone certain parcels of land from R-6 Suburban Single-Family Residence District and B-3 Community Business District to B-2 General Business District (located at 7401 West Rawson Avenue, 7295 West Rawson Avenue, 7255 West Rawson Avenue and the upper portion (approximately 18,000 square feet) of 7401a West Rawson Avenue) (4.50386 acres). On voice vote, all voted 'aye'; motion carried. (6-0-0).

3. BEAR DEVELOPMENT, LLC SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.

Comprehensive Master Plan Amendment and Rezoning applications by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC and

Principal Planner Martínez-Montilva presented the request by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC and Ger Vang and Chia Vang, property owners), to amend the Future Land Use Map designation for an area consisting of three properties (two properties, 892-9999-002 and 937-9999-004, are designated as Recreational Use, covering approximately 74 acres (80% of

Ger Vang and Chia Vang, property owners), to amend the Future Land Use Map designation for an area consisting of three properties (two properties, 892-9999-002 and 937-9999-004, are designated as Recreational Use, covering approximately 74 acres (80% of the site), the remaining property, 938-9999-011, is designated as Residential Use, with a portion of land adjacent to South 112th Street designated as Areas of Natural Resource Features Use, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to rezone that area of land from A-2 Prime Agricultural District and R-2 Estate Single-Family Residence District [the 2 properties that are designated as Recreational Use are zoned A-2 Prime Agricultural District and the remaining property is zoned R-2 Estate Single-Family Residence District (all three properties contain corridors zoned C-1 Conservancy District which is an obsolete zoning district because the current Unified Development Ordinance requires protection of natural resources through conservation easements) to R-5 Suburban Single-Family Residence District, properties generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area (totaling approximately 92 acres). [SUBJECT MATTER FOR THE COMPREHENSIVE MASTER PLAN AMENDMENT CONTINUED FROM THE OCTOBER 7, 2021 MEETING. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER. THE PUBLIC HEARING FOR THE REZONING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON OCTOBER 7, 2021, AND THEN POSTPONED AND CONTINUED TO THE OCTOBER 21, 2021 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

the site), the remaining property, 938-9999-011, is designated as Residential Use, with a portion of land adjacent to South 112th Street designated as Areas of Natural Resource Features Use, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to rezone that area of land from A-2 Prime Agricultural District and R-2 Estate Single-Family Residence District [the 2 properties that are designated as Recreational Use are zoned A-2 Prime Agricultural District and the remaining property is zoned R-2 Estate Single-Family Residence District (all three properties contain corridors zoned C-1 Conservancy District which is an obsolete zoning district because the current Unified Development Ordinance requires protection of natural resources through conservation easements) to R-5 Suburban Single-Family Residence District, properties generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area (totaling approximately 92 acres). [SUBJECT MATTER FOR THE COMPREHENSIVE MASTER PLAN AMENDMENT CONTINUED FROM THE OCTOBER 7, 2021 MEETING].

Principal Planner Martínez-Montilva indicated that the applicant amended the original request and is only seeking the Comprehensive Master Plan Amendment and Rezoning for the 34.51-acre Ignasiak parcel (Tax Key Number No. 892-9999-002).

The Official Notice of Public hearing was read into the record by Planning Manager Eddy and the Public Hearing was opened at 7:44 p.m. and closed at 7:50 p.m.

Commissioner Haley moved to recommend denial of the Comprehensive Master Plan Amendment and Rezoning applications. The motion failed for lack of a second.

Comprehensive Master Plan Amendment

Commissioner Léon moved and City Engineer Morrow seconded a motion to adopt a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for three properties generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area from recreational use and areas of natural resource features use to residential use, pursuant to Wis. Stat. § 66.1001(4)(b), subject to changes of property description to be provided by the Department of City Development. On roll call vote, 3 voted 'nay' and 3 voted 'aye'; motion tied, no recommendation (3-3-0).

Rezoning

Commissioner Léon moved and City Engineer Morrow seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (zoning map) to rezone certain parcels of land from A-2 Prime Agricultural District, R-2 Estate Single-Family Residence District and C-1 Conservancy District to R-5 Suburban Single-Family Residence District (generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area), subject to changes of property description to be provided by the Department of City Development. On roll call vote, 3 voted ‘nay’ and 3 voted ‘aye’; motion tied, no recommendation (3-3-0).

D. Business Matters

1. 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 periods, Fall Market held November 13-14, 2021, Winter Market held January 28-30, 2022 and Spring Market held April 2-3, 2022, from 10:00 a.m. to 4:00 p.m. on Saturdays, and from 10:00 a.m. to 4:00 p.m. on Sundays (with VIP tickets offering early entrance at 9:00 a.m. on Saturdays) [event staff on-site for each of the three events 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.

Danica Allen presented the request by 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 periods, Fall Market held November 13-14, 2021, Winter Market held January 28-30, 2022 and Spring Market held April 2-3, 2022, from 10:00 a.m. to 4:00 p.m. on Saturdays, and from 10:00 a.m. to 4:00 p.m. on Sundays (with VIP tickets offering early entrance at 9:00 a.m. on Saturdays) [event staff on-site for each of the three events 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.

Commissioner Léon moved and City Engineer Morrow 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. (6-0-0).

Key Nos. 852-9999-001 and 882-9987-001.

Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of October 21, 2021 at 8:10 p.m. On voice vote, all voted 'aye'; motion carried. (6-0-0).

DRAFT



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item C.1

Meeting of November 4, 2021

Special Use

RECOMMENDATION: City Development staff recommends approval of this Special Use permit request by Muskego Warriors Youth Baseball, Inc. for an indoor baseball club (SIC No. 7997) to be located at 11311 W. Forest Home Avenue, Unit 1.

Project Name:	Muskego Warriors Youth Baseball
Project Address:	11311 W. Forest Home Avenue – Unit 1
Property Owner:	FHCC, LLC
Applicant:	Muskego Warriors Youth Baseball, Inc.
Zoning:	M-1 Limited Industrial District
Use of Surrounding Properties:	This property is located within a multi-tenant building for office and warehouse. Residential single-family to the east and southeast, storage yard zoned M-2 to the southwest, commercial zoned B-2 to the west and warehouses zoned M-1 to the north.
Applicant Action Requested:	Recommendation for approval of this Special Use permit request
Staff:	Régulo Martínez-Montilva, Principal Planner

INTRODUCTION:

Special Use request to allow for an indoor baseball club in a multi-tenant building located in the M-1 Limited Industrial zoning building. Baseball training facilities are classified as “Membership sports & recreation clubs” under Standard Industrial Classification (SIC) Title No. 7997, which requires a special use permit in the M-1 zoning district.

The proposed indoor training facility would have batting cages, pitching mounds and other baseball equipment. The typical occupants would be 2-3 coaches/trainers and 10-15 youth athletes from 8 to 16 years old. The proposed hours of operation are Monday through Friday from 5 p.m. to 10 p.m. and weekends from 12 p.m. (noon) to 6 p.m. According to the applicant, the parking demand for this facility is 2-4 parking spaces.

The applicant would lease Unit 1 with a floor area of 10,952 square feet. The proposed improvements are only interior work consisting in the addition of restrooms, the estimated improvement cost is \$20,000.

PROJECT DESCRIPTION AND ANALYSIS:

The proposed location for Muskego Warriors Youth Baseball in Franklin at 11311 W. Forest Home Avenue (Unit 1) falls within the M-1 Limited Industrial district. Baseball training facilities may be

allowed by Special Use permit in the M-1 district and are classified under the Standard Industrial Classification (SIC) No. 7997:

7997 Membership sports & recreation clubs

Sports and recreation clubs which are restricted to use by members and their guests. Country, golf, tennis, yacht, and amateur sports and recreation clubs are included in this industry.

Muskego Warriors Youth Baseball, Inc. has submitted a substantially complete application for a special use permit, allowing for Section § 15-3.0701 of the Unified Development Ordinance sets out the General Standards for Special Uses. City Development staff does not anticipate adverse impacts to adjacent properties because the training activities would be conducted inside the building and the parking demand estimated by the applicant is up to 4 stalls.

UDO Section § 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts does NOT apply to this project, as the proposed special use not one of the specified special uses in this section.

On October 12, Muskego Warriors Youth Baseball, Inc. applied for a zoning compliance permit to allow for temporary storage of netting and baseball equipment while the Special Use application is being reviewed. The City Development Department issued zoning compliance permit PZC21-0063 for indoor storage only (SIC 4225).

STAFF RECOMMENDATION:

The Department of City Development staff recommends approval of this application for Special Use.

As the applicant is not proposing exterior modifications to the property, a Site Plan amendment is not required at this time.

RESOLUTION NO. 2021-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A YOUTH BASEBALL
CLUB INDOOR TRAINING FACILITY USE UPON PROPERTY LOCATED
AT 11311 WEST FOREST HOME AVENUE, UNIT 1
(MUSKEGO WARRIORS YOUTH BASEBALL, INC., APPLICANT)

WHEREAS, Muskego Warriors Youth Baseball, Inc., having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District under Standard Industrial Classification Title No. 7997 "Membership sports & recreation clubs", to operate a Muskego Warriors youth baseball club indoor training facility including batting cages, pitching mounds and other baseball equipment (typical occupants would be 2-3 coaches/trainers and 10-15 youth athletes, from age 8 to 16 years old) with proposed hours of operation Monday through Friday, from 5:00 p.m. to 10:00 p.m. and weekends, from 12:00 p.m. to 6:00 p.m. (parking demand for this facility is 2-4 parking spaces and interior improvements consist of the addition of restrooms) in Unit 1 (10,952 square feet) of the multi-tenant building located at 11311 West Forest Home Avenue, bearing Tax Key No. 748-9994-003, more particularly described as follows:

All of Outlot A of Block 1; all of Lot 9 and 10 of Block 2; and vacated 112th Street of the North Cape Industrial Park, and part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, more fully described as follows: Beginning at the Northeast corner of Lot 9, Block 2 of the North Cape Industrial Park as platted; thence South 00 degrees 24'00" East, along the Easterly line of said North Cape Industrial Park and Westerly line of Block 8, North Cape Estate Addition and as extended, 598.15 feet to a point being on the North line of the Southerly 50 acres of said 1/4 Section; thence North 88 degrees 37'56" West, along said North line, 1035.79 feet to a point on the Easterly right-of-way line of West Forest Home Avenue; thence North 16 degrees 39'13" East, along said Easterly right-of-way line, 582.97 feet to a point being at the Southwesterly corner of the North Cape Industrial park as platted; thence South 87 degrees 19'58" East, along said Southerly plat line, 453.13 feet to a point being at the Northeast corner of Outlot A of said Block 1, said point being on the Westerly right-of-way line of South 112th Street; thence South 89 degrees 31'52" East, 60.15 feet to a point on the Easterly right-of-way line of South 112th Street, said point being at the Northwest corner of the South 1/2 of said Lot 9, Block 2; thence North 5 degrees 44'29" East, along the Easterly right-of-way line of South 112th Street, 47.10 feet to the Northeast corner of Lot 9, Block 2, as platted; thence South 88 degrees 30'10" East, along the North line of said Lot 9, 346.90 feet to the place of beginning. Said land being in the City of Franklin, County of Milwaukee,

MUSKEGO WARRIORS YOUTH BASEBALL, INC. – SPECIAL USE
RESOLUTION NO. 2021-_____

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State of Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 4th day of November, 2021, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Muskego Warriors Youth Baseball, Inc., for the approval of a Special 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. That this Special Use is approved only for the use of the subject property by Muskego Warriors Youth Baseball, Inc., successors and assigns, as an indoor training facility use, which shall be developed in substantial compliance with, and operated and maintained by Muskego Warriors Youth Baseball, Inc., pursuant to those plans City file-stamped September 3, 2021 and annexed hereto and incorporated herein as Exhibit A.
2. Muskego Warriors Youth Baseball, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Muskego Warriors Youth Baseball, Inc. indoor training facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

MUSKEGO WARRIORS YOUTH BASEBALL, INC. – SPECIAL USE
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3. The approval granted hereunder is conditional upon Muskego Warriors Youth Baseball, Inc. and the indoor training facility use for the property located at 11311 West Forest Home Avenue, Unit 1: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. All signage shall comply with the requirements of Chapter 210 of the Municipal Code and must receive a Sign Permit from the City Development Department prior to installation.

BE IT FURTHER RESOLVED, that in the event Muskego Warriors Youth Baseball, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19 of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

MUSKEGO WARRIORS YOUTH BASEBALL, INC. – SPECIAL USE
RESOLUTION NO. 2021-_____

Page 4

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2021.

