

Minutes of the Franklin Economic Development Commission
Franklin City Hall Hearing Room
9229 W. Loomis Road, Franklin, Wisconsin
September 15, 2023 – 3:00 p.m.

Members Present			Others Present	
Barber, Mike		Timothy Wachter (Vice Chair)	x	Justin Silva
Bobowski, Steve (Chair)	x	Barbara Wesener	x	John Regetz, Economic Development Director
Justin Lockridge				

- I. The Franklin Economic Development Commission (EDC) meeting was called to order at 3:12 p.m. by Chairman Bobowski.
- II. The floor was opened for citizen comment at 3:12 p.m. Citizen comment closed at 3:13 p.m.
- III. Approve Minutes from the August 4, 2023 Meeting – Motion by Wesener, second by Wachter to approve. Motion carried.
- IV. Sign Review for Lee Mechanical, 9909 S 57th St. – Justin Silva, of Michael’s Signs, Inc., the installation contractor, was present. Director Regetz presented the Sign Review - the Planning staff reports that the sign complies with standards for monument signs set forth in Municipal Code and recommends approval of said proposed sign. Motion by Wachter, second by Wesener to approve the Sign Review Application for Lee Mechanical, at 9909 S 57th St. Motion carried.
- V. Economic Development Update
 - a. Marketing Materials Contract – Regetz updated on implementation of the contract, including prioritizing drafting of the Economic Development Guide and collecting photographic assets of the remaining City summer season and on into following seasons, while webpage updating occurs. Regetz answered questions about the Contract passed by the Common Council and he will forward a copy to the Commission.
 - b. Business Appreciation Celebration, Polish Center, Nov. 16, 5 pm – The first round of invitations has been sent and a menu is to be developed with the Polish Center. Nominations for Excellence in Business Awards are due by Sept. 22nd from the Commission. Saputo will be the keynote presentation and introduce the company, its Franklin project and its status.
 - c. Current Prospects – Motion by Wachter, second by Wesener to go into closed session. Motion carried. The Economic Development Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition reasons, to deliberate and consider potential commercial/industrial/manufacturing development(s) and governmental actions in relation thereto, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Motion by Wachter, second by Wesener to go back into open session. Motion carried.
- VI. Next meeting date – October 20, 3:00 p.m.
- VII. Adjournment - Motion by Wesener, second by Wachter to adjourn. Motion carried.



CITY OF FRANKLIN

Item XX

REPORT TO THE ECONOMIC DEVELOPMENT COMMISSION

Meeting of September 28, 2023

SIGN REVIEW

RECOMMENDATION: City Development Staff recommends approval of this sign review application to allow for a new monument sign for Lee Mechanical.

Project Name: Lee Mechanical Monument Sign

Address Location: 9909 S 57th Street

Tax Key #(s): 899 0003 000

Zoning: PDD 7 – Franklin Industrial Park

Property Owner(s): Store Master Funding V, LLC

Applicant Name: Lee Mechanical

Staff Planner: Anna Kissel, Planning Intern

Project Description / Analysis

Sign Review application for consideration of the Economic Development Commission (EDC) for a new illuminated monument sign for Lee Mechanical in the Franklin Industrial Park, Planned Development District (PDD) No. 7.

Pursuant to Ordinance 85-864, Section 12.10(17), the type, location, and placement of signs shall be approved by the Economic Development Commission (formerly known as the Industrial Development Commission).

According to the Franklin Industrial Park Deed Restrictions and Protective Covenants (July 1988), Section 11, "Basis for signage approval shall be City of Franklin Sign Code Ordinance – Chapter 22 Municipal Code", it's worth noting that in the current Municipal Code, Chapter 210 regulates Signs and Billboards.

The proposed sign complies with the standards for wall signs set forth in Municipal Code § 210-4C(7), in terms of height and location; as well as § 210-4C(1)(d) for maximum area. The maximum sign area for this site is 496 sq. ft. (0.8 factor of the 620-foot lot frontage), while the proposed sign is 73 sq. ft.

