

CITY OF FRANKLIN
 PLAN COMMISSION MEETING*
 FRANKLIN CITY HALL COUNCIL CHAMBERS
 9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
 AGENDA
 THURSDAY, JUNE 9, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 19, 2016.

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

1. **REZONING OF MILWAUKEE COUNTY OWNED PARKS.** Rezoning and Comprehensive Master Plan Amendment applications by Milwaukee County for rezoning of 42 separate parcels from current zoning to P-1 Park District (any parcel that is also currently zoned FW Floodway District and/or FC Floodplain Conservancy District will retain same zoning along with P-1 Park District zoning), and to amend the Future Land Use Map designation for five properties, as per Land Use Designations chart below.

Rezoning Addresses, Zoning and Tax Key Nos. are as follows:

Taxkey Number	Address	Property Owner	Current Zoning	Proposed Zoning	Approximate Acreage	Legal Description
7579981000	0 W Root River Drive	Milwaukee County	R-6 & FW	P-1 & FW	2.27	COM IN S LI 792.50 FT E OF SW COR OF N HALF OF NE 10 5 21 TH NELY 182.02 FT ELY 75 FT NELY 184.54 FT SELY ON CEN ROOT RIVER 218.78 FT S 244.92 FT TH W 460 FT TO BEG CONT 2.28 ACS
8519995007	0 W Puetz Road	Milwaukee County	R-3	P-1	17.520954	CERTIFIED SURVEY MAP NO 7297 NE 22 5 21 OUTLOT 2 EXC PART CONVEYED IN DOC # 09386795
9839995000		Milwaukee County Parks Commission	A-1 & FW	P-1 & FW	0.75	N 24.75 FT OF E 1320 FT OF SW 34 5 21 CONT 0.75 ACS
8519994001		Milwaukee County Parks Commission	A-1 & FW	P-1 & FW	2.903408	COM 280.50 FT W OF NE COR OF NE 22 5 21 TH SELY 496.07 FT TH N TO BEG & N 65 FT OF COM 280.50 FT W OF NE COR OF NE 22 5 21 TH W 1034.70 FT S 599.08 FT NELY 1318.09 FT N 101.02 FT NWLY 496.07 FT TO BEG EXC PT CONVEYED FOR W PUETZ RD CONT 2.341 ACS
9489999001	0 S 60 th Street	Milwaukee County	A-1, FW & FC	P-1, FW & FC	76.31	S HALF OF NW 35 5 21 EXC CSM NO 6043 CONT 76.9015 ACS