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

APPROVED:

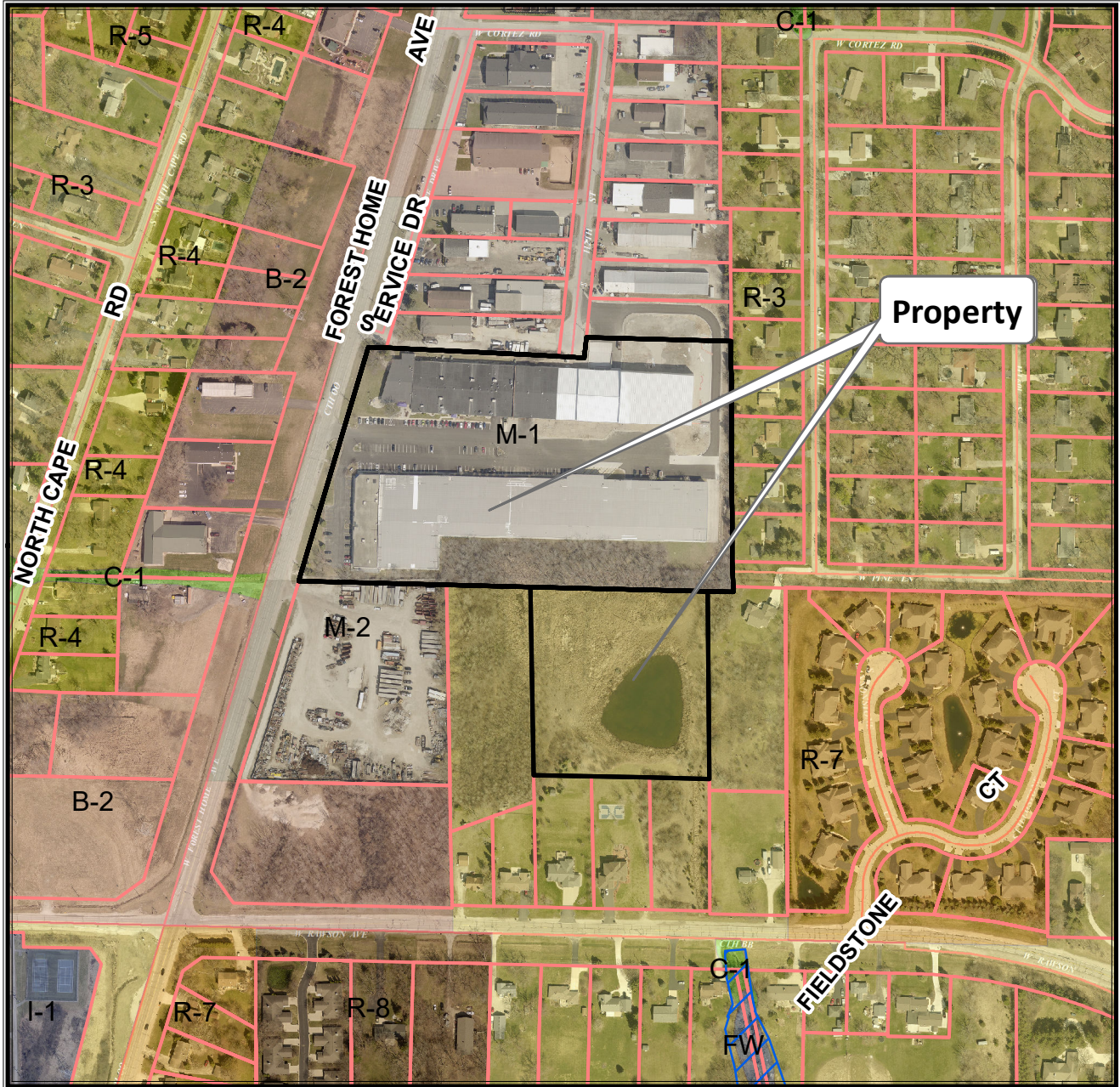
Stephen R. Olson, Mayor

ATTEST:

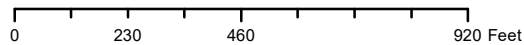
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

11311 W. Forest Home Ave.
TKN: 748 0058 000



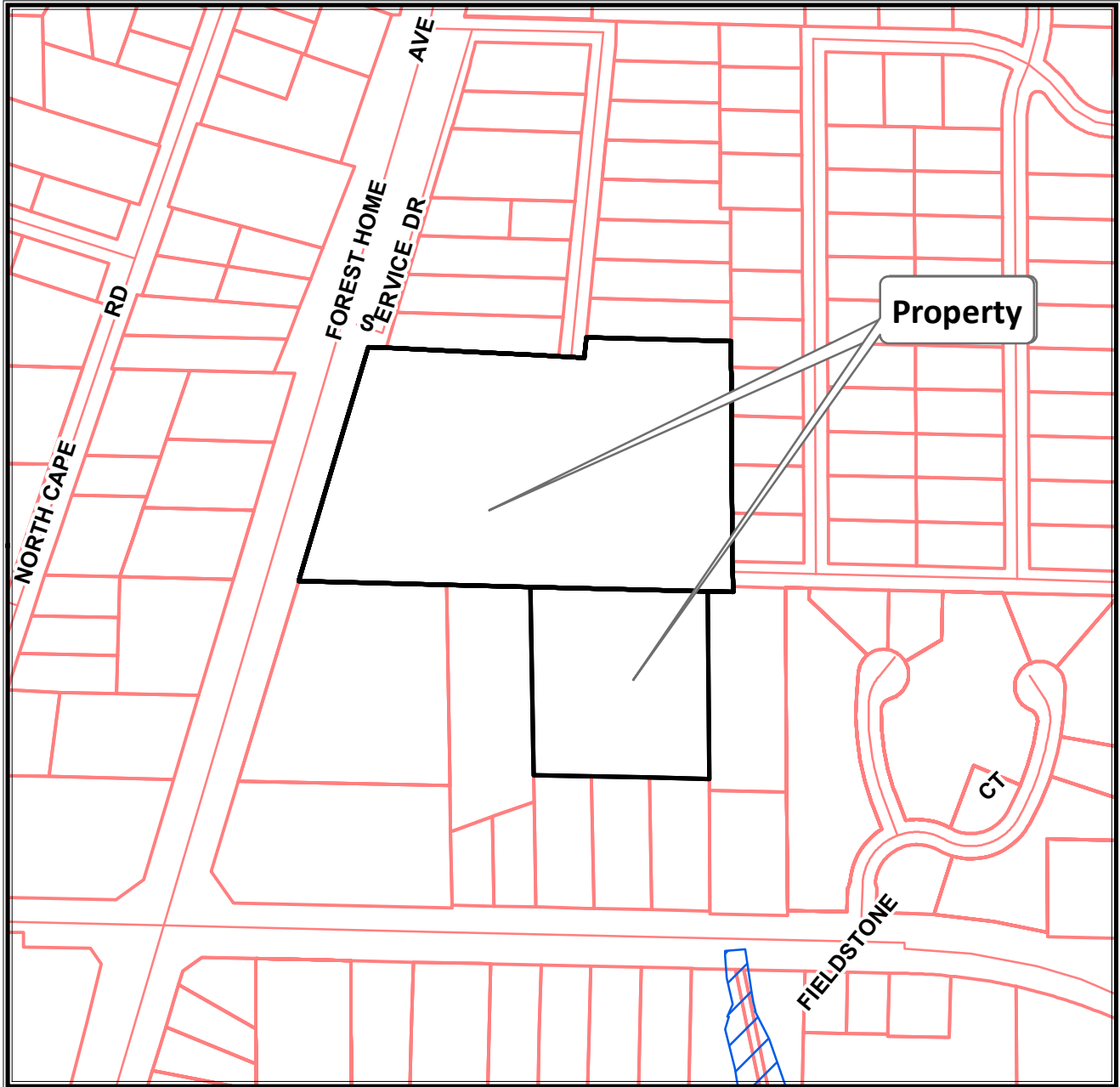
Planning Department
(414) 425-4024



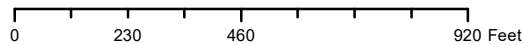
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11311 W. Forest Home Ave.
TKN: 748 0058 000



Planning Department
(414) 425-4024



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City of Franklin
Department of City Development

Date: October 5, 2021

To: Greg Schaal

From: Department of City Development. Régulo Martínez-Montilva, Principal Planner

RE: Special Use – Muskego Warriors Youth Baseball, Inc.
11311 W. Forest Home Avenue, Unit 1

Please be advised that City Staff has reviewed this Special Use permit application for Muskego Warriors Youth Baseball, Inc. at 11311 W. Forest Home Avenue, Unit 1. The application was received and filed on September 3, 2021.

Baseball training facilities are classified as “Membership sports & recreation clubs” under Standard Industrial Classification (SIC) Title No. 7997, which requires a special use permit in the M-1 Limited Industrial zoning district. Staff comments are as follows:

Department of City Development

- Any future signage requires a separate approval.
- For information about required building permits, please contact the Inspection Services Department.

Inspection Services Department

- Interior tenant space shall be designed and constructed in accordance with the Wisconsin Commercial Building Code. A Building Permit will be required. Other permits, HVAC and electrical, may be required. A Building Permit has already been issued for the new toilet rooms.

Engineering Department

- No comments.

Police Department

- The PD has no comment regarding this request.



Planning Department

9229 W. Loomis Road, Franklin, WI 53132
Phone: (414) 425-0084 Fax: (414) 425-7513
generalinspection@franklinwi.gov
www.franklinwi.gov

Zoning Compliance Permit

PERMIT #: PZC21-0063

APPLICATION DATE: 10/12/2021

ISSUED: 10/12/2021

BUSINESS NAME:	APPLICANT:	PERMIT NAME OWNER:
Muskego Warriors Youth Baseball	FHCC, LLC 8575 W FOREST HOME AVE # 160 Greenfield WI 53228	FHCC, LLC 8575 W FOREST HOME AVE # 160 Greenfield WI 53228

Use/Operation: Indoor storage
SIC Code No.: 4225

The Planning Department finds that the proposed use for the property located at:
11311 W FOREST HOME AVE UNIT 1
in the M-1 District

is a permitted use pursuant to Section 15-3.0603 of the City of Franklin Unified Development Ordinance (UDO).

Pursuant to Section 15-9.0102(D) a Zoning Compliance Permit automatically expires if the business/use for which the zoning compliance permit is issued has not taken occupancy of the premises within six (6) months of the date this Zoning Compliance Permit is issued. Thus, the premises must be occupied by 4 / 12/ 2022.

PLANNING & ZONING DEPT. REVIEW: Status: Completed

Plan Reviewer: Regulo Martinez-Montilva
Conditions of approval are listed on the reverse side.

***** NOTE *****

An Occupancy Permit is required prior to taking occupancy of the building or any portion thereof. An application for an Occupancy Permit can be obtained from the City of Franklin Inspection Department. Occupancy Permits must be issued to the applicant by the Building Inspection and Fire Departments prior to taking occupancy of the building.

FAILURE TO COMPLY WITH THIS PERMIT MAY RESULT IN CITATIONS AND FINES PURSUANT TO CHAPTER 1, ARTICLE III OF THE CITY OF FRANKLIN MUNICIPAL CODE AND SECTION 15-9.0502 OF THE UNIFIED DEVELOPMENT ORDINANCE.

Staff Comments/Conditions of Approval:

According to the Unified Development Ordinance (UDO), the described work is a permitted use in the M-1 District and a permitted use according to the Zoning District under SIC Code No. 4225.

The Planning Staff has the following conditions of approval for FHCC, LLC:

This zoning compliance permit is only approving indoor storage use (SIC 4225) for Muskego Warriors Youth Baseball, Inc. Indoor baseball (SIC 7997) requires a Special Use permit, which separate application is currently under review. Conditions of approval listed below:

1. Outdoor storage is not permitted on site.
2. All signage must be approved by the City Development Department.
3. This zoning compliance approval is contingent on the applicant receiving all applicable permits throughout the City of Franklin. This includes, but is not limited to, all necessary licenses which are required through the Clerk's Office, Health Department, and a Building/Occupancy permits approved by the Inspection Services Department.
4. If at any point the use, business name, or site plan at this address changes, it will require a new zoning compliance permits and/or other City of Franklin approvals.



Régulo Martínez-Montilva

10/12/2021

Date

Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 Email: generalplanning@franklinwi.gov



Franklin

Phone: (414) 425-4024

Fax: (414) 427-7691

Web Site: www.franklinwi.gov

SEP 03 2021

Date of Application: _____
 City Development

SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

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

Applicant (Full Legal Name[s]): Name: <u>Muskego Warriors Youth Baseball Inc.</u> Company: _____ Mailing Address: <u>P.O. Box 131</u> City / State: <u>Muskego, WI</u> Zip: <u>53150</u> Phone: <u>414-491-6161</u> Email Address: <u>gschaalinc@yahoo.com</u>	Applicant is Represented by: (contact person)(Full Legal Name[s]) Name: <u>Greg Schaal</u> Company: _____ Mailing Address: <u>S77 W16852 Bridgeport Cir</u> City / State: <u>Muskego, WI</u> Zip: <u>53150</u> Phone: <u>414-491-6161</u> Email Address: <u>gschaalinc@yahoo.com</u>
Project Property Information: Property Address: <u>11311 W Forest Home Ave</u> Property Owner(s): <u>FHCC, LLC</u> Mailing Address: <u>8575 W Forest Home Ave #160</u> City / State: <u>Greenfield, WI</u> Zip: <u>53228</u> Email Address: <u>alicia@ener-con.com</u>	Tax Key Nos: <u>748-9994-003</u> Existing Zoning: <u>G2</u> Existing Use: <u>Warehouse & Office</u> Proposed Use: _____ Future Land Use Identification: _____

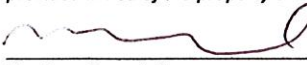
*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

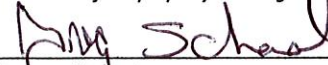
- Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:**
- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
 - Application Filing Fee, payable to City of Franklin:
 - \$1500, New Special Use over 4,000 square feet
 - \$1000 Special Use Amendment
 - \$750, New Special Use under 4,000 square feet
 - Legal Description for the subject property (WORD.doc or compatible format).
 - One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at www.franklinwi.gov.
 - Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written **Project Summary**, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.
 - Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
 - Four (4) **folded** reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.
 - One colored copy (11"x17") of the building elevations, if applicable.
 - Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 & 15-7.0201 of the UDO).
 - Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

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).


