

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 21, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of April 7, 2016.

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

1. **AMERICAN LOGISTICS LLC OVER-THE-ROAD TRUCKING COMPANY BUSINESS.** Special Use application by American Logistics LLC, to operate an over-the-road trucking company business (hauling general freight such as paper products, parts, etc, in 53-foot dry freight vans), with hours of operation from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays, upon property zoned M-1 Limited Industrial District, located at 5825 West Ryan Road; Tax Key No. 899-9991-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **WILLIAM J. SPACIEL AND JACQUELINE A. SPACIEL ADDITION TO EXISTING DETACHED GARAGE [recommendation to Board of Zoning and Building Appeals].** Area Exception application by William J. Spaciell and Jacqueline A. Spaciell, to allow for a 288 square foot addition on the north side of an existing detached garage [application requests an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of approximately 16.5%, exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%], for property zoned R-3E Suburban/Estate Single-Family Residence District, located at 9212 West Grandview Court; Tax Key No. 753-0018-002. **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. **THE SHOPPES AT WYNDHAM VILLAGE (TARGET STORE) SIGNAGE.** Master Sign Program Amendment application by SignArt Inc. to allow for a signage change (pharmacy sign replacement) on the Target store within the Shoppes at Wyndham

Franklin Plan Commission Agenda

4/21/16

Page 2

Village shopping center, for property zoned CC City Civic Center District, located at 7800 South Lovers Lane Road; Tax Key No.794-9999-004.

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: May 5, 2016

City of Franklin
Plan Commission Meeting
April 7, 2016
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the April 7, 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 Danrea, City Engineer Glen Morrow, and Commissioners Kevin Haley and Patricia Hogan. Excused were Commissioners David Fowler and Scott Thinner. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

Approval of Minutes

Regular Meeting of March 17, 2016.

- B.
1. Commissioner Haley moved and Commissioner Hogan seconded approval of the March 17, 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 application by Milwaukee County for rezoning of 19 separate parcels, representing 8 different county parks consisting of: Franklin Park, Froemming Park, Grobschmidt Park, the Milwaukee County Sports Complex, SouthwoodGlen Park, Oakwood Golf Course, St. Martins (Robin Wood) Park and Whitnall Park, 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).

- C
1. Planning Manager Joel Dietl presented the request by Milwaukee County for rezoning of 19 separate parcels, representing 8 different county parks from the 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).

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:10 p.m. and closed at 7:20 p.m.

Alderman Mark Dandrea moved to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from VR Village Residence District, R-3 Suburban/Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, FW Floodway District, C-1 Conservancy District, R-8 General Residence District, P-1 Park District, FC Floodplain Conservancy District, R-6 Suburban Single-Family Residence District, and A-1 Agricultural District to P-1 Park District (any parcels currently zoned FW Floodway District and/or FC Floodplain Conservancy District will retain same zoning along with P-1 Park District zoning). Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**URBAN HEATING AND COOLING
LLC HEATING, VENTILATION
AND AIR-CONDITIONING
CONTRACTING BUSINESS.**

SpecialUse application by Urban Heating And Cooling LLC, to operate a heating, ventilation and air-conditioning contracting business (office, shop and equipment storage within the existing building) upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 8437 South 27th Street; Tax Key No. 832-9941-000.

2. Planning Manager Joel Dietl presented the application by Urban Heating and Cooling LLC to operate a heating, ventilation and air-conditioning contracting business use.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:04 p.m. and closed at 7:04 p.m.

Commissioner Hogan moved and Commissioner Haley seconded the motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for a heating, ventilation and air-conditioning contracting business use upon property located at 8437 South 27th Street, subject to the Special Use Permit running with operator of the business, not the property. On voice vote, 4 voted 'aye'. Motion carried. (4-0-0).

Business Matters

HOME DEPOT OUTDOOR SALES.

Temporary Use application by Home Depot USA, Inc., for outdoor seasonal trees, shrubs and landscape bagged goods sales, for property zoned Planned Development District No. 14 (Jewel-Osco/Home Depot) located at 6489 South 27th Street; Tax Key No. 714-9996-015

D.

1. Planning Manager Dietl presented the application by Home Depot USA, Inc. for Temporary Use for outdoor seasonal trees, shrubs and landscape bagged goods sales at 6489 South 27th Street.

City Engineer Morrow moved and Alderman Dandrea seconded the motion to approve a resolution imposing conditions and restrictions for the approval of a Temporary Use for outdoor seasonal tree and shrub sales for property located at 6489 South 27th Street. On voice vote, 4 voted 'aye'. Motion carried. (4-0-0).

Adjournment

- E. Commissioner Haley moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of April 7, 2016 at 7:21 p.m. All voted 'aye'. Motion carried. (4-0-0).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2016

Special Use

RECOMMENDATION: City Development Staff recommends approval of the proposed special use for an over-the-road trucking business use upon property located at 5825 West Ryan Road, subject to the conditions of approval in the attached draft resolution.