8839999002	6700 W Ryan Road	Milwaukee County House of Corrections	PDD No. 38	P-1	50.62	COM 1860 FT W OF SE COR OF SE 22 5 21 TH N 1320 FT NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR TH E TO BEG CONT 55.758 ACS
9339993000	0 S 76 th Street	Milwaukee County	R-2, A-1, FC & FW	P-1, FC & FW	21.05	N 825 FT OF S 1831.5 FT OF W HALF OF SW 27 5 21 EXC COM AT SW COR THEREOF TH N 419.23 FT SELY 361.40 FT SELY 380 FT TH W 599.22 FT TO BEG EXC W 60 FT FOR ST CONT 20.949 ACS
8989998000	0 W Ryan Road	Milwaukee County	A-1, FW & FC	P-1, FW & FC	122.36	LANDS ACQUIRED BY MILW CO FOR ROOT RIVER PARKWAY IN NE 27 5 21 CONT 123.644 ACS
7118996005	0 S Harvard Drive	Milwaukee County	R-5 & C-1	P-1	4.81	CERTIFIED SURVEY MAP NO 6931 NW 2 5 21 OUTLOT 1
OVERLAP			A-1	P-1	0.11	#N/A
9339990002		Milwaukee County	A-1, FC & FW	P-1, FC & FW	6.54	S 265.30 FT OF N 295.30 FT OF W HALF OF SW 27 5 21 EXC W 235 FT THEREOF CONT 6.571 ACS
9339996000	0 W Oakwood Road	Milwaukee County	A-1, FC & FW	P-1, FC & FW	14.47	COM AT SE COR OF W HALF OF SW 27 5 21 TH N 1006.50 FT W 649 FT S 1006.50 FT TH E 649 FT TO BEG CONT 15 ACS
9339995000	0 S 76 th Street	Milwaukee County	A-1	P-1	12.96	COM AT SW COR OF SW 27 5 21 TH N 1006.50 FT E 671 FT S 1006.5 FT TH W 671 FT TO BEG EXC PTS FOR STS CONT 13.141 ACS
9839996001		Milwaukee County	A-1, C-1 & FW	P-1 & FW	78.95	E 1320 FT OF S 75 ACS OF SW 34 5 21 ALSO N 85 ACS OF SD 1/4 SEC EXC W 1320 FT OF N 1320 FT EXC N 24.75 FT THEREOF & EXC PT COM 1237.50 FT N OF SW COR SD 1/4 SEC TH E 1313.75 FT NLY 80.83 FT W 1320 TH S 80.46 FT TO BEG
7118997000	0 S Harvard Drive	Milwaukee County	R-5, C-1, FC & FW	P-1, FC & FW	3.1	COM SW COR OF NW 2 5 21 TH E 326.46 FT NLY 445.53 FT NWLY 250 FT TH S 521.88 TO BEG CONT 3.08 ACS
8059987000	0 W Drexel Avenue	Milwaukee County	A-1 & FW	P-1 & FW	85.43	THAT PT OF NE 15 5 21 ACQUIRED BY MILW COUNTY FOR ROOT RIVER PKWY CONT 84.6 ACS
8529999002	0 W Puetz Road	Milwaukee County House of Correction	A-1, C-1 & FW	P-1 & FW	42.19	COM NE COR OF NW 23 5 21 TH W TO NW COR SD QUAR S TO PT 2130 FT N OF SW COR SD QUAR SELY 784.51 FT 800 FT 308.26 FT 599.55 FT & 230.87 FT ELY 65 FT TO E LI SD QUAR TH N TO BEG EXC PT CONVEYED FOR W PUETZ RD
8519994004	0 W Puetz Road	Milwaukee County	R-3 & FW	P-1 & FW	8	CERTIFIED SURVEY MAP NO 7296 NE 22 5 21 OUTLOT 2
9469997000	0 W Oakwood Road	Milwaukee County	A-1, C-1, FC & FW	P-1, FC & FW	133.17	ALL OF NW 34 5 21 EXC S 990 FT OF W 990 FT & EXC MOST WLY 60 FT FOR STR CONT 135.228 ACS
8369998001		Milwaukee County Park Commission	A-1, C-1, FC & FW	P-1, FC & FW	95.02	ALL TH PT OF SE 15 5 21 LYING ELY OF CSM NO 1309 CONT 94.919 ACS
9339999001	7000 W Oakwood Road	Milwaukee County	A-1, FC & FW	P-1, FC & FW	24.46	S 30 ACS OF SE QUAR OF SW 27 5 21 CONT 30 ACS