 Signature - Property Owner
 Michael Dilworth, Member
 Name & Title (PRINT) _____
 Date: 08/05/2021


 Signature - Applicant
 Greg Schaal
 Name & Title (PRINT) _____
 Date: 08/01/2021

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

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

Description of Proposed Use:

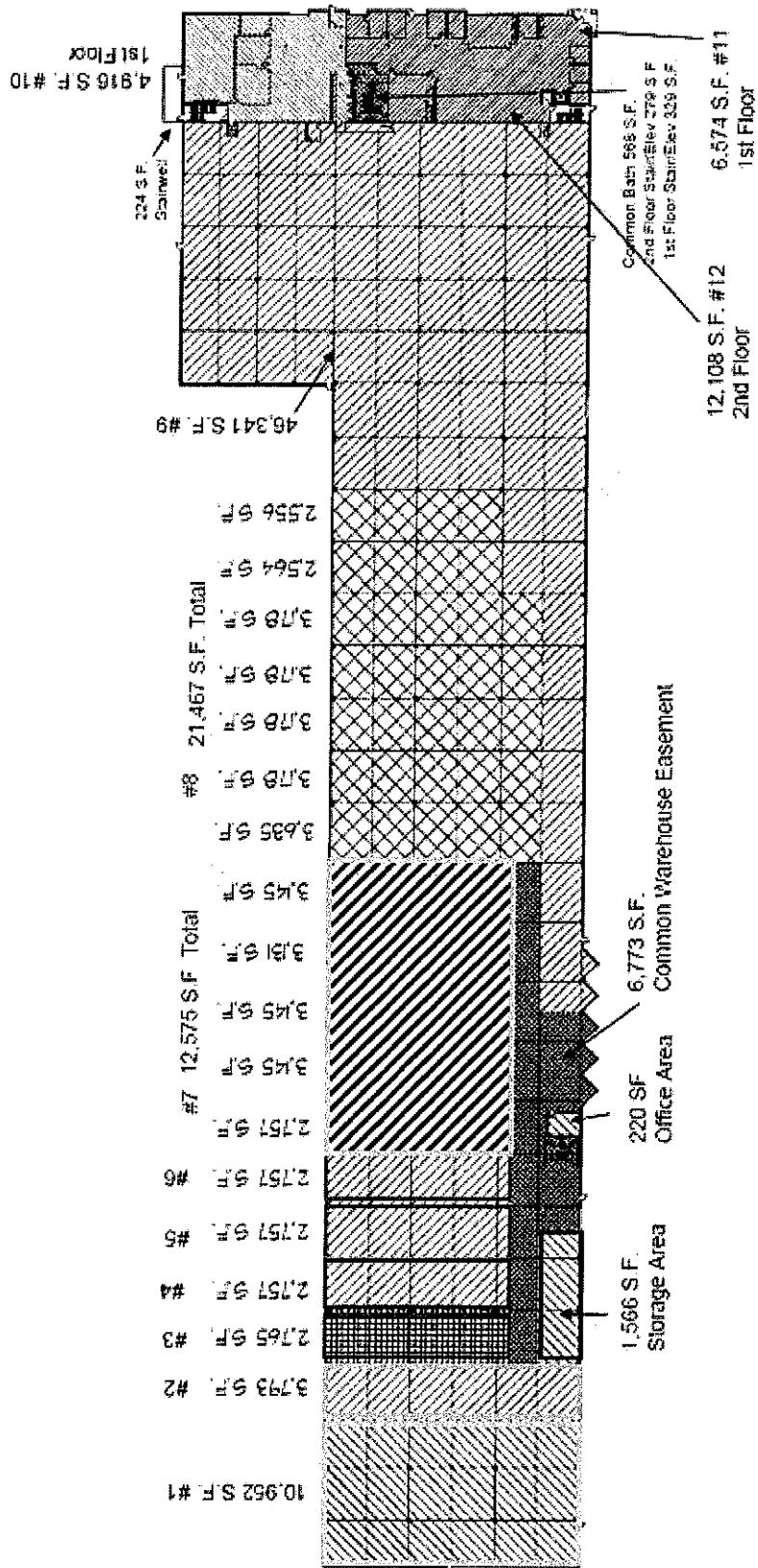
Muskego Warrior Youth Baseball is a non-profit organization that has been working with area youth baseball players for over 20 years. Teams range in age from 8 to 16 years old and participate in local league play along with tournaments throughout the Midwest. Instruction is given on a weekly basis by volunteer coaches along with some paid professional coaches.

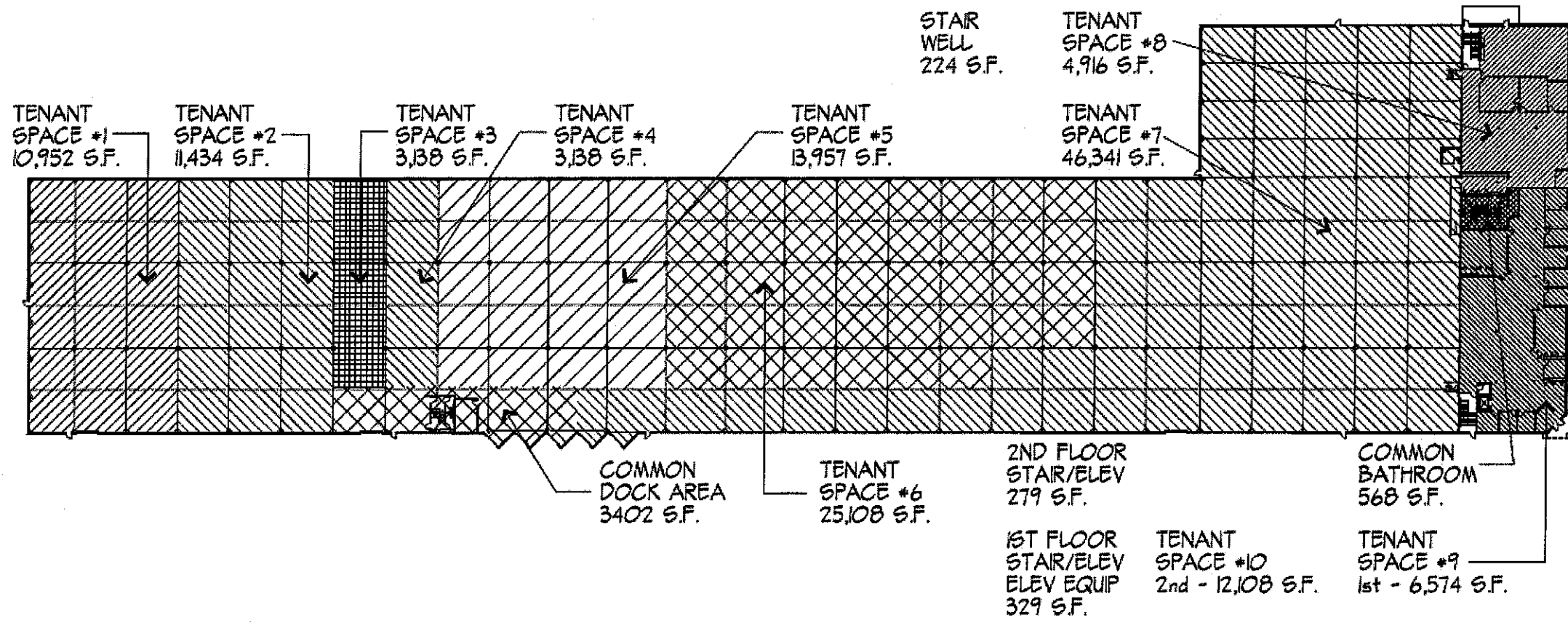
The space will be fitted with netting that keeps the baseballs within the leased space and avoids damaging the building or building systems. We will use the leased space for pitching, hitting and fielding instruction. Primary times of operation are Monday through Friday 5 p.m. to 10 p.m. and weekends from noon until around 6 p.m., with around 2-4 parking spaces being utilized at those times. We do use the space during other times but those are our main hours of operation

Legal Description – 11311 W Forest Home Ave

Parcel I:

All of Outlot A of Block 1; all of Lot 9 and 10 of Block 2; and vacated 112th Street of the North Cape Industrial Park, and part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, more fully described as follows: Beginning at the Northeast corner of Lot 9, Block 2 of the North Cape Industrial Park as platted; thence South 00 degrees 24'00" East, along the Easterly line of said North Cape Industrial Park and Westerly line of Block 8, North Cape Estate Addition and as extended, 598.15 feet to a point being on the North line of the Southerly 50 acres of said 1/4 Section; thence North 88 degrees 37'56" West, along said North line, 1035.79 feet to a point on the Easterly right of way line of West Forest Home Avenue; thence North 16 degrees 39' 13" East, along said Easterly right of way line, 582.97 feet to a point being at the Southwesterly corner of the North Cape Industrial park as platted; thence South 87 degrees 19'58" East, along said Southerly plat line, 453.13 feet to a point being at the Northeast corner of Outlot A of said Block 1, said point being on the Westerly right of way line of South 112th Street; thence South 89 degrees 31'52" East, 60.15 feet to a point on the Easterly right of way line of South 112th Street, said point being at the Northwest corner of the South 1/2 of said Lot 9, Block 2; thence North 5 degrees 44' 29" East, along the Easterly right of way line of South 112th Street, 47.10 feet to the Northeast corner of Lot 9, Block 2, as platted; thence South 88 degrees 30'10" East, along the North line of said Lot 9, 346.90 feet to the place of beginning. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin.







CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item D.1.

Meeting of November 4, 2021

Land Combination

RECOMMENDATION: City Development staff recommends approval of this land combination for 2735 W Rawson Ave and 7103 S 27th St.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Address, Property Owner, Applicant, Agent, Zoning, Use of Surrounding Properties, Comprehensive Plan, Applicant Action Requested, and Planner.

Introduction:

The applicant has submitted an application to combine the corner parcel on the southwest corner of 27th and Rawson (7103 S 27TH ST), recently purchased from the WI Department of Transportation, with the lot immediately west of it (2735 W Rawson Ave).

Pursuant to §15-9.0312.B, of the Unified Development Ordinance, the application for the Land Combination Permit shall be considered "relative to City staff recommendations, the lot area and other dimensional requirements of the zoning district(s) within which the parcels are located, the City of Franklin Comprehensive Master Plan and the planned land use for each of the parcels, present use of the parcels and proposed use of the parcels for the purpose to ensure that upon combination, such properties shall comply with the purposes and provisions of this Ordinance."

Analysis:

The subject properties are located along Rawson Avenue at the corner of S. 27th Street. 2735 W Rawson Ave is 20,568 SF and 7103 S 27TH ST is 16,440; their combined area will be 37,008 SF. The applicant proposes to expand their parking into the new area in future. A site plan application for this was submitted on Thursday, October 21, 2021.

Both parcels are zoned B-4 South 27th Street Mixed Use Commercial District. The new parcel does not meet minimum lot area of two (2) acres for B-4 zoning. §15-3.0304.A.1 requires “that future *land division* be limited, such that no new lots are created that are smaller than two acres in size [emphasis added].” Since is not a land division, but a consolidation, this standard does not apply, but it should be noted that it will not be possible to divide this lot in future.

This land combination otherwise complies with the current zoning of the subject properties, and is consistent with the City of Franklin Comprehensive Master Plan designation of “Mixed use.” Staff also notes that, due to the configuration of the corner, access to the corner parcel (7103 S 27th St.) would be restricted if the lot were to remain uncombined.

Staff recommendation:

City Development staff recommends approval of this land combination.

RESOLUTION NO. 2021-_____

A RESOLUTION CONDITIONALLY APPROVING A LAND
COMBINATION FOR TAX KEY NOS. 761-9950-003 AND 761-9950-001
(2735 WEST RAWSON AVENUE AND 7103 SOUTH 27TH STREET)
(DR. VIKRAMJIT SINGH DHILLON, OWNER OF SANIA
INVESTMENTS LLC, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed land combination for Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, to combine the corner parcel on the southwest corner of South 27th Street and West Rawson Avenue (7103 South 27th Street, 16,440 square feet), recently purchased from the Wisconsin Department of Transportation, with the lot immediately to the west (2735 West Rawson Avenue, 20,568 square feet), their combined area amounting to 37,008 square feet, for eventual parking lot expansion, bearing Tax Key Nos. 761-9950-003 and 761-9950-001, more particularly described as follows:

Parcel A

That part of Lot 1 of Certified Survey Map No. 1983, recorded in the Milwaukee County Register of Deeds office on December 28, 1972 in Reel 696 at Images 1115-1116, as Document No. 4730391, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Begin at the Southwest corner of said Lot 1; run thence North 01° 26' 29" East, 140.32 feet along the West line of said Lot; thence South 75° 21' 08" East, 83.67 feet; thence South 72° 13' 21" East, 27.00 feet; thence South 37° 59' 21" East, 54.06 feet to a point located 88 feet West of the reference line of S.T.H. 241; thence South 01° 26' 19" West, 65.59 feet parallel with said reference line to the South line of said Lot; thence South 88° 55' 20" West, 149.92 feet to the point of beginning.

Parcel B

Lot 2 of Certified Survey Map No. 1983, recorded in the Milwaukee County Register of Deeds office on December 28, 1972 in Reel 696 at Images 1115-1116, as Document No. 4730391, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. EXCEPTING THEREFROM the North 2.25 feet. FURTHER EXCEPTING THEREFROM that portion described in the Warranty Deed recorded September 22, 2014, as Document No. 10396844.

DR. VIKRAMJIT SINGH DHILLON, OWNER OF SANIA
INVESTMENTS LLC – LAND COMBINATION
RESOLUTION NO. 2021- _____

Page 2

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed land combination is appropriate for approval pursuant to law upon certain conditions, all pursuant to §15-9.0312 of the Unified Development Ordinance, Land Combination Permits.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed land combination, as submitted by Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, successors and assigns shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the land combination project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
2. The approval granted hereunder is conditional upon Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC and the land combination project for the properties located at 2735 West Rawson Avenue and 7103 South 27th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2021.