Recommendation

City Development Staff recommends approval of the proposed wall sign; the applicant shall obtain a sign permit from the City Development Department prior to installation.

City of Franklin
Department of City Development
Planning & Zoning

Application Type: Sign Review

Routing date: 08-16-2023

Project Name: Lee Mechanical, monument sign

Address Location: 9909 S 57th St

Tax Key #(s): 899 0003 000

Zoning: PDD 7 – Franklin Industrial Park

Property Owner(s): Store Master Funding V LLC

Applicant Name: Brandon Quinn – Lee Mechanical

Assigned Planner: Anna Kissel – Planning Intern

Submittal Date: 07-18-2023

Application Number: PPZ23-0051

Scope of Work:

Sign Review application for consideration of the Economic Development Commission (EDC) for a new illuminated monument sign for Lee Mechanical in the Franklin Industrial Park, Planned Development District (PDD) No. 7.

Pursuant to Ordinance 85-864, Section 12.10(17), the type, location, and placement of signs shall be approved by the Economic Development Commission (formerly known as the Industrial Development Commission).

Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 (414) 425-4024
franklinwi.gov



APPLICATION DATE: _____

STAMP DATE: _____

PLAN COMMISSION REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Brandon Quinn	NAME: Same Rosie Olle
COMPANY: Lee Mechanical	COMPANY: Michaels Signs Inc.
MAILING ADDRESS: 9909 S. 57th Street	MAILING ADDRESS: 3914 S. Memorial Dr
CITY/STATE: Franklin, WI	CITY/STATE: Racine, WI
ZIP: 53126	ZIP: 53403
PHONE: 262-412-3709	PHONE: 262-554-6066
EMAIL ADDRESS: BQuinn@Selectlee.com	EMAIL ADDRESS: rosie@michaelsigns.com

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 9909 S. 57th Street	TAX KEY NUMBER: 8990003000
PROPERTY OWNER: STORE Master Funding V LLC	PHONE: 480-256-1100
MAILING ADDRESS: 8377 E. Hartford Dr. Suite 100	EMAIL ADDRESS: customerservice@storecapital.com
CITY/STATE: Scottsdale, Arizona	DATE OF COMPLETION:
ZIP: 85255	

APPLICATION TYPE

Please check the application type that you are applying for

Building Move
 Sign Review
 Site Plan / Site Plan Amendment
 Temporary Use

Most requests require Plan Commission review and approval.

Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.

SIGNATURES

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).

I, the applicant, certify that I have read the following page detailing the requirements for plan commission approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE:
NAME & TITLE: Ryan Dempt Vice President	NAME & TITLE: Brandon Quinn COO
DATE: 7-18-23	DATE: 7-18-23
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE:	NAME & TITLE: Rosie Olle, Permit Coordinator
DATE:	DATE: 7/18/2023



(http://www.franklinwi.gov) (http://www.gcssoftware.com)

City of Franklin Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2022	Real Estate	899-0003-000	226 - CITY OF FRANKLIN	9909 S 57TH ST	STORE MASTER FUNDING V LLC 8377 E HARTFORD DR STE 100 SCOTTSDALE AZ 85255

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Property Summary

Parcel #:	899-0003-000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000

Property Addresses

Primary	Address
<input checked="" type="checkbox"/>	9909 S 57TH ST FRANKLIN 53132

Owners

Name	Status	Ownership Type	Interest
STORE MASTER FUNDING V LLC	CURRENT OWNER		
STEEL SOLUTIONS ACQUISITION INC	FORMER OWNER		
STEELE SOLUTIONS PROPERTIES LLC	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

FRANKLIN INDUSTRIAL PARK BLK 1 LOT 3

Public Land Survey - Property Descriptions

Planning Department 9229 West Loomis Road Franklin, Wisconsin 53132 generalplanning@franklinwi.gov (414) 425-4024 franklinwi.gov		APPLICATION DATE: <u>6.20.23</u>
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SIGN PERMIT APPLICATION

