

**City of Franklin  
Plan Commission Meeting  
June 9, 2016  
Minutes**

Approved  
June 23, 2016

**Call to Order and Roll Call**

- A. Mayor Steve Olson called the June 9, 2016 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, Alderman Mark Dandrea and Commissioners Kevin Haley, David Fowler and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

**Approval of Minutes**

Regular Meeting of May 19, 2016

- B.
1. Commissioner Haley moved and Alderman Mark Dandrea seconded approval of the May 19, 2016 minutes of the regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**Public Hearing Business Matters  
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.

- C.
1. Planning Manager Joel Dietl presented the request by Milwaukee County for a Comprehensive Master Plan Amendment and Rezoning applications.

The Official Notice of Public Hearing for the Rezoning request was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 8:23 p.m. and closed at 9:00 p.m.

Commissioner Fowler moved and Commissioner Haley seconded a motion to approve 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 property bearing Tax Key No. 947-9998-000 from Residential, Recreational and Areas of Natural Resource Features use to Recreational and Areas of Natural Resource Features use, the property bearing Tax Key No. 796-9997-002 from Residential and Areas of Natural Resource Features use to Recreational and Areas of Natural Resource Features use and the properties bearing Tax Key Nos. 757-9979-000, 757-9978-000 and 757-9983-000 from Residential use to Recreational and Areas of Natural Resource Features use, pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Fowler moved to approve a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District, R-5 Suburban Single-Family Residence District, R-6 Suburban Single-Family Residence District, FW Floodway District, C-1 Conservancy District, FC Floodplain Conservancy District, Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) and A-1 Agricultural District to P-1 Park District (any current FW Floodway District and/or FC Floodplain Conservancy District will retain same zoning along with P-1 Park District zoning), subject to the removal of the Hunger Task Force parcels. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**PLANNED DEVELOPMENT DISTRICT NO. 13 (WALMART/SAM'S WHOLESALE CLUB) EXISTING WAREHOUSE SPACE CONVERSION TO A DRIVE-THROUGH SELF-STORAGE FACILITY.**

Planned Development District Amendment and Special Use applications 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; Tax Key Nos. 714-0001-001, 714-0002-001, 714-0003-002, 714-0004-001 and 738-9974-006.

2. Planning Manager Joel Dietl presented the request by Adam Hird, managing partner of Highland Development Ventures, LLC for development of a self-storage facility.

The Official Notice of Public Hearing for the Planned Development District Amendment and Special Use were read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:07 p.m. and closed at 7:40 p.m.

- a. Commissioner Fowler moved to waive the required standards under 15-3.0352C.2., pertaining to parking. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- b. Commissioner Fowler moved to waive the required standards under 15-3.0353B., pertaining to site furnishings. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- c. Commissioner Haley moved to waive the required standards under 15-3.0353C.3., 4., and 5., pertaining to bicycle and pedestrian access, sidewalks, and facilities. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.

- d. Commissioner Fowler moved to waive the required standards under 15-3.0353E., pertaining to bicycle and pedestrian furniture. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- e. Commissioner Fowler moved to waive the required standards under 15-3.0355A.2., 3., 5., 8., and 9., pertaining to building character and design standards. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- f. Commissioner Fowler moved to waive the required standards under 15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9., pertaining to design standards for non-residential buildings 20,000 square feet or less in area. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.

Alderman Dandrea moved and Commissioner Haley seconded approval of a motion to recommend approval of an ordinance to amend §15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), Section 2., to add self-storage as an allowed Special Use within the existing building at 6803, 6805 and 6807 South 27<sup>th</sup> Street. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Fowler moved and City Engineer Morrow seconded approval of a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a self-storage facility use upon property located at 6803 South 27<sup>th</sup> Street, subject to striking Conditions No. 10 and No. 20 and removing the requirement for decorative lighting in Condition No. 16. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**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.**

- 3. Planning Manager Dietl presented the Unified Development Ordinance Text Amendment Application for the exemption of public streets, sidewalks and trails from natural resource features protection standards.

The Official Notice of Public Hearing was read into the record by Principal Planner Fuchs and the Public Hearing was opened at 9:30 p.m. and closed at 9:35 p.m.

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.

Commissioner Fowler moved to recommend approval of an ordinance to amend the Unified Development Ordinance text 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. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**Business Matters**

**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.

**D.**

- 1. Planning Manager Joel Dietl presented the request 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.

Commissioner Morrow moved and Commissioner Fowler seconded a motion to approve a resolution amending the site plan for property located at 8038 South Legend Drive to allow for the placement and reconstruction of a historic 1880's barn and construction of a limestone demonstration patio area in Lions Legend Park historical complex. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**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 5, 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.

- 2. Planning Manager Dietl stated that the applicant withdrew the application. No action needed, none taken.

*June 9, 2016*

**Adjournment**

**E.**

Alderman Dandrea moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of June 9, 2016 at 9:41p.m. All voted 'aye'. Motion carried. (4-0-0).