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

APPROVED:

Stephen R. Olson, Mayor

DR. VIKRAMJIT SINGH DHILLON, OWNER OF SANIA
INVESTMENTS LLC – LAND COMBINATION
RESOLUTION NO. 2021-_____

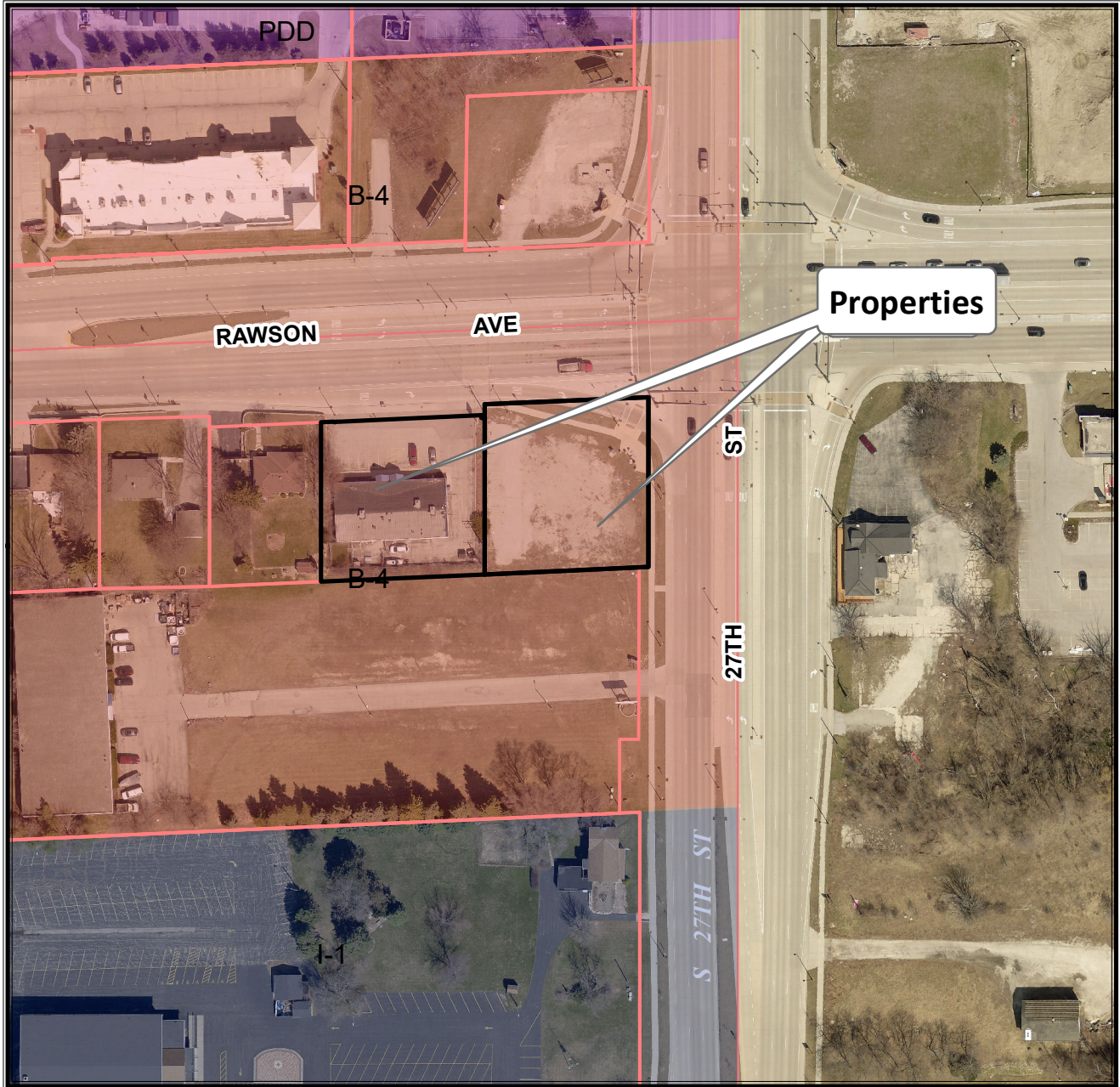
Page 3

ATTEST:

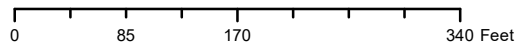
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

2735 W. Rawson Ave. & 7103 S. 27th Street
 TKNs: 761 9950 003 & 761 9950 001



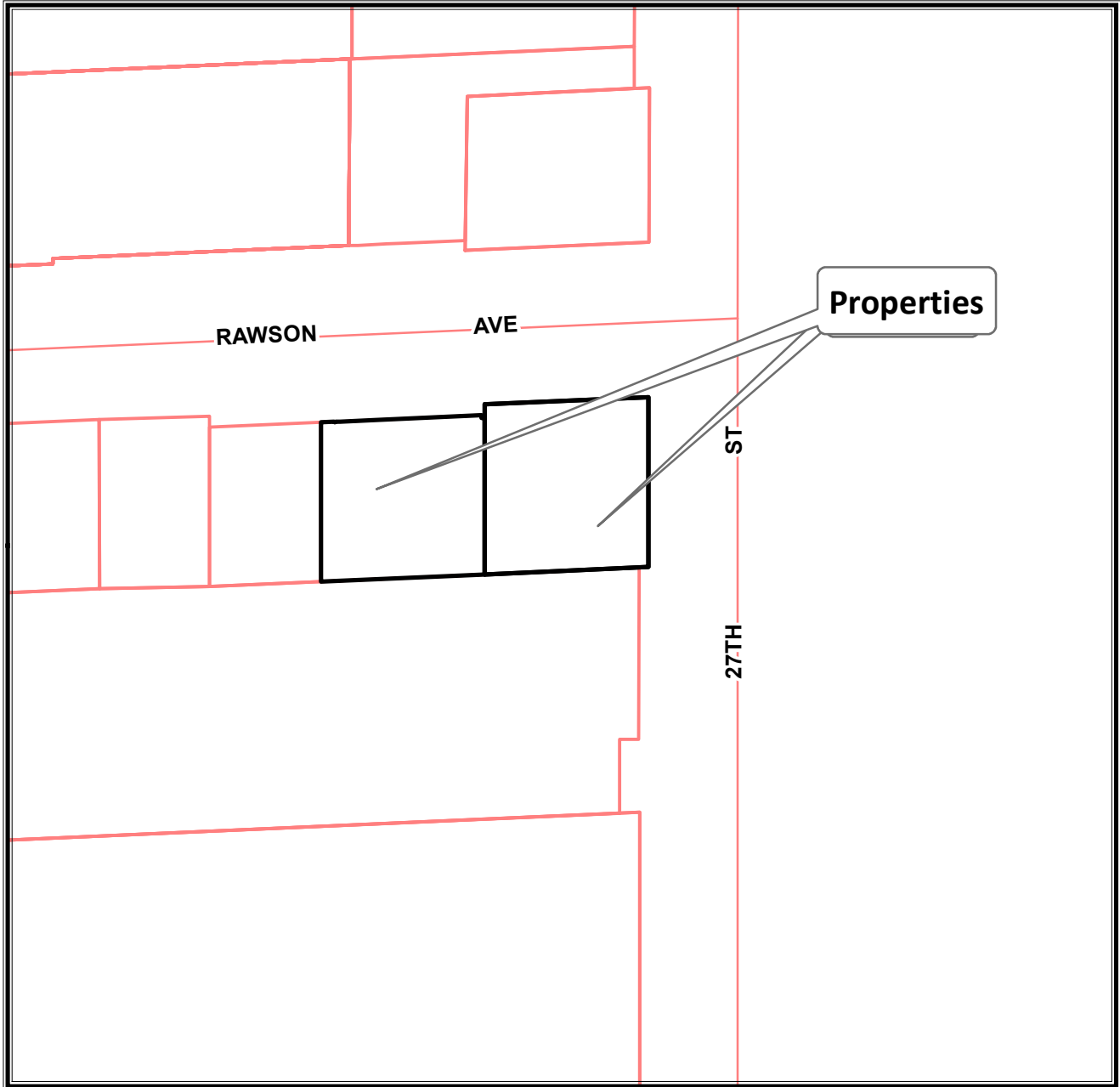
Planning Department
(414) 425-4024



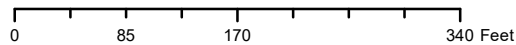
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2735 W. Rawson Ave. & 7103 S. 27th Street
 TKNs: 761 9950 003 & 761 9950 001



Planning Department
(414) 425-4024



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.





October 20, 2021

Marion Ecks – Assoc. Planner
Dept. of City Development
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

**RE: Land Combination Request by Sania Investments Inc.
2735 W. Rawson Ave. and 7103 S. 27th St.,**

**Subject: Response Letter to Staff Comments Received on October 15, 2021
Regarding the Land Combination Application Submitted on June 29, 2021**

Marion:

Based on our understanding of your staff comments described in your e-mail dated October 15, 2021, our responses are as follows:

Department of City Development Comments:

- See attached site plan/site plan amendment application
- We talked to Taylor from the Engineering Department on Monday October 19, 2021 regarding the storm water management for this project

Items Discussed and Conclusions:

1. The proposed new parking lot area will be located on an existing asphalt surface. No additional impervious surfaces will be included other than general repairs of existing damaged asphalt areas

Unified Development Ordinance UDO Requirements

- **15-9.0312 of the UDO**
Our proposed project and submittal will provide the requirements identified for land combination permits
- **15-3.0304. B-4 – South 27th St. Mixed Use Commercial**
Our proposed project meets the goals and objectives of the South 27th St. corridor element
- **15-3.0350 – South 27th Street Design Overlay District**
Our proposed project meets the goals and objectives of the South 27th Street Design Overlay District
- **UDO – 15.9.0312**
Our proposed project meets the requirements and objectives of this UDO

Engineering Department Comments:

- See attached documents for reference
 - legal plat of survey
 - site plan with proposed site improvements

Fire Department Comments:

- No action required

Police Department Comments:

- No action required

Inspection Services Department Comments:

- We will investigate possible additional submittal requirements with the Chief Plumbing Inspector for Storm water drainage system, after review and approval by the Plan Commission and Common Council of proposed preliminary project design

Legal Department Comments:

- See attached MS Word version of the legal description of properties to be combined

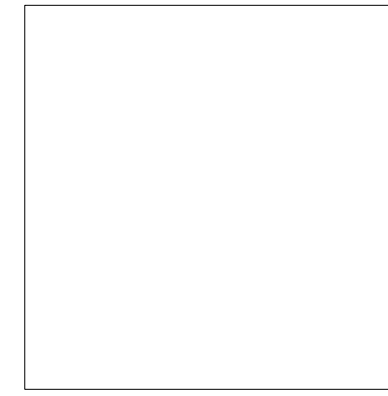
If additional information is needed, let me know.

Regards,

Luis Barbosa, AIA, ALA
Architect
BMR Design Group, Inc.
503 W. Lincoln Ave.
Milwaukee, WI 53207

SCOPE OF WORK

Consultants



ARCHITECT
 BMR Design Group, Inc.
 503 West Lincoln Avenue
 Milwaukee, Wisconsin 53207
 (414) 384-2996