9339987000		Milwaukee County	A-1, FC & FW	P-1, FC & FW	20.86	N HALF OF NE QUAR OF SW 27 5 21 ALSO N 30 FT OF W HALF OF SD QUAR EXC W 60 FT FOR ST CONT 20.868 ACS
9509998001	0 W Oakwood Road	Milwaukee County	A-1, C-1 & FW	P-1 & FW	101.123683	W 110 ACS OF NW 36-5-21 EXC CSM 2710 & EXC RD
7579978000	6600 W Root River Drive	Milwaukee County	R-6 & FW	P-1 & FW	1.01	COM 661.32FT S OF NW COR NE 10 5 21 TH S 10 FT E 45 FT SE ON CURVES 777.63 FT NELY 176.88 FT NW ALG CEN ROOT RIVER TO N LI OF S HALF OF N HALF OF SD QUAR TH W 439.75 FT TO BEG CONT 1.330 ACS
7909999000	0 W Drexel Avenue	Milwaukee County Park Commission	A-1, R-6, FC & FW	P-1, FC & FW	39.6	S 53 ACS OF SE 10 5 21 EXC W 900 FT ALSO COM IN W LI 400 FT N OF SW COR OF SW 11 5 21 TH N 1357.05 FT E 200 FT S TO A PT 700 FT N OF S LI SD QUAR TH SWLY TO BEG CONT 40.36 ACS
9339991000	0 S 76 th Street	Milwaukee County	A-1, FC & FW	P-1, FC & FW	10.04	S 348.20 FT OF N 643.50 FT OF W HALF OF SW 27 5 21 EXC W 60 FT FOR ST CONT 10.025 ACS
9809998000	0 W South County Line Road	Milwaukee County	A-1, FC & FW	P-1, FC & FW	234.95	SE 35 5 21 EXC S 60 ACS OF W HALF & EXC S 40 FT OF E HALF FOR RD ALS NE 35 5 21 EXC N 400 FT CONT 234.550 ACS
9329992002	0 W Oakwood Road	Milwaukee County	A-1, C-1, FC & FW	P-1, FC & FW	118.11	LANDS ACQUIRED BY MILW COUNTY FOR PARK IN SE 27 5 21 EXC CSM NO 6915 CONT 120.40 ACS
9339992000	10010 S 76 th Street	Milwaukee County	A-1, FC & FW	P-1, FC & FW	4.75	N 165 FT OF S 1996.5 FT OF W HALF OF SW 27 5 21 EXC W 60 FT FOR ST CONT 4.773 ACS
7579979000	6550 W Root River Drive	Milwaukee County	R-6 & FW	P-1 & FW	0.69	COM 671.32 FT S OF NW COR OF NE 10 5 21 & 45 FT E & 777.63 FT SELY ON CUR TO BEG TH SELY ON CUR 188.12 FT N 189.37 FT NWLY 12.12 FT NWLY 40.30 FT NWLY 151.69 FT TH S 176.88 FT TO BEG CONT 0.874 ACS
8979999000	9830 S 76 th Street	Milwaukee County	A-1, C-1, FC & FW	P-1, FC & FW	96.98	COM SW COR NW 27 5 21 TH N 663.47 FT E 600 FT N TO S LI N 30 ACS OF W HALF SD QUAR SEC E TO ONE EIGHTH LI N TO PT 600 FT S OF N QUAR SEC LI E TO E QUAR LI S TO SE COR OF SD QUAR W TO BEG CONT 97.90 ACS
8519995004	0 S 68 th Street	Milwaukee County House	A-1 & C-1	P-1	38.77	SW 1/4 OF NE 22 5 21 EXC COM 236.4 FT E OF W LI & 649.45 FT N 21D21M E OF SW COR OF SD QUAR TH N 81.5 FT ELY 81 FT SLY 81.5 FT TH WLY 81 FT TO BEG CONT 42.277 ACS
9829997000		Milwaukee County	A-1, C-1 & FW	P-1 & FW	94.23	W HALF OF SE 34 5 21 & N ONE THIRD OF S 30 ACS OF SE QUAR OF SE 34 5 21 & COM AT NW COR OF E HALF OF SE 34 5 21 TH S 600 FT NELY TO A PT 700 FT E OF SD NW COR TH W 700 FT TO BEG CONT 94.861 ACS
7429995000	0 S 68 th Street	Milwaukee County Parks	A-1, FC & FW	P-1, FC & FW	141.9	N HALF OF SE 3 5 21 EXC S 300 FT OF W 210 FT & EXC N 115.50 FT OF W 754.28 FT ALSO S HALF OF SE 3 5 21 EXC W 405 FT & EXC S 60 FT FOR ST CONT 141.73 ACS
7579983000	0 S Root River	Milwaukee County	R-6 & FC	P-1 & FC	1.39	COM IN S LI 578.75 FT E OF SW COR OF N HALF OF NE 10 5 21 TH N 261.75 FT W 161.75 FT N 295.46 FT SELY ON TWO CURVES 409.54 FT TH

	Drive					SWLY 314.50 FT TO BEG CONT 1.617 ACS
8519999001		Milwaukee County Park Commission	A-1, C-1 & FW	P-1 & FW	62.57	COM IN E LI 513.52 FT S OF NE COR OF NE 22 5 21 TH SWLY 1318.09 FT S TO S LI SD QUAR E TO SE COR SD QUAR TH N TO BEG CONT 63.068 ACS
9479998000	0 W Oakwood Road	Milwaukee County	A-1, R-2 & FW	P-1 & FW	153.64	ALL OF NE 34 5 21 EXC S 363 FT OF E 360 FT THEREOF EXC PT DEEDED FOR S 60 ST CONT 156.733 ACS

Comprehensive Master Plan Amendment Land Use Designations and Tax Key Nos. are as follows:

Taxkey Nos.	Current Land Use Designation	Proposed Land Use Designation
7579979000	Residential	Recreational & Areas of Natural Resource Features
7579978000	Residential	Recreational & Areas of Natural Resource Features
7579983000	Residential	Recreational & Areas of Natural Resource Features
9479998000	Residential, Recreational & Areas of Natural Resource Features	Recreational & Areas of Natural Resource Features
7969997002	Residential & Areas of Natural Resource Features	Recreational & Areas of Natural Resource Features

A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.