Project Name:	American Logistics, LLC Special Use
Project Address:	5825 West Ryan Road
Applicant:	American Logistics, LLC
Owners (property):	T & E, LLC
Current Zoning:	M-1 Limited Industrial District
2025 Comprehensive Master Plan	Industrial
Use of Surrounding Properties:	Vacant land zoned B-3 Community Business District (to the north) and Industrial (to the south, east and west).
Applicant Action Requested:	Recommendation of approval for the proposed Special Use for American Logistics, LLC to operate at 5825 West Ryan Road

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft resolution.

BACKGROUND AND INTRODUCTION:

On January 5, 2016, the Common Council adopted Ordinance No. 2016-2203, which amended the Unified Development Ordinance at Table 15-3.0603 Standard Industrial Classification No. 4213 "Trucking, Except Local" to allow for such use as a Special Use in the M-1 Limited Industrial District.

On March 4, 2016, Edvins Erkmanis submitted a Special Use application on behalf of American Logistics, LLC requesting approval to operate an over-the-road trucking business use within an existing building located at 5825 West Ryan Road. The proposed use corresponds to Standard Industrial Classification (SIC) Title No. 4213, Trucking, Except Local, which is allowable in the M-1 Limited Industrial District as a Special Use.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant is requesting Special Use approval to operate an over-the-road trucking business use in an approximately 2,163 square foot existing building located at 5825 West Ryan Road. The property is approximately 0.76 acres or 33,117 square feet. The applicant is not proposing any changes to the building at this time. However, the white paint on the wood trim is visibly

peeling in several locations. Therefore, Staff suggests the trim on the building located at 5825 West Ryan Road receive a fresh coat of white paint. The applicant is proposing to add a 64 square foot trash enclosure on the south side of the building. The trash enclosure consists of a 6-foot tall board on board fence.

According to the applicant, American Logistics, LLC is an over-the-road trucking company whose trucks travel throughout the United States. The trucks are 53-foot long dry freight vans, which typically haul general freight such as paper products, parts, etc. The company uses the existing building as a dispatch office and the gravel portion of the property for parking semi trucks and trailers. According to the applicant there are four (4) employees working in the office. Hours of operation for the business are Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m.

Landscaping:

The applicant is proposing to add one (1) shade tree and four (4) evergreen trees in the front yard of the property. The Landscape Surface Ratio of the site is approximately 15.5%, which does not comply with the M-1 Limited Industrial District minimum Landscape Surface Ratio of 0.40.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance defines requirements for off-street parking. According to this section, Trucking (no loading or warehousing) is required to provide 1.5 spaces per 1,000 square feet of gross floor area (GFA). If one applies this standard, then the proposed 2,163 square foot over-the-road trucking business use would be required to provide a minimum of four (4) off-street parking spaces.

The subject building has a small paved parking lot that is currently not striped. The applicant has depicted on the Site Plan four (4) striped off-street parking stalls in accordance with Table 15-5.0203 of the Unified Development Ordinance (UDO). Employees use the gravel portion of the property just south of the parking lot as overflow parking. Furthermore, the applicant is proposing to reserve one (1) off-street parking space on the property for persons with disabilities as required by Section 15-5.0202(I)(3) of the UDO.

According to the Project Narrative, there could be as many as fifteen (15) semi trucks and trailers parked on the property at one time. The applicant has depicted how fifteen (15) semi tractors could fit on the property at one time on the proposed Site Plan. According to the applicant, some of the trucks are out on the road at any given time, which reduces the odds of all fifteen trucks being on the property at once. There is a driveway on the north side of the gravel parking area for ingress and egress, but the trucks also utilize a driveway on a vacant property to the south, also owned by T & E, LLC.

Staff recommended the applicant screen the truck and trailer parking area with an 8-foot tall sight-proof fence (preferably wood), which would also serve to discourage parking within the right-of-way of South 58th Street. The applicant has countered by proposing an 8-foot chain link fence with brown vinyl slats. Staff finds chain link fences with vinyl slats to be unappealing aesthetically. In addition, Staff finds that vinyl slats are susceptible to damage from trucks and/or cars bumping into them. For these reasons, Staff recommends the installation of an 8-foot tall wood fence to screen the semi truck and trailer parking lot, in lieu of the proposed chain link

fence with vinyl slats. At the request of Staff, the applicant is also proposing precast truck wheel stops for each of the fifteen (15) truck parking spaces in the gravel lot.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to these standards, which is included in your packet.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed special use for an over-the-road trucking business use upon property located at 5825 West Ryan Road, subject to the conditions of approval in the attached draft resolution.