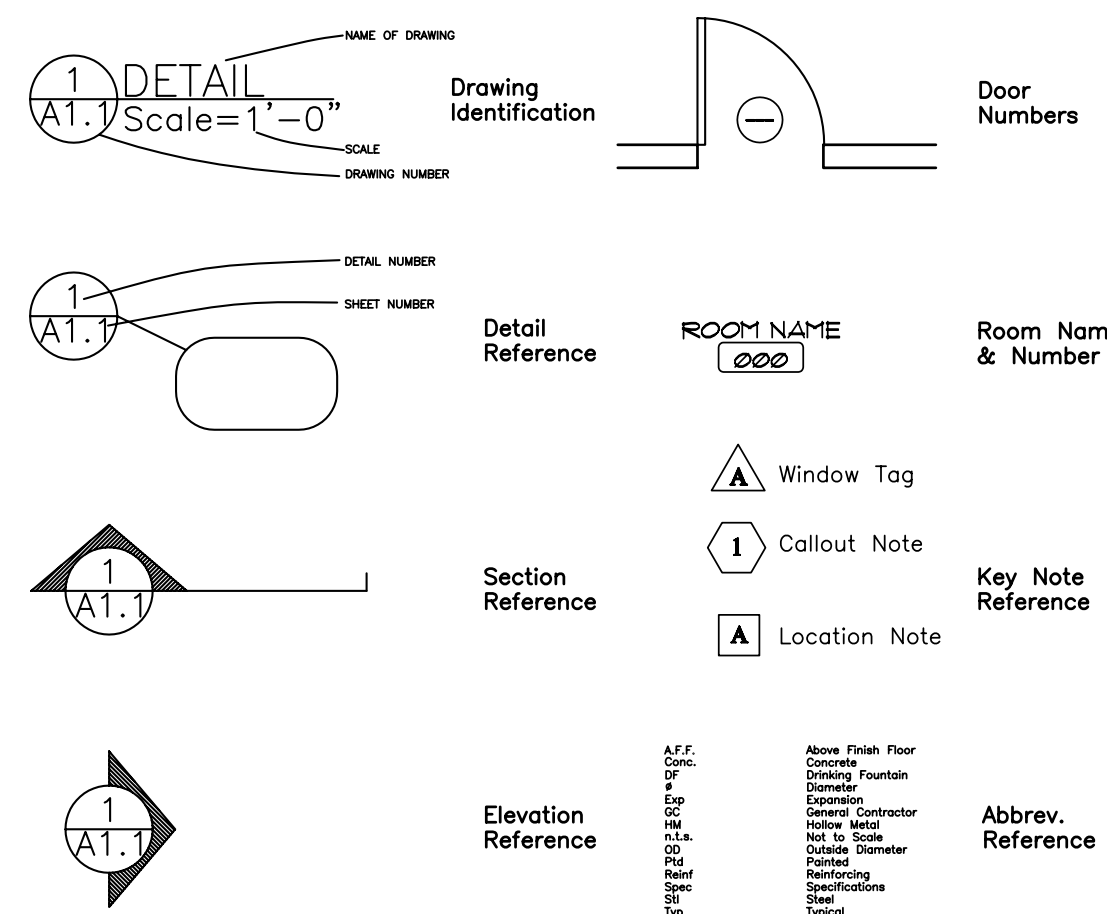
SHEET INDEX

ARCHITECTURAL
 A-1 EXISTING SITE PLAN
 A-2 NEW SITE PLAN
 A-3 NEW LANDSCAPE PLAN

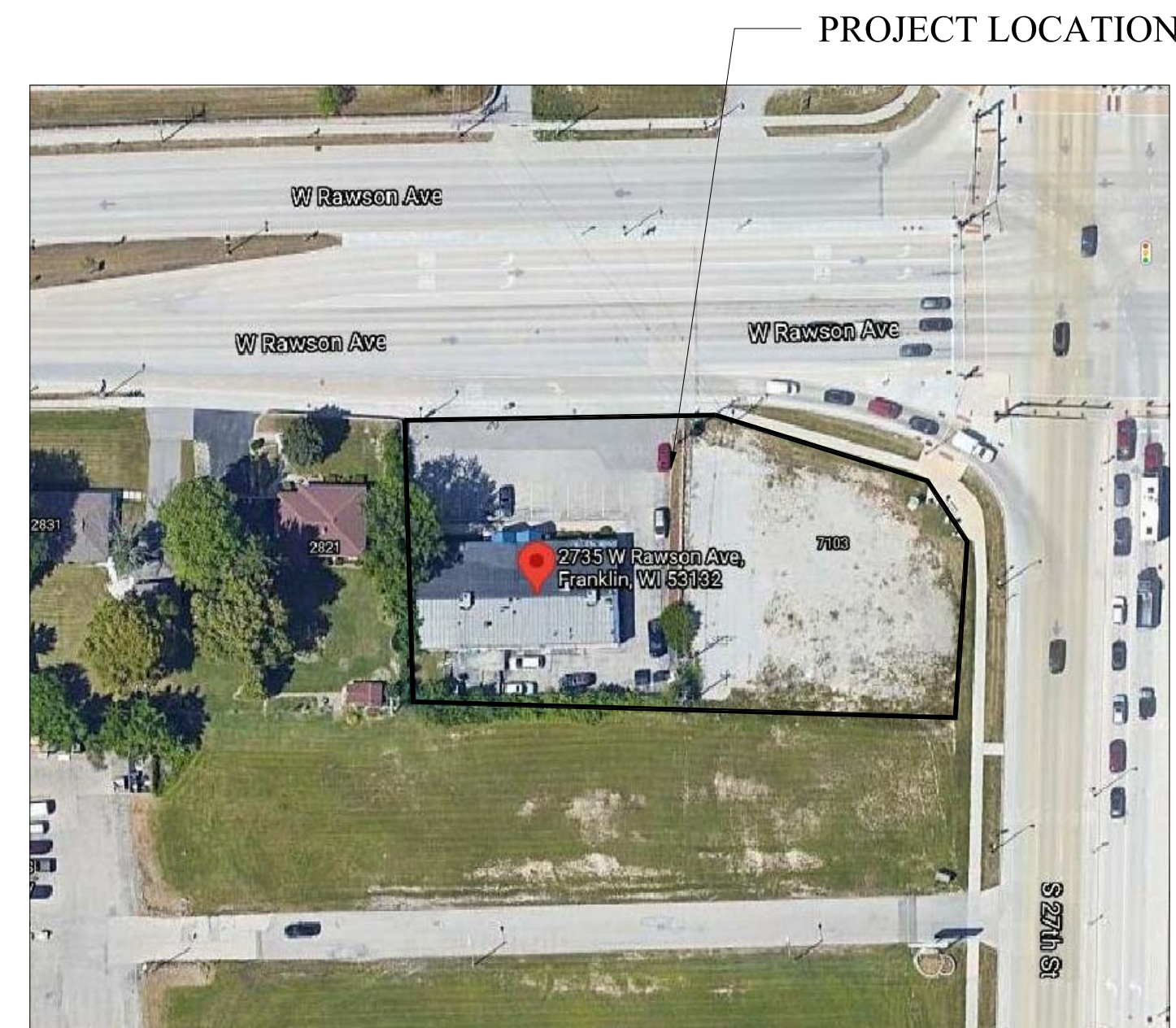
BMR
 DESIGN GROUP, INC.
 Architects - Engineers

503 West Lincoln Avenue
 Milwaukee, Wisconsin 53207
 Phone - (414) 384-2996
 Fax - (414) 384-3904

SYMBOLS



SITE LOCATION



General Notes

Mechanical, Electrical & Plumbing design are not the responsibility of the Architect. The M.E.P. to be handled on a design-build basis through the Developer and Construction Manager. The design-build contractor is responsible for code compliance with their work.

All work shall be done in accordance with all State and Local coded and ordinances.

Field verify all existing conditions and dimensions.

Do NOT scale drawings

The locations of the existing utility installations as shown on the plans are approximate. There may be other underground utility installation within the project area that are not shown. Contractor Must contact diggers hotline.

All building components requiring analysis and design by Professional Engineer being submitted to Architect/Owner for approval must be sealed and signed by the manufacturer's or fabricator's Professional Engineer, registered in the state where the project is being constructed. Shop Drawings, manufacturer's literature, etc., will not be reviewed without Engineer's Seal and signature appearing on submittals.

Building Information

LOT AREA FOR 2735 W. RAWSON AVE: 20,568 SQ.FT.
 LOT AREA FOR 7103 S. 27TH St: 16,440 SQ.FT.
 TOTAL AREA: 37,008 SQ.FT.

CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS AND PROPOSED CONSTRUCTION DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ALTERATIONS AND NEW SCOPE OF WORK.

Proposed New Site Development

AT: 2735 W. Rawson Ave &
 7103 S. 27Th St.
 Franklin, WI 53132

DATE: October 20, 2021

BMR PROJECT NO.: 2021-31

PROJECT INFORMATION

PROJECT OWNER: Dr. Dhillon
 Sania Investments Inc.
 4880 S. Province Dr
 New Berlin, WI 53146
 414-350-0887

PROJECT ADDRESS: 2735 W. Rawson Ave &
 7103 S. 27Th St,
 Franklin, WI

PRINCIPAL IN CHARGE: Luis Barbosa Perches

PROJECT ARCHITECT: Raul Arteaga

PROJECT

Proposed New Site
Development
At:
2735 W. Rawson
Avenue &
7103 S. 27th St
Franklin, WI
53132

PROJECT NO. 2021-31

DATE 10/20/2021

REVISIONS

NO.	DESCRIPTION

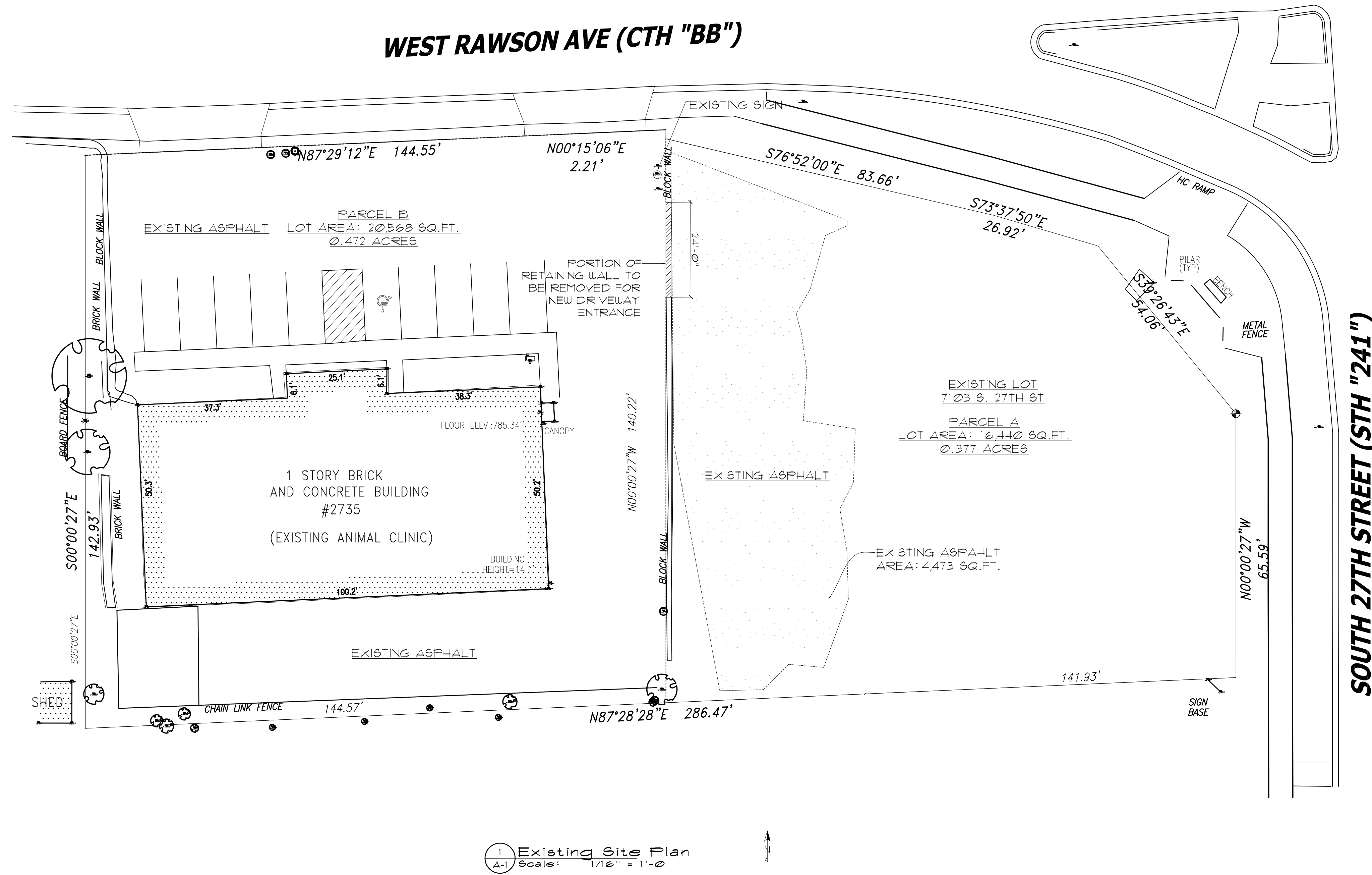
CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. A-1

SHEET TITLE



1 Existing Site Plan
A-1 Scale: 1/16" = 1'-0"

PROJECT
 Proposed New Site
 Development
 At:
 2735 W. Rawson
 Avenue &
 7103 S. 27th St
 Franklin, WI
 53132

PROJECT NO. 2021-31

DATE 10/20/2021

REVISIONS

NO.	DESCRIPTION

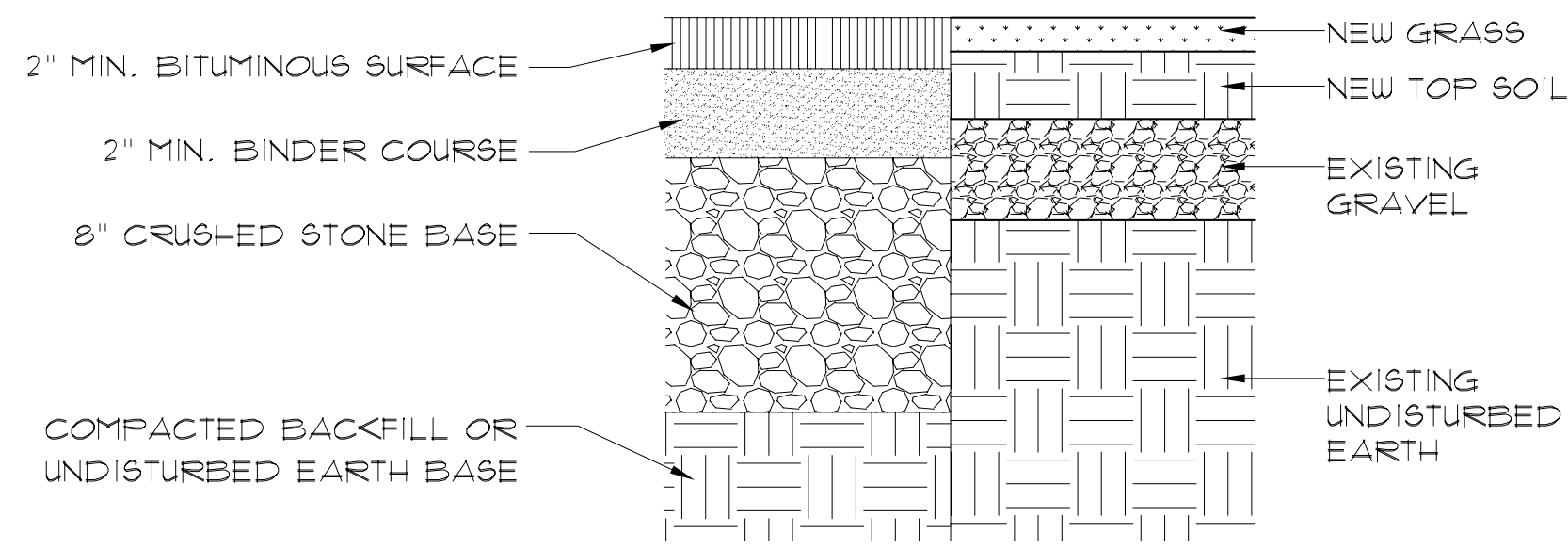
CHECKED BY L.B.

