

City of Franklin
Plan Commission Meeting
May 19, 2016
Minutes

Approved
June 9, 2016

Call to Order and Roll Call

- A. Mayor Steve Olson called the May 19, 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 Patricia Hogan and Kevin Haley, City Engineer Glen Morrow. Excused was Commissioner David Fowler. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

Approval of Minutes

Regular Meeting of April 21, 2016

- B.
1. Commissioner Hogan moved and Alderman Mark Dandrea seconded approval of the April 21, 2016 minutes of the regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Regular Meeting of May 5, 2016

2. Alderman Mark Dandrea moved and City Engineer Glen Morrow seconded approval of the May 5, 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

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 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

C.1

- A. Planning Manager Joel Dietl presented the request by Highland Development Ventures, LLC for a PDD Amendment application 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 Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:09 p.m..

Commissioner Haley moved to table the application and to continue the public hearing for a Planned Development District Ordinance Amendment for the Planned Development District NO. 13 existing warehouse space conversion to a drive-through self storage facility to the June 9, 2016 Plan Commission

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. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE PLANNED DEVELOPMENT DISTRICT AMENDMENT AND SPECIAL USE APPLICATIONS.**

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

meeting. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (4-0-0).

- B. Planning Manager Joel Dietl presented the request By Highland Development Ventures, LLC for a Special Use application 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 Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:09 p.m..

Alderman Dandrea move to table the application and to continue the public hearing for a Special Use for a self-storage facility use upon property located at 6803 South 27th Street to the June 9, 2016 Plan Commission Meeting. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**UNIFIED DEVELOPMENT
ORDINANCE TEXT AMENDMENT
TO INCORPORATE REQUIRED
WISCONSIN DEPARTMENT OF
NATURAL RESOURCES
CONSTRUCTION SITE AND
POST- CONSTRUCTION SITE
EROSION CONTROL AND STORM
WATER MANAGEMENT
REGULATIONS AND
AMENDMENTS TO PROVIDE
SUPPORT FOR GREEN
INFRASTRUCTURE. Unified
Development Ordinance Text
Amendment application by the City of
Franklin, to amend the Unified
Development Ordinance text within Part
8: Improvements and Construction, to
update its provisions and incorporate
Wisconsin Department of Natural
Resources Wisconsin Administrative
Code standards and regulations as they
pertain to erosion control and storm
water management and construction site
and post-construction site performance
standards, including, but not limited to
the provisions of Department of Natural
Resources Chapter 151 of the
Wisconsin Administrative Code, and to
support the development of green
infrastructure. **A PUBLIC HEARING
IS SCHEDULED FOR THIS
MEETING UPON THIS MATTER.****

- C.2 Planning Manager Joel Dietl presented the request
- A. by The City of Franklin for a Unified Development Ordinance Text Amendment application by the City of Franklin, to amend the Unified Development Ordinance text within Part 8: Improvements and Construction, to update its provisions and incorporate Wisconsin Department of Natural Resources Wisconsin Administrative Code standards and regulations as they pertain to erosion control and storm water management and construction site and post-construction site performance standards, including, but not limited to the provisions of Department of Natural Resources Chapter 151 of the Wisconsin Administrative Code, and to support the development of green infrastructure.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:52 p.m. and closed at 7:58 p.m..

City Engineer Morrow moved to recommend approval of an ordinance to amend the united development ordinance text within Part 8: improvements and construction, to update its provisions and incorporate Wisconsin Department of Natural Resources Wisconsin Administrative Code standards and regulations as they pertain to erosion control and storm water management and construction site and post-construction site performance standards, including, but not limited to the provisions of department of natural resources chapter 151 of the Wisconsin Administrative Code, and to support the development of green infrastructure, subject to the corrections as discussed as this meeting. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Business Matters

GUS'S MEXICAN CANTINA SEASONAL, WEEKLY CAR SHOW. Temporary Use application by Gus's Mexican Cantina, LLC, to host weekly car shows on the northern half of the Garden Plaza Shopping Center parking lot, adjacent to Gus's Mexican Cantina, located at approximately 6514 South Lovers Lane Road; Tax Key No. 705-8997-004

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.

Adjournment

D.

1. Planning Manager Dietl presented the application by Gus's Mexican Cantina, LLC for a Temporary Use application to host weekly car shows on the northern half of the Garden Plaza Shopping Center parking lot, adjacent to Gus's Mexican Cantina, located at approximately 6514 South Lovers Lane Road; Tax Key No. 705-8997-004.

Commissioner Haley moved and City Engineer Morrow seconded a motion to approve a resolution approval of a temporary use for a seasonal, weekly car show upon property located at approximately 6514 S. Lovers Lane Road (Garden Plaza Shopping Center). On voice vote, all voted 'aye'. Motion carried. (4-0-0).

2.

2. Planning Manager Dietl presented the 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.

City Engineer Morrow moved and Commissioner Haley seconded a motion to table a resolution imposing conditions and restrictions for the approval of a Temporary Use for a weekly farmer's market upon vacant property located to the north of the Garden Plaza Shopping Center parking lot located at 6515-6572 South Lovers Lane Road. On voice vote, all voted 'aye'. Motion carried. (4-0-0).

E.

- E. Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of May 19, 2016 at 8:40 p.m.. All voted 'aye'. Motion carried. (4-0-0).