PROJECT INFORMATION [print legibly]	
APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Brandon Quinn	NAME: Rosie Olle
COMPANY: Lee Mechanical	COMPANY: Michaels Signs Inc.
MAILING ADDRESS: 9909 S. 57th Street	MAILING ADDRESS: 3914 S. Memorial Dr
CITY/STATE: Franklin, WI ZIP: 53132	CITY/STATE: Racine, WI ZIP: 53403
PHONE: 262-412-3709	PHONE: 262-554-6066
EMAIL ADDRESS: bquinn@selectlee.com	EMAIL ADDRESS: rosie@michaelsigns.com

PROJECT PROPERTY INFORMATION	
PROPERTY ADDRESS: 9909 S. 57th Street	TAX KEY NUMBER: 8990003000
PROPERTY OWNER: Store Master Funding V LLC	PHONE: 480-256-1100
MAILING ADDRESS: 8377 E. Hartford Dr. Ste. 100	EMAIL ADDRESS:
CITY/STATE: Scottsdale, AZ ZIP: 85255	DATE OF COMPLETION:

ILLUMINATED SIGNS REQUIRE ELECTRICAL PERMITS

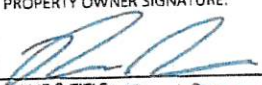
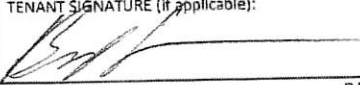
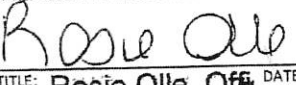
An Electrical Permit application and fees must be submitted to the Department of Inspection Services for any sign that is illuminated. The Electrical Contractor for any such work must be currently licensed to work in the City of Franklin.

SIGNATURES

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).

I, the applicant, certify that I have read the following page detailing the requirements for Administrative review approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE: same as tenant
NAME & TITLE: Ryan Demph DATE: 06/16/23 Vice President	NAME & TITLE: DATE:
TENANT SIGNATURE (if applicable): 	APPLICANT REPRESENTATIVE SIGNATURE: 
NAME & TITLE: Brandon D Quinn COO V.P DATE: 6/19/2023	NAME & TITLE: Rosie Olle, Off DATE: 6/12/2023

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

REQUIRED APPLICATION MATERIALS

- Application Form.** This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application Fee.** General Application fee of \$50 per Sign, payable to the City of Franklin. Note: if the Sign Plan Review requires Plan Commission, Community Development Authority, or Economic Development Commission approval, please fill out separate "Plan Commission Application".
- Permit Fee per Sign.** In addition, the applicant shall pay a permit fee per sign based on the following schedule which is determined by the sign face size for each sign:
 - 8 square feet or less: \$40
 - >9 up to 50 square feet: \$75
 - 50 >50 up to 100 square feet: \$100
 - >100 up to 150 square feet: \$150
 - >150 square feet: \$150 plus \$25 for each additional 100 square feet
 - Additional fee for illuminated sign: \$50 each sign
 - Reinspection fee: \$75 per inspection
 - Failure to call for required inspection: \$100
 - Mobile or temporary sign: \$75 each permit or renewal
 - Failure to obtain a permit before starting work: First offense: Triple fees (3X), and subsequent offenses: Quadruple fees (4X)
 - Technology fees: (1) Permit Fee is less than \$100: \$4.00 per permit (2) Permit fee is \$100 or more: \$7.00 per permit
- Maximum Allowable Sign Area.** The applicant shall submit completed calculations using both calculation methods below:
 - Calculation of Gross Allowable Sign Area.** If the property is located on a corner, use the longest street side only, do not add street frontages together. The Building Side used must be the side parallel to the same street side used.
 - a. Property Frontage Method: Property Frontage (in feet) x 0.8 = Gross Sign Area 207.2
 - b. Building Frontage Method: Building Frontage (in feet) x 1.5 = Gross Sign Area 195.
 The Maximum Allowable Sign Area is the larger of the two calculations.
- Sign Location Drawing.** Provide a location drawing to scale or a Plat of Survey of the property location of the proposed sign(s). The following items are required on the drawing: Identification of adjacent streets; driveways; location of all buildings; proposed location of sign(s); setback distances of the sign(s) to lot lines; distance from sign to all buildings and all other signs; location of streets if property is corner lot; identification of each sign location by number.
- Mobile Signs.** Such signs are limited to a maximum of 30 days per application. No more than three (3) 30-day temporary sign permits will be issued per property per year. Lights for such signs shall be continuously illuminated and flashing or chasing lights are not permitted. Lights shall not be red, amber or green in color. Wiring used for such signs shall comply with Franklin Electrical Code, subject to Electrical Permit issuance.
- Sign Drawings.** Applicants shall provide color renderings or color photographs depicting the sign face and showing dimensions of each sign.