DRAWN BY R.A.

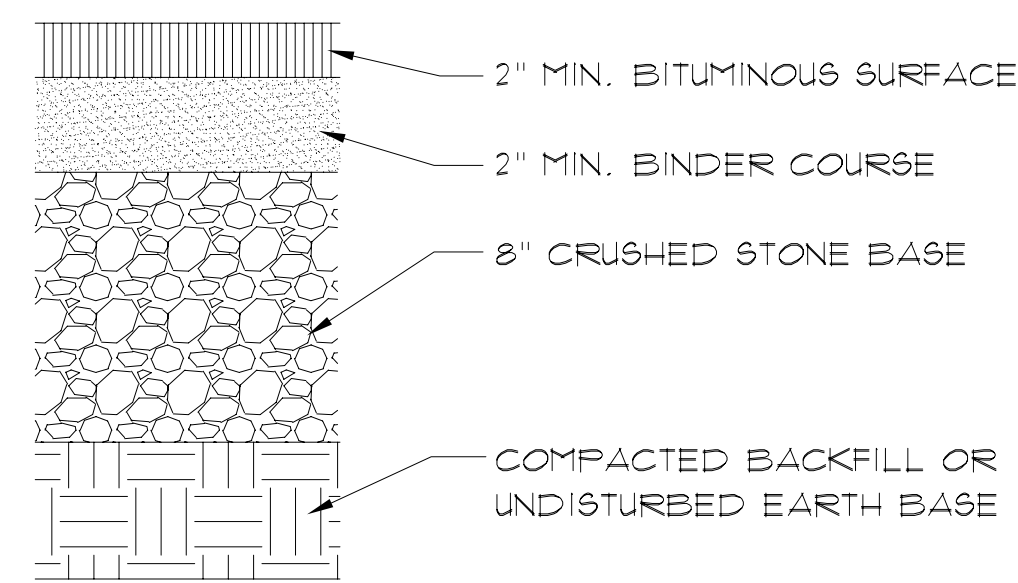
SCALE as noted

SHEET NO. A-2

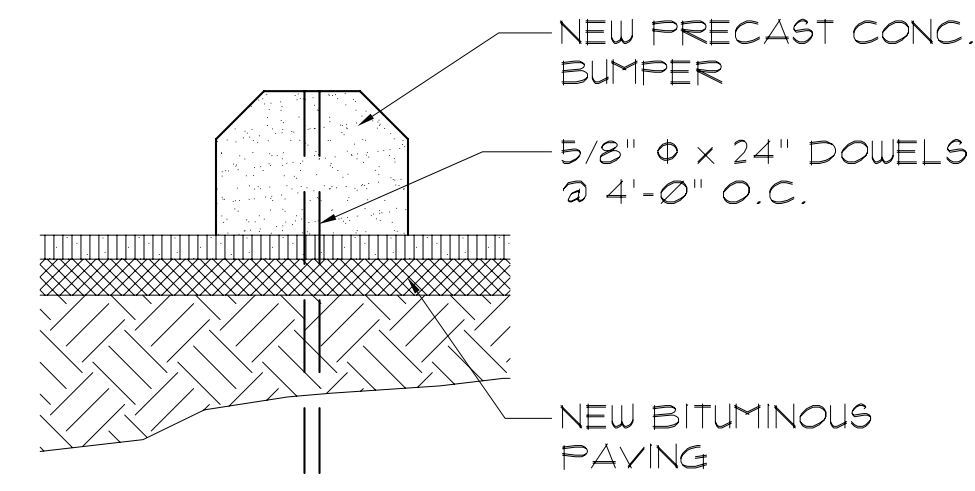
SHEET TITLE



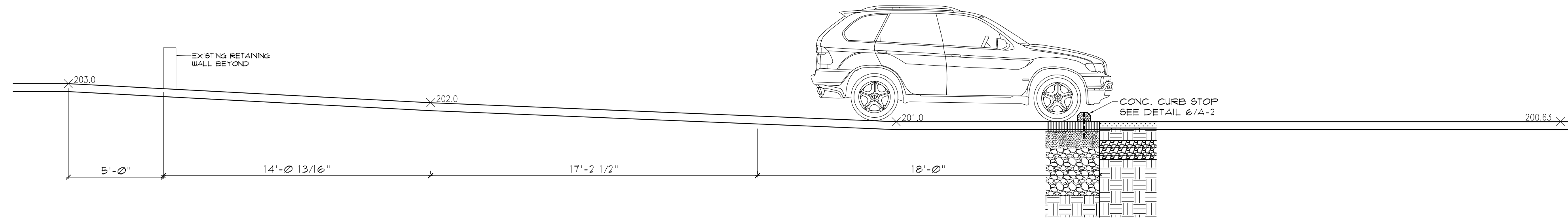
4 New Green Area /Asphalt Detail
 A-2 Scale: n.t.s.



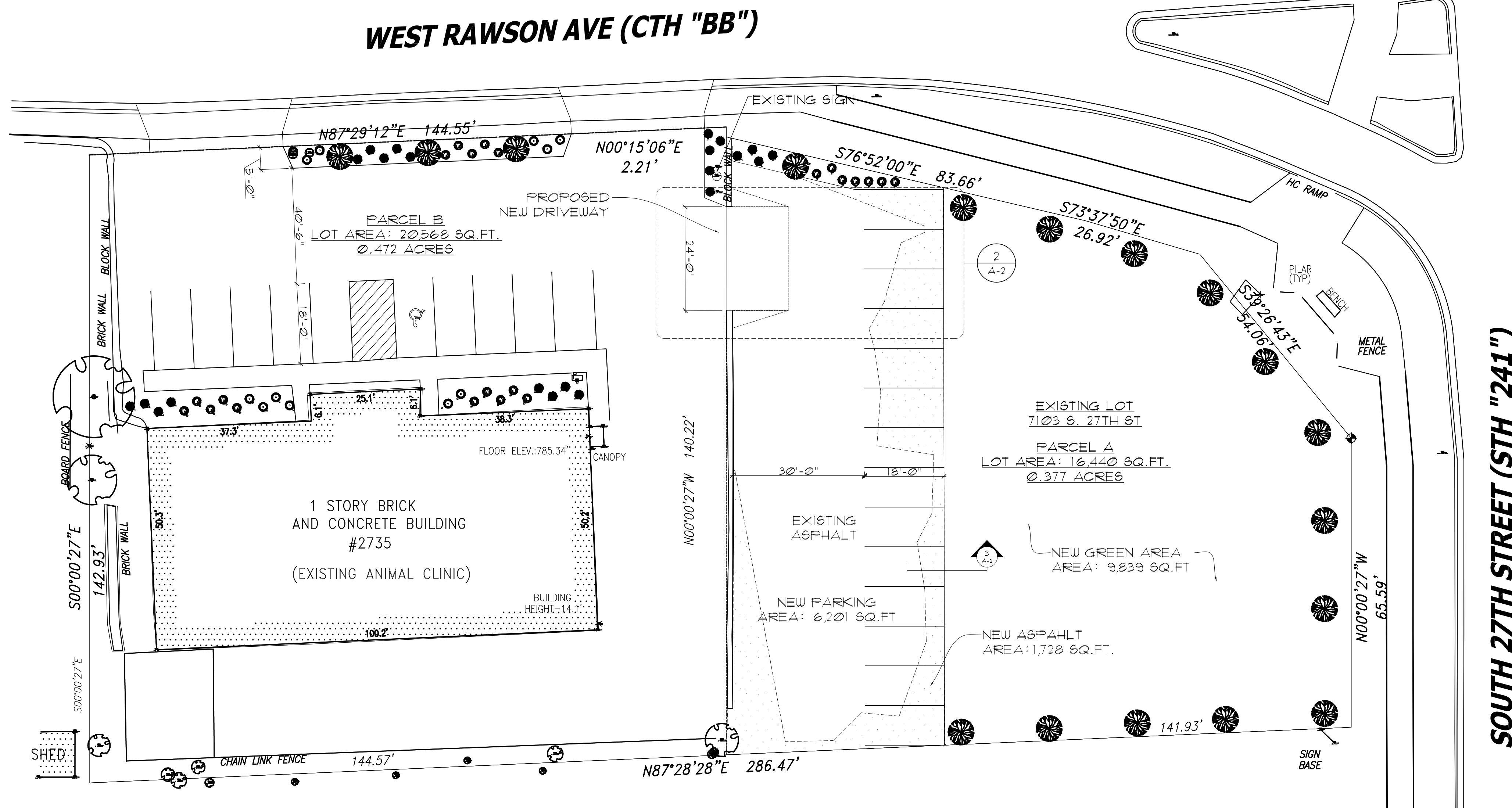
5 Asphalt Detail
 A-2 Scale: n.t.s.



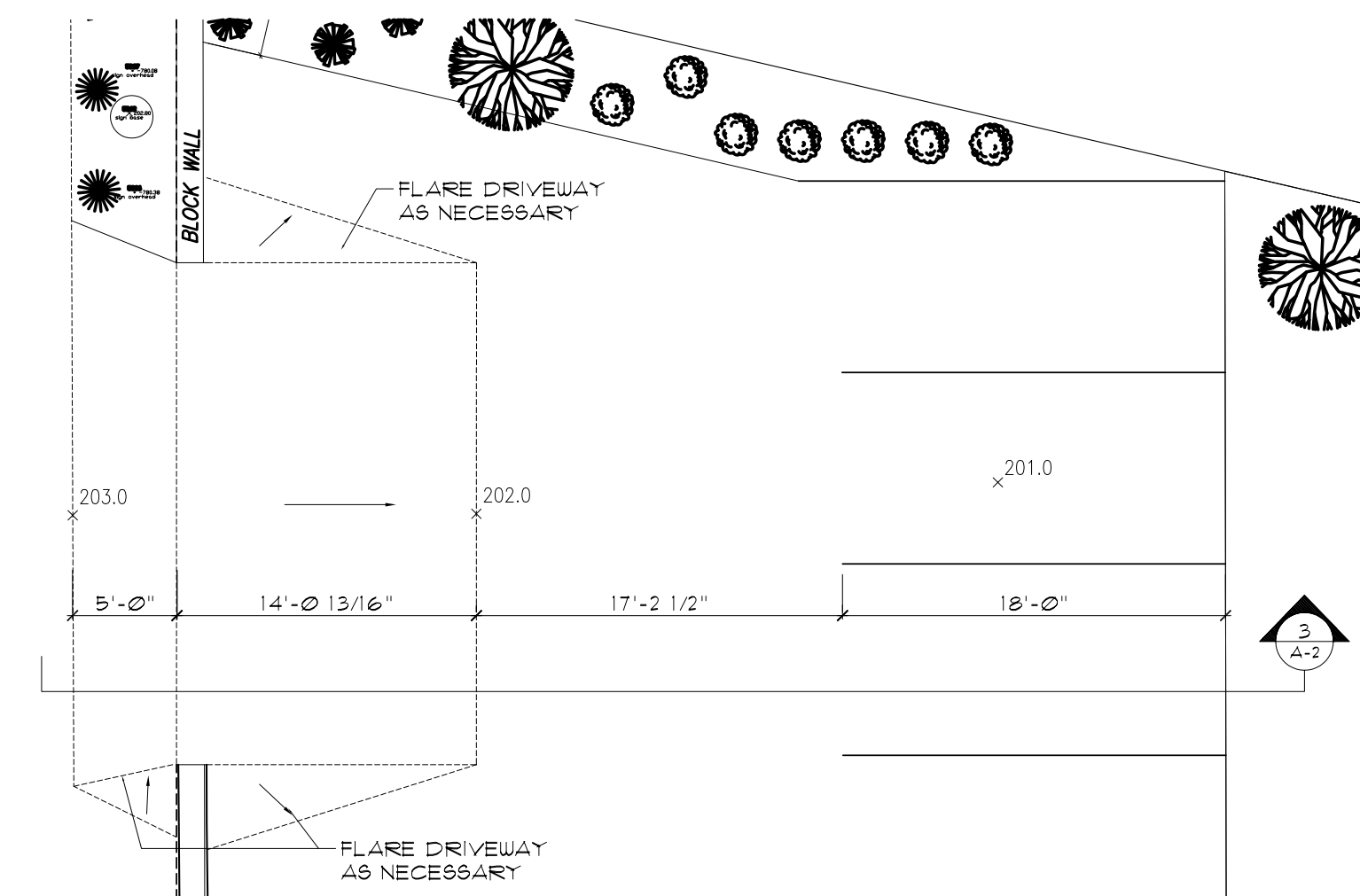
6 Curb Stop Detail
 A-2 Scale: n.t.s.