RESOLUTION NO. 2016-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR AN OVER-THE-ROAD
TRUCKING COMPANY BUSINESS USE UPON PROPERTY LOCATED
AT 5825 WEST RYAN ROAD
(AMERICAN LOGISTICS LLC, APPLICANT)

WHEREAS, American Logistics LLC, 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. 4213 "Trucking, Except Local", to allow for an over-the-road trucking company (hauling general freight such as paper products, parts, etc., in 53-foot dry freight vans) business use, with proposed hours of operation from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays, upon property located at 5825 West Ryan Road, bearing Tax Key No. 899-9991-004, more particularly described as follows:

Parcel 1

Lot Three (3) of Certified Survey Map No. 1330, a part of Certified Survey Map No. 351 and a part of the Northwest One-quarter (1/4) of Section 26, Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, County of Milwaukee, State of Wisconsin, recorded in the Register of Deeds office for Milwaukee County on July 27, 1970, in Reel 542, Image 304, as Document No. 4538848; 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 21st day of April, 2016, 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.

AMERICAN LOGISTICS LLC – SPECIAL USE
RESOLUTION NO. 2016-_____

Page 2

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of American Logistics LLC, 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 American Logistics LLC, successors and assigns, as an over-the-road trucking company business use, which shall be developed in substantial compliance with, and operated and maintained by American Logistics LLC, pursuant to those plans City file-stamped April 11, 2016 and annexed hereto and incorporated herein as Exhibit A.
2. American Logistics 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 American Logistics LLC over-the-road trucking company business, 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.
3. The approval granted hereunder is conditional upon American Logistics LLC and the over-the-road trucking company business use for the property located at 5825 West Ryan Road: (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. An 8-foot tall wood fence to screen the semi truck and trailer parking lot shall be installed, in lieu of the proposed chain link fence with vinyl slats.

5. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event American Logistics LLC, 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

AMERICAN LOGISTICS LLC – SPECIAL USE
RESOLUTION NO. 2016-_____

Page 3

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.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

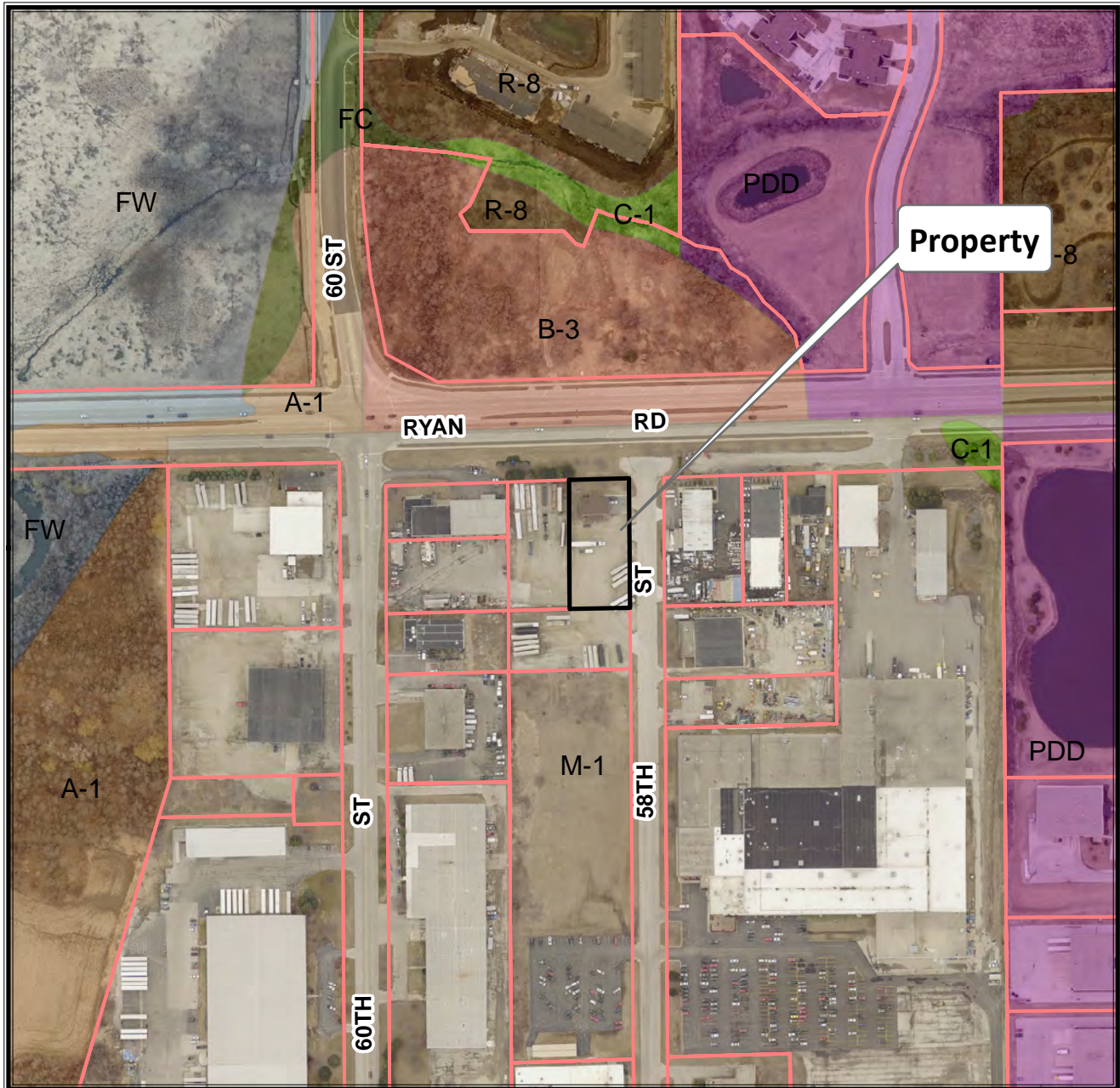
ATTEST:

Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

5825 W. Ryan Road
TKN: 899 9991 004



Planning Department
(414) 425-4024

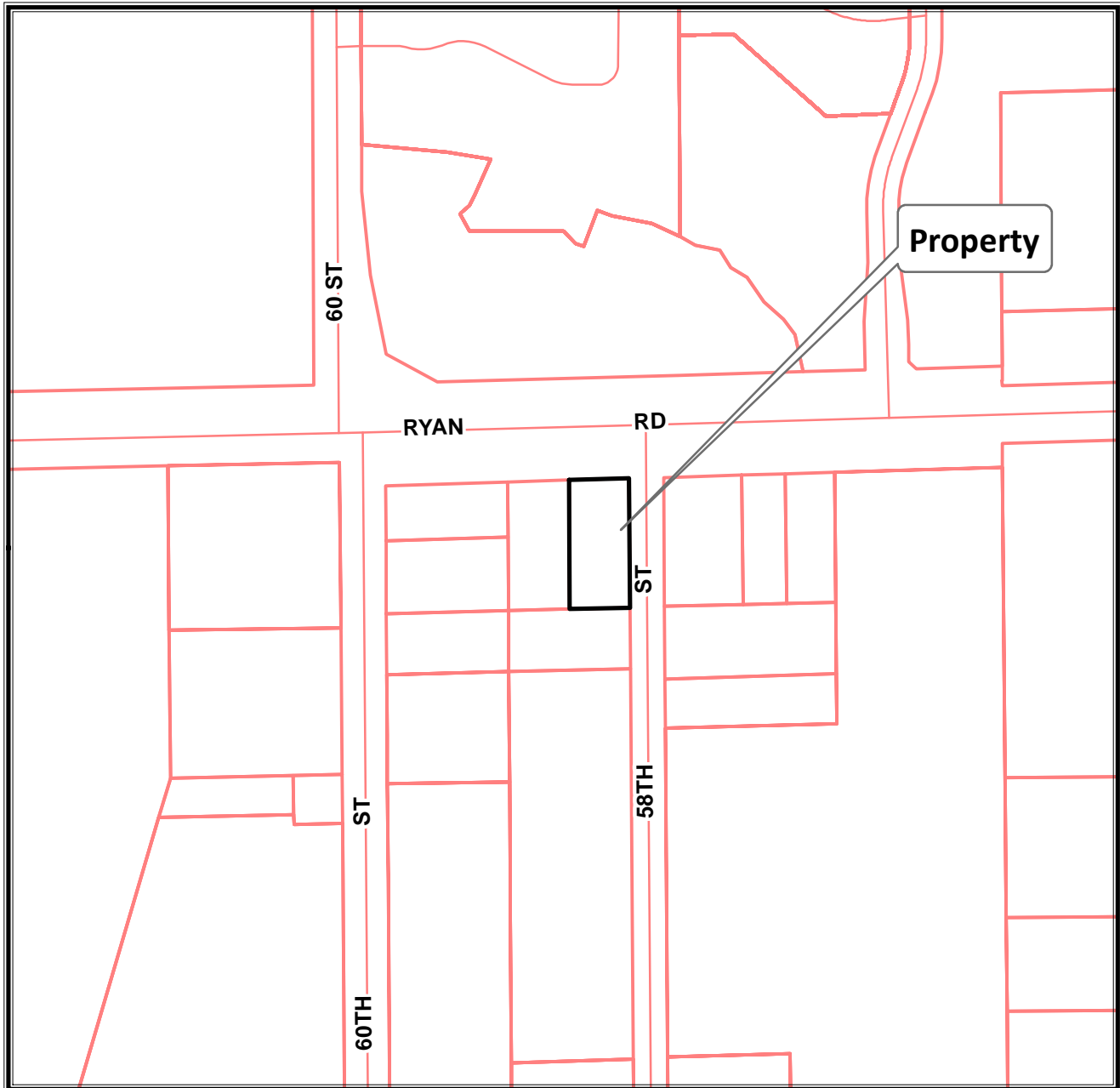
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This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying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

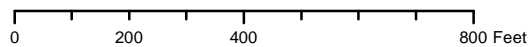

NORTH
2016 Aerial Photo



5825 W. Ryan Road
TKN: 899 9991 004



Planning Department
(414) 425-4024



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5921 W. Ryan Road • Franklin, WI 53132
Phone (414) 421-3200 • Fax (414) 421-1231
Toll Free 1-800-592-0955
www.spellmantrailers.com

Franklin

APR 11 2016

City Development

City of Franklin
Project Summary
Re: 5825 West Ryan Rd.