2. **PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM’S WHOLESALE CLUB) EXISTING WAREHOUSE SPACE CONVERSION TO A DRIVE-THROUGH SELF-STORAGE FACILITY.** Planned Development District Amendment and Special Use applications, and Requested Waivers of South 27th Street Design Overlay District Standards, by Adam Hird, managing partner of Highland Development Ventures, LLC, to convert the existing warehouse space to the west of Hobby Lobby (in the same building) to a drive-through self-storage facility, add two outdoor vehicle storage areas and construct three buildings (totaling approximately 10,500 square feet) around the perimeter of the existing pavement area, with landscaping and repaving of parking spaces and drive aisles upon property located at 6803 South 27th Street. The proposed Planned Development District Amendment is to allow for the addition of self-storage as an allowed Special Use within the existing building at 6803-6807 South 27th Street; Requested Waivers of South 27th Street Design Overlay District Standards:
 - a. 15-3.0352C.2. Allowance of parking reduction of approximately 95%.
 - b. 15-3.0353B. Allowance to not provide any site furnishings.
 - c. 15-3.0353C.3., 4., and 5. Allowance to not provide any bicycle and pedestrian access, sidewalks, and facilities.

- d. 15-3.0353E. Allowance to not provide any bicycle and pedestrian furniture.
- e. 15-3.0355A.2., 3., 5., 8., and 9. Allowance to not meet building character and design standards.
- f. 15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9. Allowance to not meet design standards for non-residential buildings 20,000 square feet or less in area.

Tax Key Nos. 714-0001-001, 714-0002-001, 714-0003-002, 714-0004-001 and 738-9974-006. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE PLANNED DEVELOPMENT DISTRICT AMENDMENT AND SPECIAL USE APPLICATIONS.** [THESE PUBLIC HEARINGS WERE PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON MAY 19, 2016, AND THEN TABLED AND CONTINUED TO THE JUNE 9, 2016 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

- 3. **PUBLIC (FEDERAL, STATE, COUNTY, AND CITY OWNED) STREETS, SIDEWALKS AND TRAILS CONSTRUCTION EXEMPTION FROM THE NATURAL RESOURCE FEATURES PROTECTION STANDARDS UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.** Unified Development Ordinance Text Amendment application by the City of Franklin, to add a footnote to Table 15-4.0100 to provide that all public (Federal, State, County, and City owned) streets, sidewalks and trails construction shall conditionally not be subject to the Natural Resource Features Protection Standards following the review and approval of an application therefore by the Common Council. **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. **PLACEMENT AND RECONSTRUCTION OF A HISTORIC 1880'S BARN IN LIONS LEGEND PARK HISTORICAL COMPLEX.** Site Plan Amendment application by the Franklin Historical Society, for the placement and reconstruction of a historic 1880's barn donated by the Wendt family, and construction of a limestone demonstration patio area, for property zoned I-1 Institutional District, FW Floodway District and R-8 Multiple-Family Residence District, located at 8038 South Legend Drive; Tax Key No. 802-9995-001.
- 2. **GARDEN PLAZA WEEKLY FARMER'S MARKET.** Temporary Use application by Michelle Pendergast, owner of Tesoro Salon & Spa, for a weekly farmer's market (on vacant property located to the north of the Garden Plaza shopping center parking lot) with vendors providing fruits, vegetables, flowers, handmade items and a food truck, on Sundays, from June 12, 2016 through October 23, 2016, from 10:00 a.m. to 2:00 p.m., for property zoned B-3 Community Business District, located at approximately South

Whitnall Edge Road and 6516-6572 South Lovers Lane Road; Tax Key No. 705-8997-003.

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: June 23, 2016