FOR OFFICE USE	SIGN #	TYPE POLE, PYLON, WALL, MONUMENT	DIMENSIONS OF SIGN FACE (w x L)	SIGN AREA (sq.ft)	TOTAL HEIGHT	ILLUMINATED Y/N	ILLUMINATION TYPE	ESTIMATED COST
	1	monument	10' x 7'4"	73.3	9'10"	Y	LED	\$ 15,000
	2							
	3							
	4							
	5							
	6							

MONUMENT SIGN



FRONT VIEW

SIDE VIEW



LEE MECHANICAL / MONUMENT SIGN
 ONE (1) SINGLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM CABINET W/ MAP PAINTED FINISHES
 "GREEN LOGO PARTS & MECHANICAL BAR"
 3" DEEP FACE / REVERSE LIT CHANNEL LETTERS W/ MAP PAINTED FINISH
 3/16" WHITE ACRYLIC FACES W/ 1" GREEN TRIM CAP
 .063 ALUMINUM RETURNS W/ MAP PAINTED FINISH (TO MATCH 3M LIME GREEN)
 3/16" CLEAR LEXAN BACKS W/ SLOAN WHITE PRISM LEDS (6500K)
 LETTERS STOOD OFF SIGN FACE 2" W/ THREADED STUDS
 "LEE"
 3" DEEP REVERSE LIT CHANNEL LETTERS W/ MAP BLACK PAINTED FINISH
 1/8" ALUMINUM FACES W/ .063 ALUMINUM RETURNS
 3/16" CLEAR LEXAN BACKS W/ SLOAN WHITE PRISM LEDS (6500K)
 LETTERS STOOD OFF SIGN FACE 2" W/ THREADED STUDS
 PERFORATED ALUMINUM ACCENT PANEL & TOPPER W/ LED LIGHTING
 3M WHITE REFLECTIVE ADDRESS NUMBERS APPLIED TO SIGN BASE



Client: LEE MECHANICAL
Date: 4-28-23
Drawing #: 1(3)
Address: 9909 S 57TH ST
City, State: FRANKLIN, WI 53132
Scale: 3/8" = 1"
Sales Rep: JUSTIN SILVA
Designer: KD

REVISION	DATE	DESCRIPTION
1	5-12-23	
2	5-18-23	
3	5-18-23	

Electrical Requirements: NO YES TYPE: LED

Quantity: 1

Sign Specifications: NOTED ABOVE

Paint Colors (Manufacturer):

MAP SLATE ALUMINUM

MAP SLATE MET

3M LIME GREEN

3M LIME GREEN THRA

3M WHITE REFLECTIVE

3M BLACK

Client Signature: _____

Signature: _____

Date: _____

NOTICE: Michels' Signs, Inc. does NOT provide primary electrical to sign location. **RESPONSIBILITY OF OTHERS**

The ideas and designs contained in this original and unpublished drawing are the sole property of Michels' Signs, Inc. and shall not be reproduced, copied, or otherwise used without written permission.

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL, FINISHED PAINTED PRODUCT.

Michels' Sign
 The Professional Sign Image
 PH: (262) 554-4356
 TOLL FREE: (800) 954-8110

City of Franklin Property Viewer



6/13/2023, 10:40:18 AM

Parcel