3 New Driveway Section
 A-2 Scale: 1/2" = 1'-0"



1 New Site Plan
 A-2 Scale: 1/16" = 1'-0"



2 New Driveway Plan View
 A-2 Scale: 1/8" = 1'-0"

PROJECT
 Proposed New Site
 Development
 At:
 2735 W. Rawson
 Avenue &
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 Franklin, WI
 53132

PROJECT NO. 2021-31

DATE 10/20/2021

REVISIONS

NO.	DESCRIPTION

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

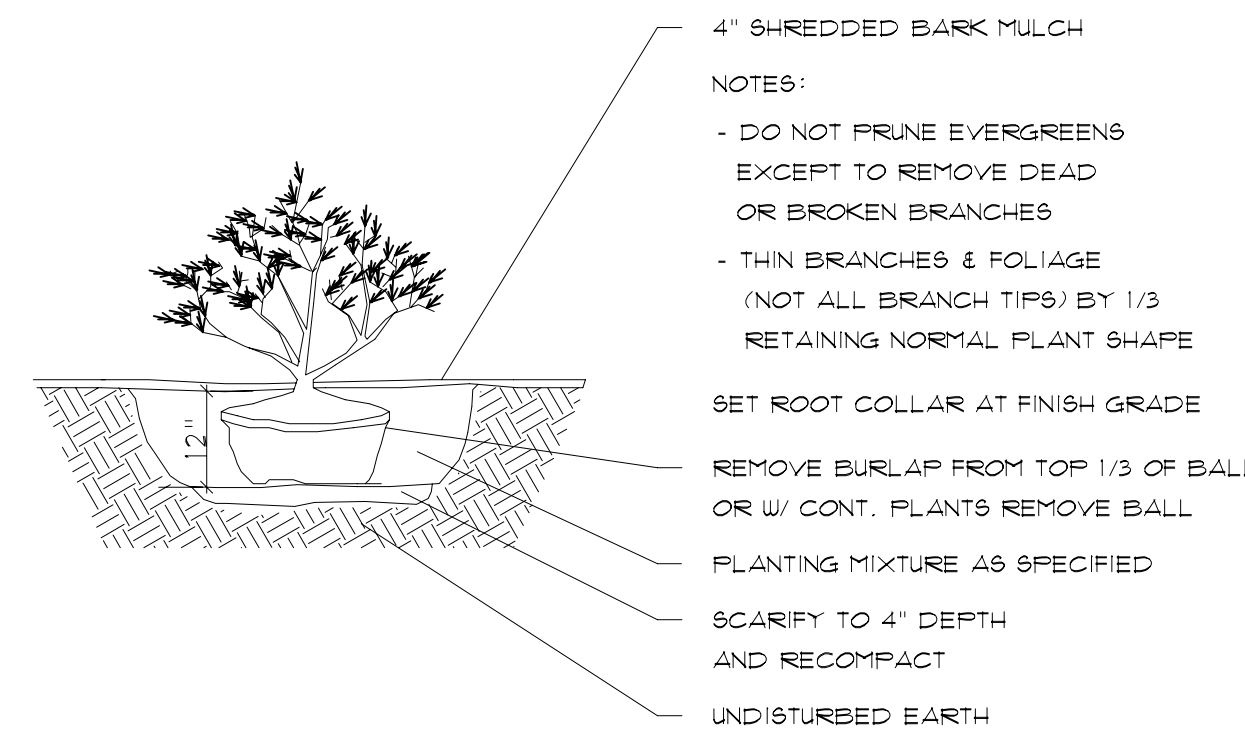
SHEET NO. A-3

SHEET TITLE

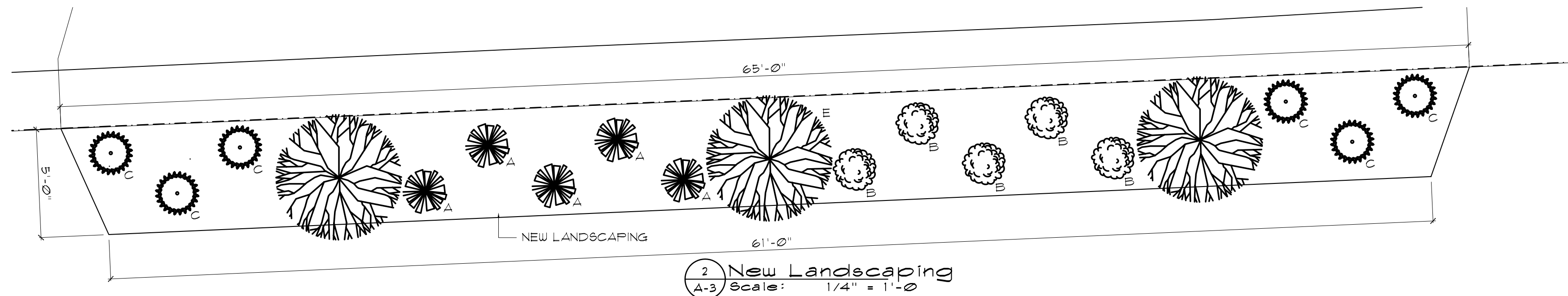
LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
A	16	SYRINGA MEYERI	DWARF KOREAN LILAC	36"
B	22	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	36"
C	28	ROSA RUGOSA	BEACH ROSE	36"
D	5	EUONYMUS ALATUS	LITTLE MOSES BURNING BUSH	36"
E	17	GINGKO BILOBA (MALE)	GINGKO (MALE)	8 ft.