02/22/16

American Logistics LLC is an "over-the-road" trucking company that can travel throughout the United States.

American Logistics LLC has four employees in the office and fifteen trucks and semi-trailers. Drivers typically are gone during the week and home on the weekends. There would be a maximum of fifteen trucks and trailer on location. American Logistics hauls General Freight, such as Paper products, parts, etc., in 53' Dry Freight Vans.

Hours of business are Monday – Friday, 7am – 7pm. Saturday, 8am – 5pm.

Since 1985, the property has been used by "over-the-road" trucking companies. In 2011, the windows and roof were replaced.

There are no changes planned for the building at this time.

Sincerely,

A handwritten signature in cursive script that reads 'Elvin Spellman'.

Elvin Spellman

Parcel I

Lot Three (3) of Certified Survey Map No. 1330, a part of Certified Survey Map No. 351 and a part of the North West One-quarter (1/4) of Section Twenty-six (26), Township Five (5) North, Range Twenty-one (21) East, in the city of Franklin, County of Milwaukee, State of Wisconsin, recorded in the Register of Deeds office for Milwaukee County on July 27, 1970, in Reel 542, Image 304, as Document No. 4538848.

Tax Key No. 899-9991-004

For reference only: 5825 West Ryan Road, Franklin, Wisconsin

This is a non-homestead property



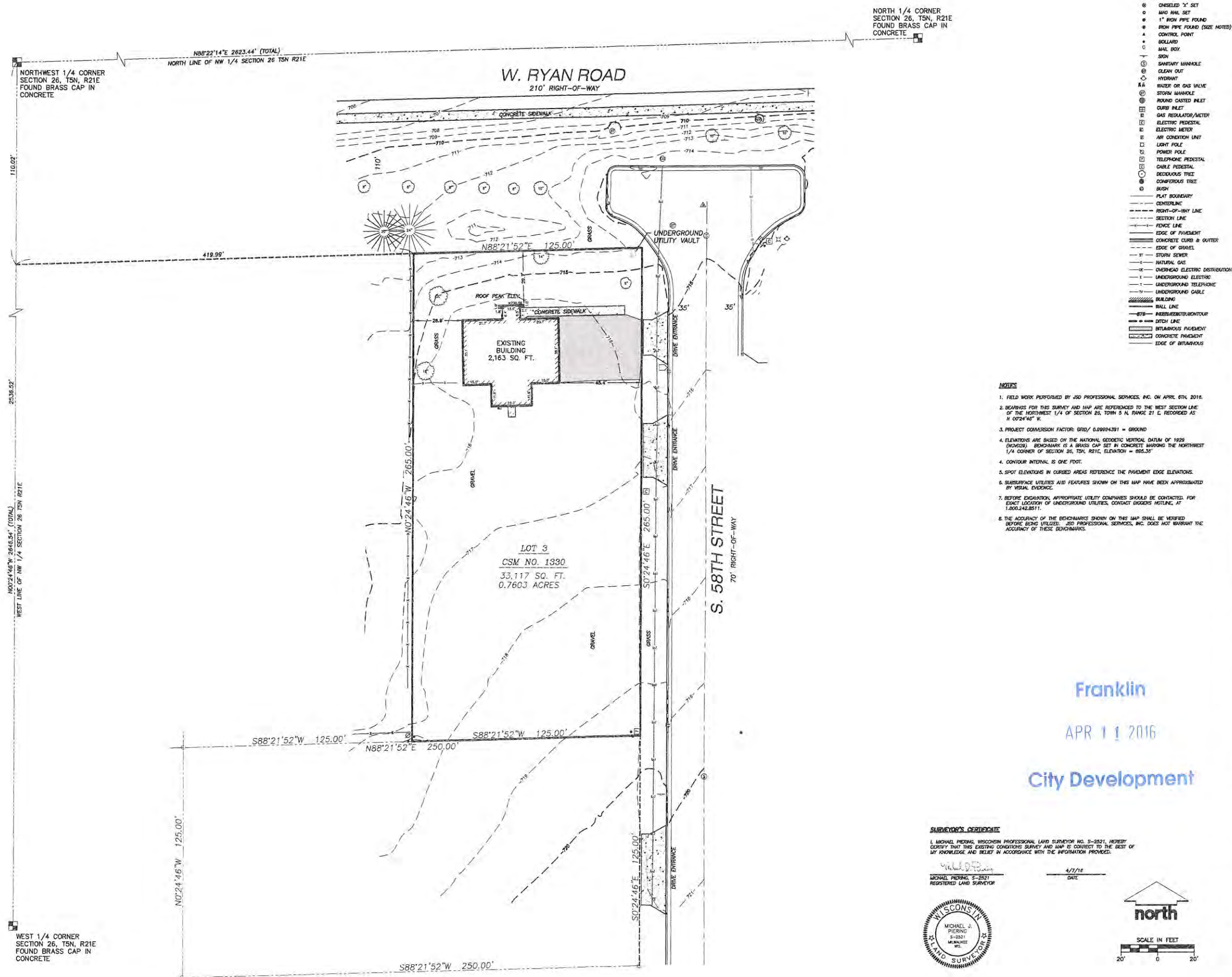
Figure 1 - East Building Elevation



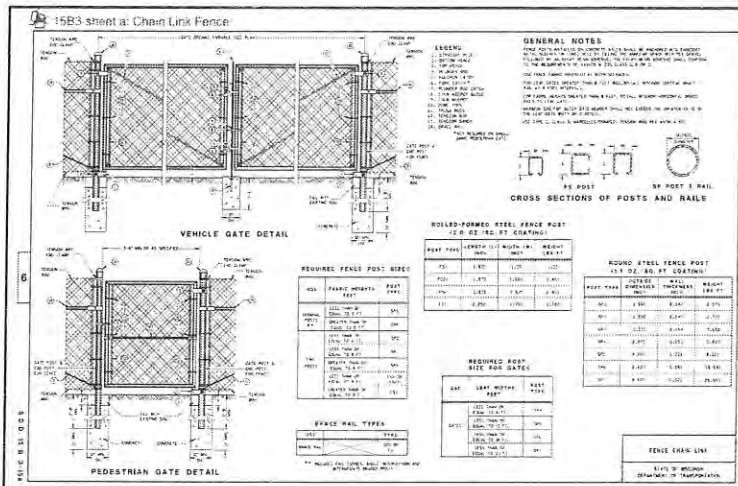
Figure 2 - North Building Elevation



Figure 3 - West Building Elevation



File: R:\2016\16C7304p 5623 W. Ryan Rd\dwg\16C7304 Base map.dwg Layout: 30x42 User: amertz Plotted: Apr 11, 2016 - 8:51am Xref's:





REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2016

Area Exception

RECOMMENDATION: City Development Staff recommends review of the Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.

Project Name:	Spaciel Area Exception Request
Project Address:	9212 West Grandview Court
Applicant:	William J. and Jacqueline A. Spaciel
Property Owner:	William J. and Jacqueline A. Spaciel
Zoning:	R-3E Suburban/Estate Single-Family Residence District
Use of Surrounding Properties:	Single-Family residential to the north, south and west and vacant residentially zoned land to the east
Applicant's Action Requested:	Approval of the proposed Area Exception request to exceed the maximum lot coverage of the R-3E Residence District