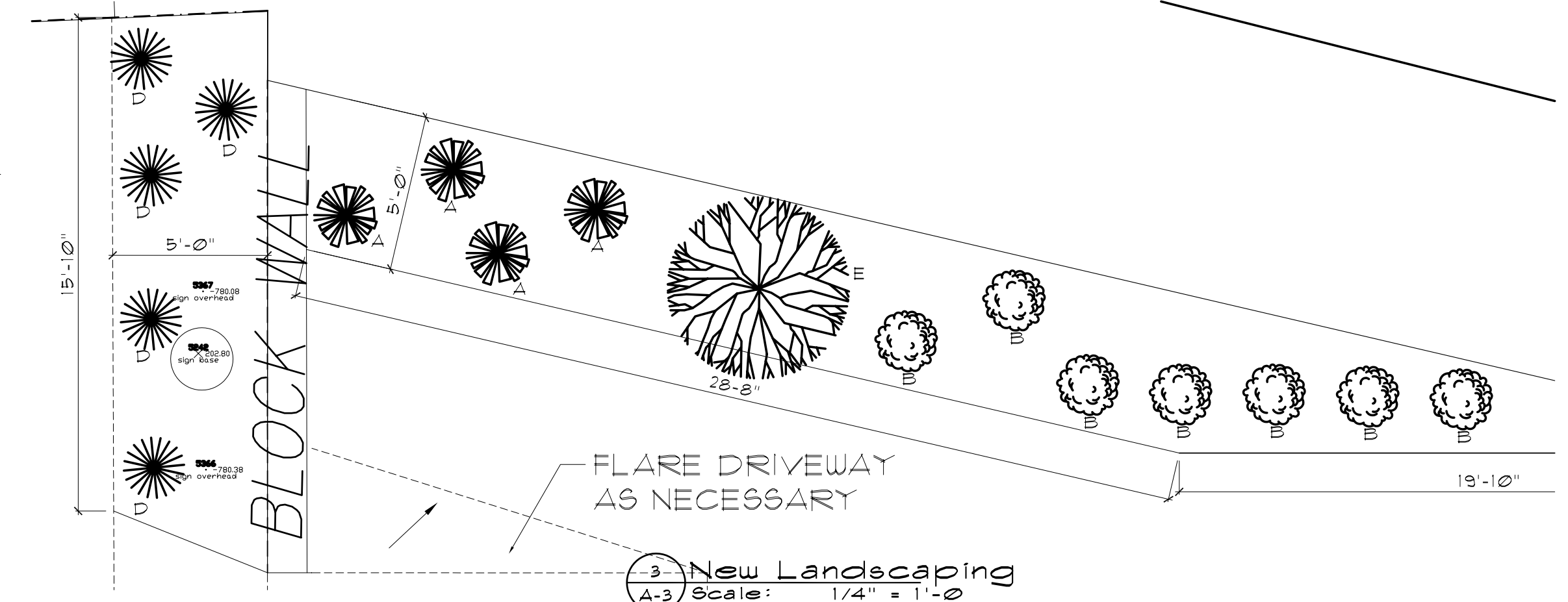
NOTE: DO NOT PLANT FEMALE GINGKO TREES



4 Landscaping Detail
 Scale: n.t.s.

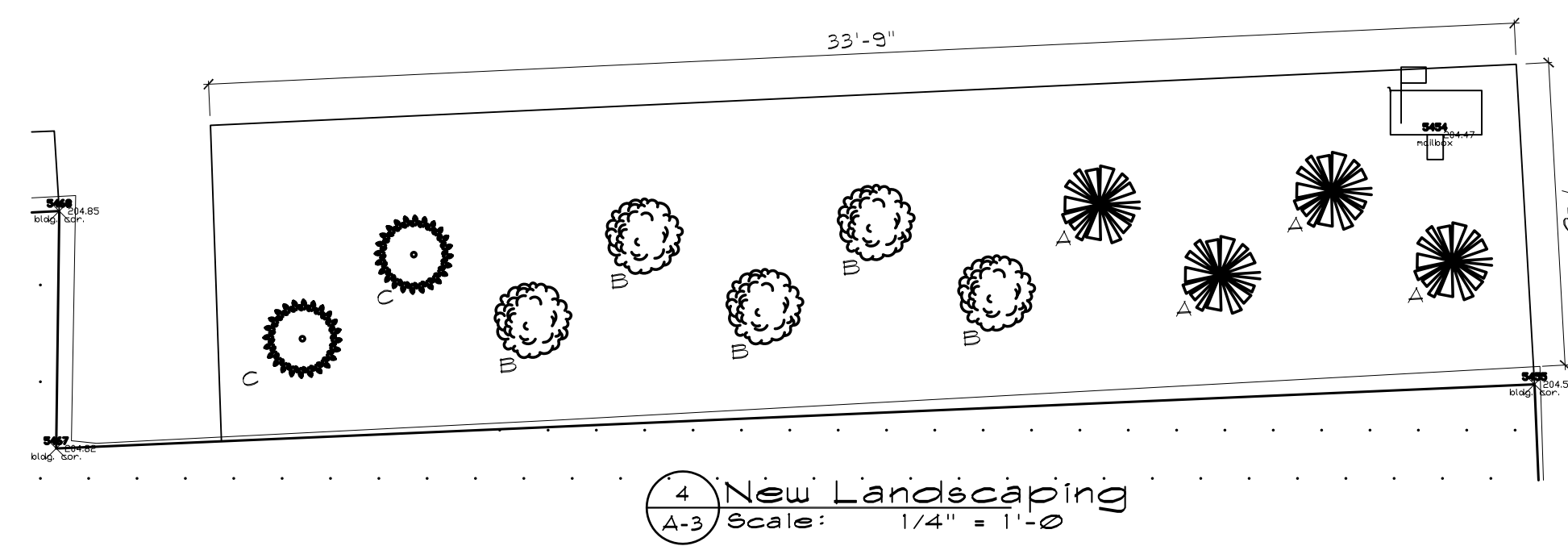


2 New Landscaping
 Scale: 1/4" = 1'-0"

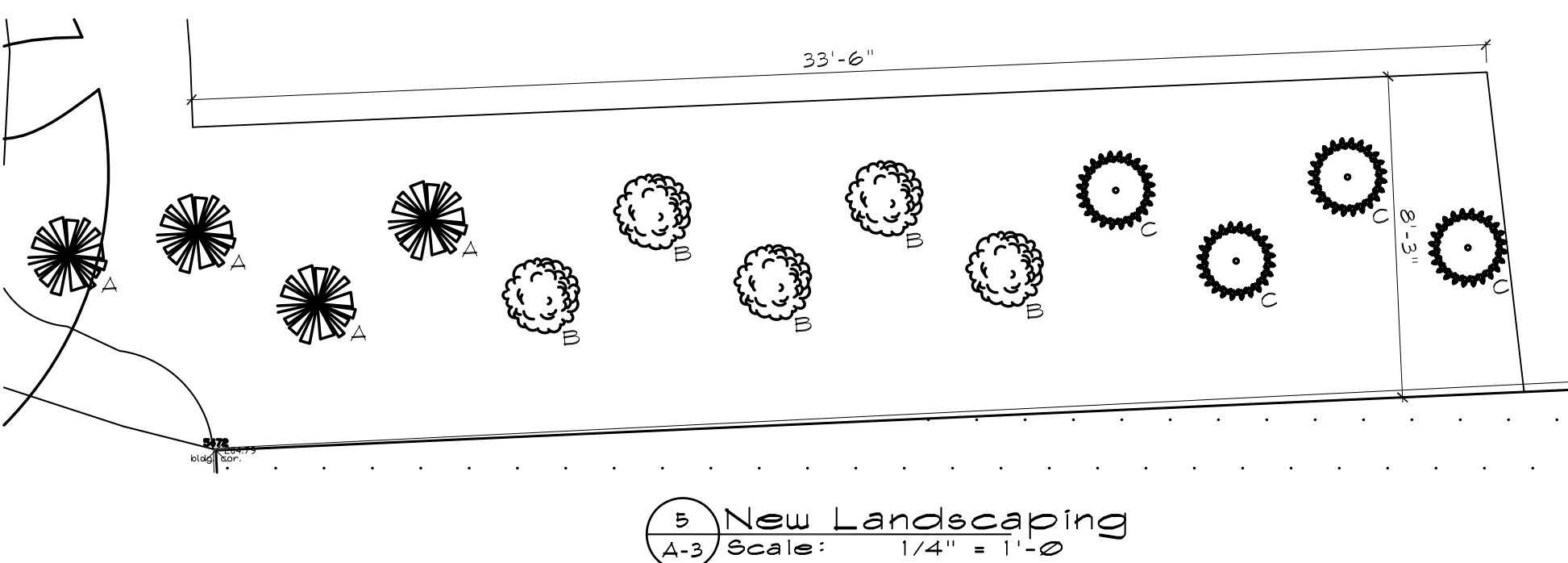


3 New Landscaping
 Scale: 1/4" = 1'-0"

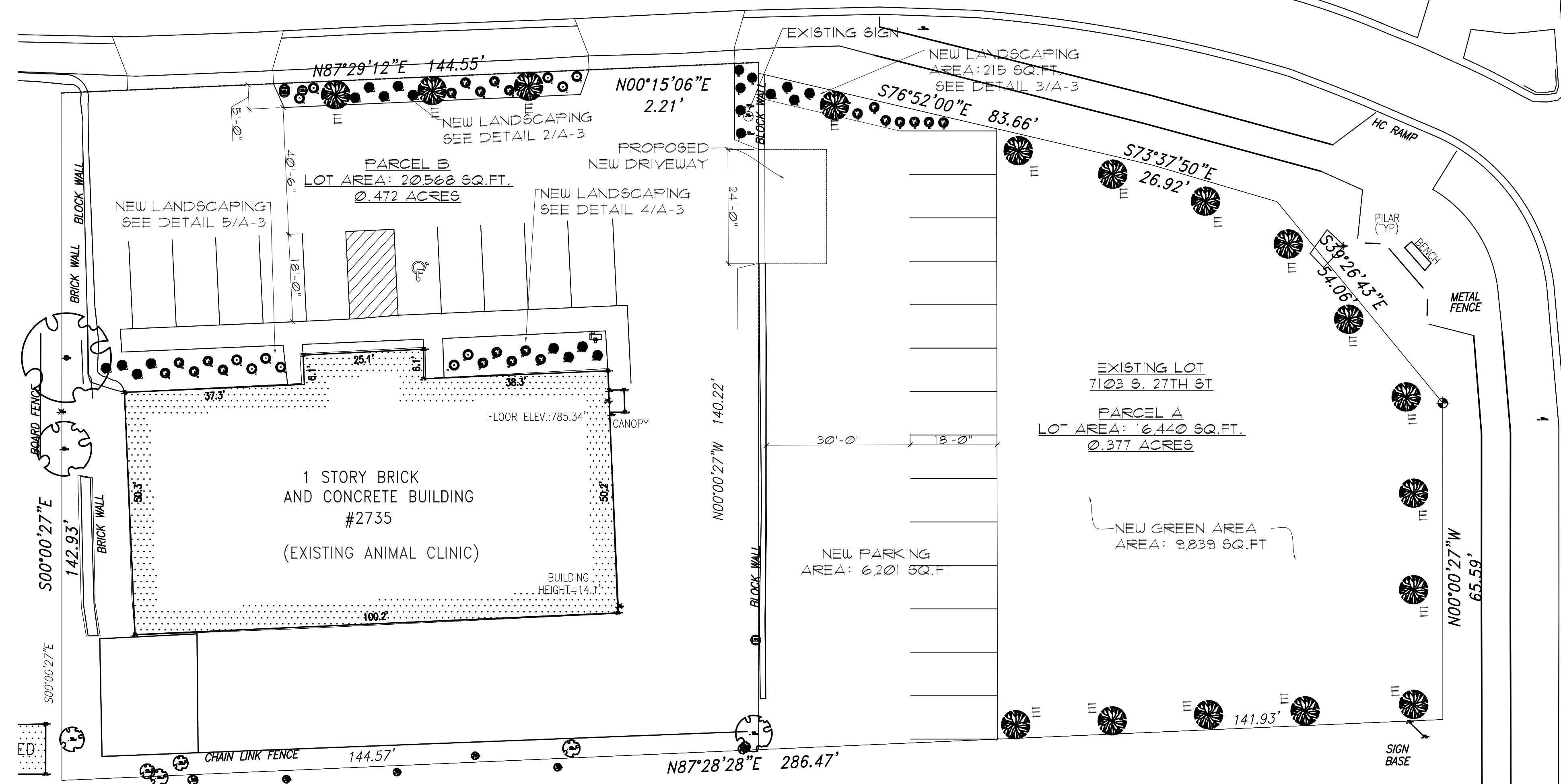
WEST RAWSON AVE (CTH "BB")



4 New Landscaping
 Scale: 1/4" = 1'-0"



5 New Landscaping
 Scale: 1/4" = 1'-0"



1 New Landscaping Plan
 Scale: 1/16" = 1'-0"

SOUTH 27TH STREET (STH "241")

PLAT OF SURVEY

CLIENT

Sania Investments, LLC

SITE ADDRESS

2735 West Rawson Avenue, City of Franklin, Milwaukee County, Wisconsin.
7103 South 27th Street, City of Franklin, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Parcel A
That part of Lot 1 of Certified Survey Map No. 1983, recorded in the Milwaukee County Register of Deeds office on December 28, 1972 in Reel 696 at Images 1115-1116, as Document No. 4730391, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows:
Begin at the Southwest corner of said Lot 1; run thence North 01° 26' 29" East, 140.32 feet along the West line of said Lot; thence South 75° 21' 08" East, 83.67 feet; thence South 72° 13' 21" East, 27.00 feet; thence South 37° 59' 21" East, 54.06 feet to a point located 88 feet West of the reference line of S.T.H. 241; thence South 01° 26' 19" West, 65.59 feet parallel with said reference line to the South line of said Lot; thence South 88° 55' 20" West, 149.92 feet to the point of beginning.

Parcel B
Lot 2 of Certified Survey Map No. 1983, recorded in the Milwaukee County Register of Deeds office on December 28, 1972 in Reel 696 at Images 1115-1116, as Document No. 4730391, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. EXCEPTING THEREFROM the North 2.25 feet, in the City of Franklin, Wisconsin. EXCEPTING THEREFROM that portion described in the Warranty Deed recorded September 22, 2014, as Document No. 10396844.

BASIS OF BEARINGS

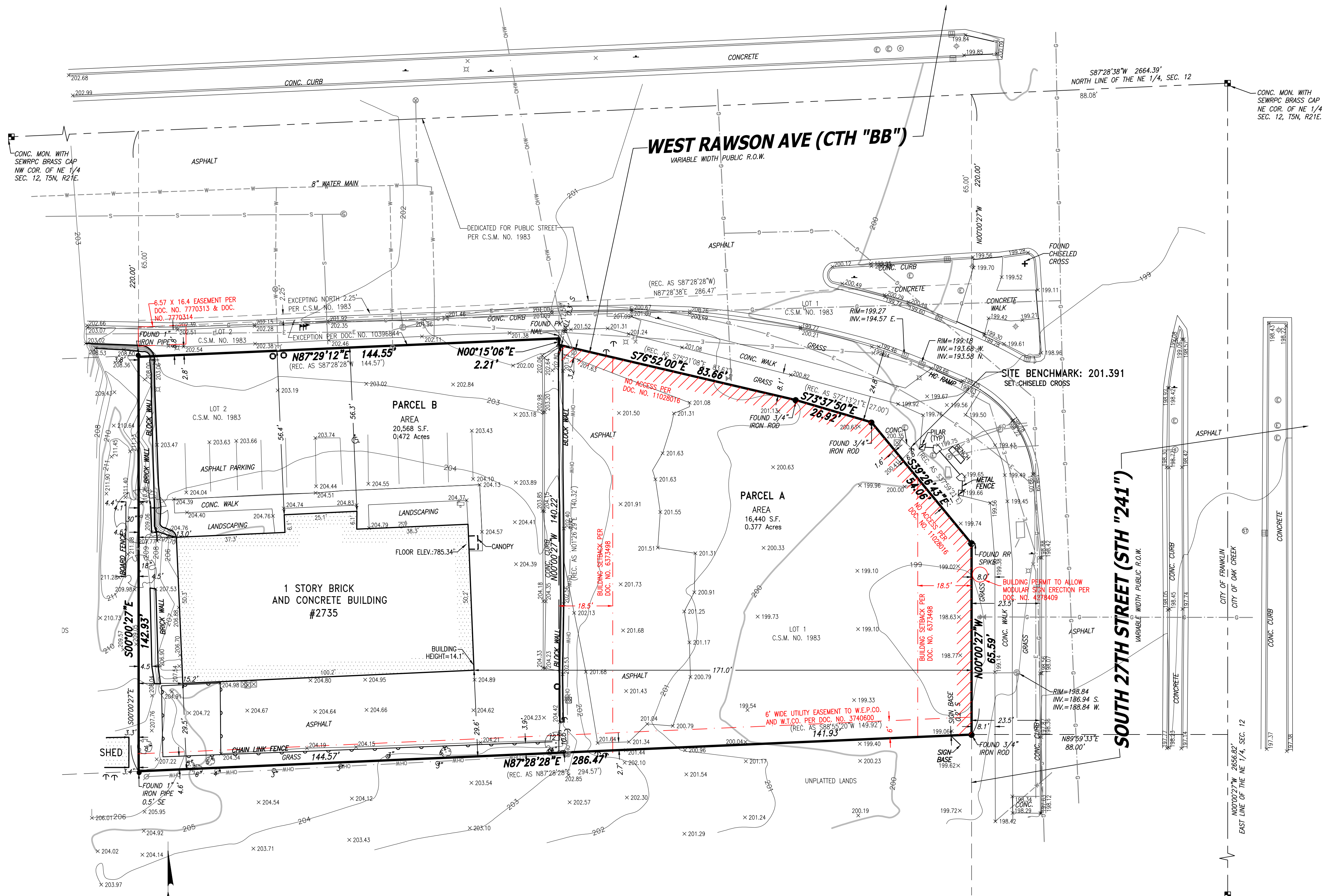
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the East line of the NE 1/4 Section 12 bears N00°00'27"W.

VERTICAL DATUM

Vertical datum is based on National Geodetic Vertical Datum of 1929 converted to City of Franklin Vertical Datum.
(NGVD27)-(580.56)=City of Franklin Vertical Datum

STARTING BENCHMARK: 169.86

REFERENCE MARK AND REFERENCE BENCHMARK
CONC. MON. WITH SEWRPC BRASS CAP
SE COR. OF NE 1/4 SEC. 12, T5N, R21E.

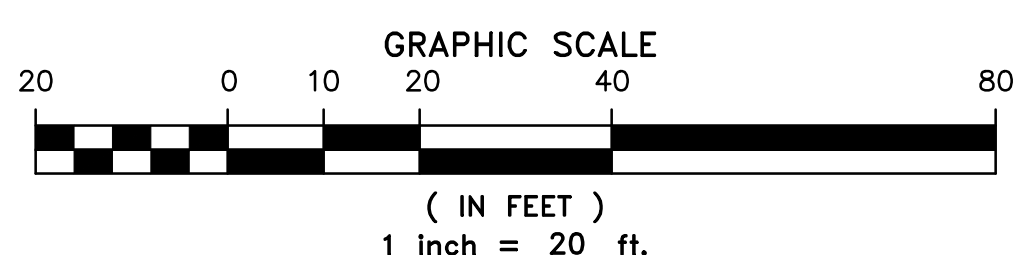


VICINITY MAP

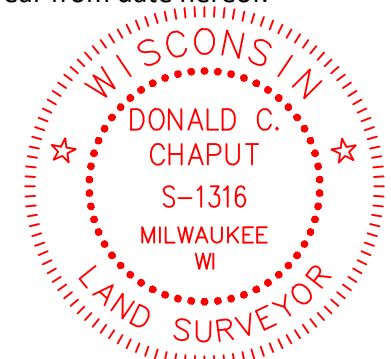


LEGEND

- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> ● INDICATES FOUND 1" IRON PIPE ○ INDICATES SET 1" IRON PIPE ⊕ INDICATES FOUND CHISELED CROSS ⊙ SANITARY MANHOLE ⊕ SANITARY CLEANOUT OR VENT ⊕ SEPTIC TANK ACCESS COVER ⊙ M.I.S. MANHOLE ⊙ UNKNOWN MANHOLE ⊙ STORM MANHOLE ⊙ INLET (ROUND) ⊙ INLET (SQUARE) ⊙ CURB INLET ⊙ STORM SEWER END SECTION ⊙ GAS VALVE ⊙ GAS METER ⊙ WATER VALVE | <ul style="list-style-type: none"> ⊕ HYDRANT ⊙ WATER MANHOLE ⊕ WATER SERVICE CURB STOP ⊕ WELL HEAD ⊕ STAND PIPE ⊕ WALL INDICATOR VALVE ⊕ POST INDICATOR VALVE ⊕ LIGHT POLE ⊕ SPOT/YARD LIGHT ⊕ UTILITY POLE ⊕ GUY POLE ⊕ GUY WIRE ⊕ ELECTRIC MANHOLE ⊕ GAS VALVE ⊕ ELECTRIC METER ⊕ TELEPHONE MANHOLE | <ul style="list-style-type: none"> ⊕ TELEPHONE PEDESTAL ⊕ CABLE PEDESTAL ⊕ CONTROL BOX ⊕ FIBER OPTIC PEDESTAL/SIGN ⊕ TRAFFIC LIGHT ⊕ COMMUNICATION MANHOLE ⊕ BOLLARD ⊕ SOIL BORING/MONITORING WELL ⊕ WATER SURFACE ⊕ FLAGPOLE ⊕ MARSH ⊕ PARKING METER ⊕ SIGN ⊕ MAILBOX ⊕ RAILROAD CROSSING SIGNAL | <ul style="list-style-type: none"> ⊕ HANDICAP SPACE ⊕ CONIFEROUS TREE ⊕ DECIDUOUS TREE — SANITARY SEWER — STORM SEWER — WATERLINE — MARKED GAS MAIN — MARKED ELECTRIC — OVERHEAD WIRES — MARKED TELEPHONE — MARKED CABLE TV LINE — MARKED FIBER OPTIC — BURIED ELECTRIC SERVICE — BOARD FENCE — CHAIN LINK FENCE — WIRE FENCE |
|--|---|--|---|



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



Donald C. Chapat
Professional Land Surveyor
Registration Number S-1316

Date: June 01, 2021.

CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or other applicable law. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 3798-dzb

CHAPUT LAND SURVEYS