INTRODUCTION AND ANALYSIS:

On March 31, 2016, the applicant submitted an application for an Area Exception from Table 15-3.0204 of the Unified Development Ordinance (UDO) to allow lot coverage of approximately 16.3%, exceeding the R-3E District maximum lot coverage of 0.15. The applicant is proposing a 12-foot x 24-foot (288 square feet) addition on the north side of an existing detached garage. The detached garage is currently 20' x 24' (480 square feet). The property also contains a 4,397.67 square foot home and attached garage. Therefore, the property will contain a total of approximately 5,166 square feet of impervious surface that counts towards lot coverage per the UDO.

The subject property has an area of 31,626 square feet. The R-3E District standard of 0.15 or 15% allows for up to approximately 4,744 square feet of the lot to be occupied by a principal building and accessory structures ($31,626 \times .15 = 4,743.9$).

Based on the information above, the applicant is proposing lot coverage of approximately 16.3% ($5,166/31,626 = 0.1633$) or an increase of 422 square feet ($5,166 - 4,744$). This is an increase of approximately 8.90% ($422 / 4,744 = 0.08895$) from the 15% maximum lot coverage standard of the R-3E Residence District.

The applicant has also submitted an application requesting a variance from Section 15-3.0801B.3. and Table 15-3.0204, which require an accessory structure over 150 square feet in area to meet the setback from the side and rear lot lines in accordance with the required setbacks for the principal building. The R-3E District requires a minimum rear yard setback of 30-feet. The proposed addition to the north side of detached garage will result in a 15-foot setback from

the rear or north property line. This application will be reviewed by the Board of Zoning and Building Appeals at their May 18, 2016 meeting.

Staff recommends that the applicant submit a drainage plan, for review and approval by the Engineering Department, demonstrating that the flow of the existing storm drainage swale is maintained around the proposed accessory structure.

Per Section 15-10.0209, Area Exceptions require approval by the Board of Zoning and Building Appeals, upon review and recommendation of the Plan Commission. Section 15-10.0209.G. of the UDO specifically lists Standards to be reviewed to grant or deny an Area Exception. The standards are attached as completed by the applicant.

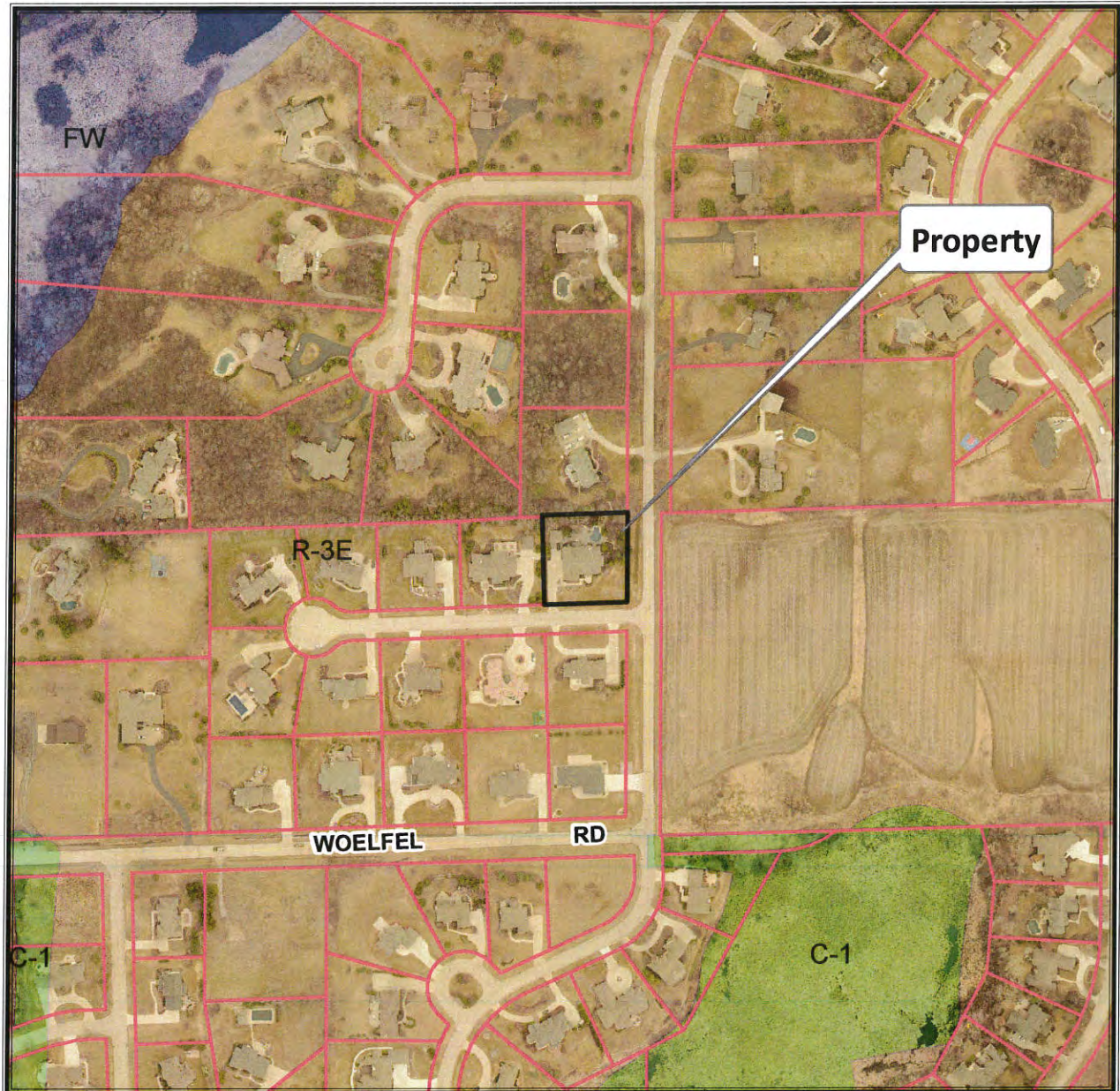
The Plan Commission will be required to review these standards and make changes, if necessary, based on the Commission's discussion and decision.

STAFF RECOMMENDATION

City Development Staff recommends review of the Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.



9212 W. Grandview Court
TKN: 753 0018 002



Planning Department
(414) 425-4024

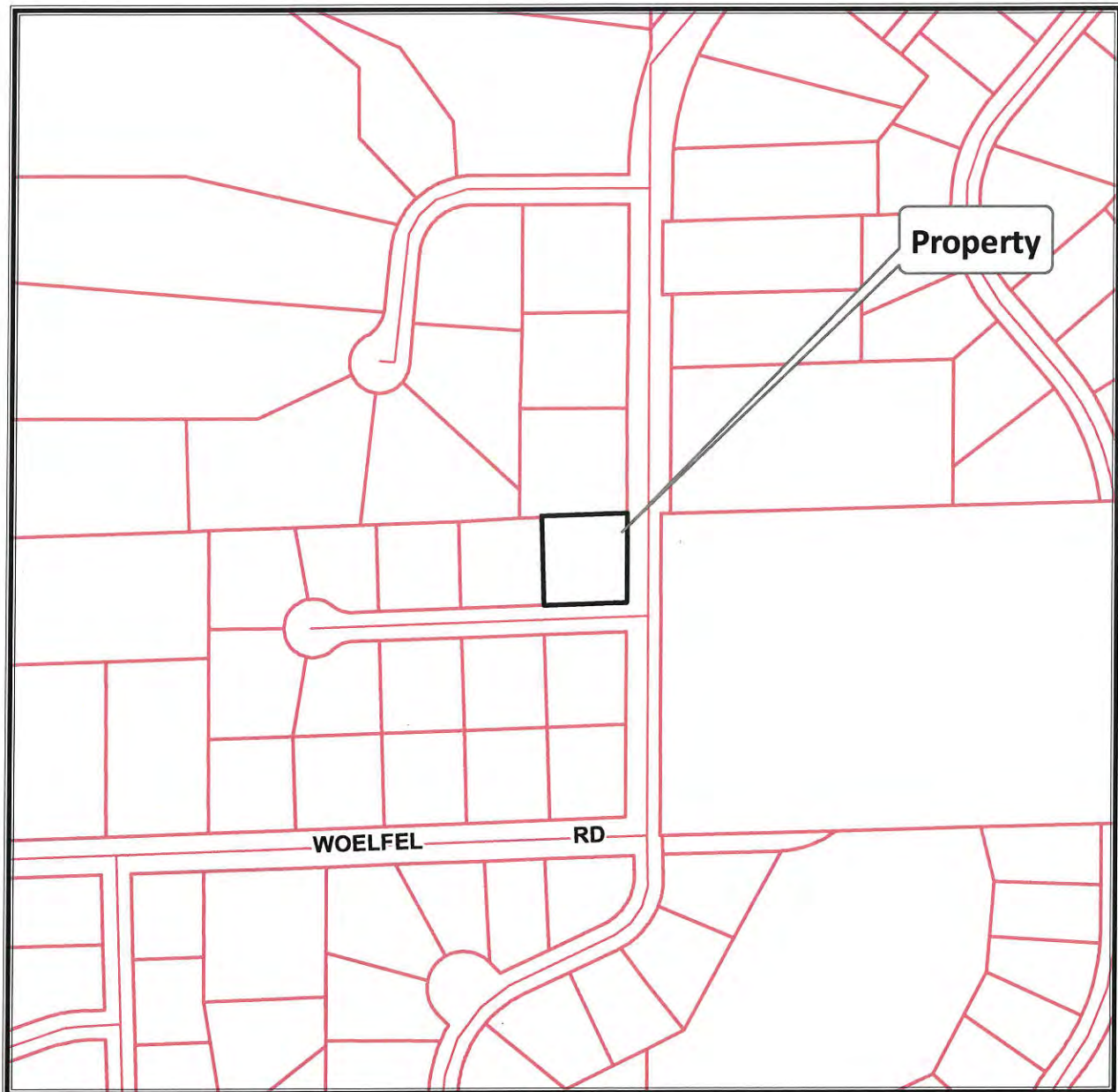
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This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying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



2016 Aerial Photo

9212 W. Grandview Court
TKN: 753 0018 002



Planning Department
(414) 425-4024

0 200 400 800 Feet

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NORTH
2016 Aerial Photo

To whom it may concern,

The owners of 9212 West Grandview court, Mr. and Mrs. William Spaciel wish to construct an additional 12 x 24 foot section to their existing detached garage. The existing garage is 24 feet wide by 20 feet deep and was originally built too shallow to fit a full size truck, which they would like to park inside that garage, as well as have storage for their patio and outdoor furniture during the winter months. The property does not have a shed, and the existing garages are too shallow to accommodate. The neighbors do not object to adding this small square footage to the existing garage. The project shows no detriment to water drainage, fire or emergency services, nor public right of ways.

This project would consist of the additional square footage added to the rear of the existing detached garage. The Existing landscaping, drainage, and swails would not be changed. The addition will consist of installing materials that match the existing types, and colors. The roof line, eaves, soffits, gutters, and roof pitch will match the existing structure. The Trusses will also match the existing structure. There will be no alterations to any existing structure. Currently, the area where the proposed addition is located is green space, with soft and hard landscaping. The property is kept up impeccably, and the homeowners utilize a landscaping service to maintain the property to the highest standards.

The property being a corner lot in a high end subdivision has most of its landscaping and greenspace around the front and east side of the home. The west side is where the driveway and garage is located, and due to the corner lot, pushed to that side to maintain the beauty of the neighborhood. This property will continue to be used as residential only.

Thank you,

Joseph Goodman d/b/a

RV Solar LLC

Franklin

APR 14 2016

City Development



↑ Overall height
↓ 20' 3"

existing height 92"

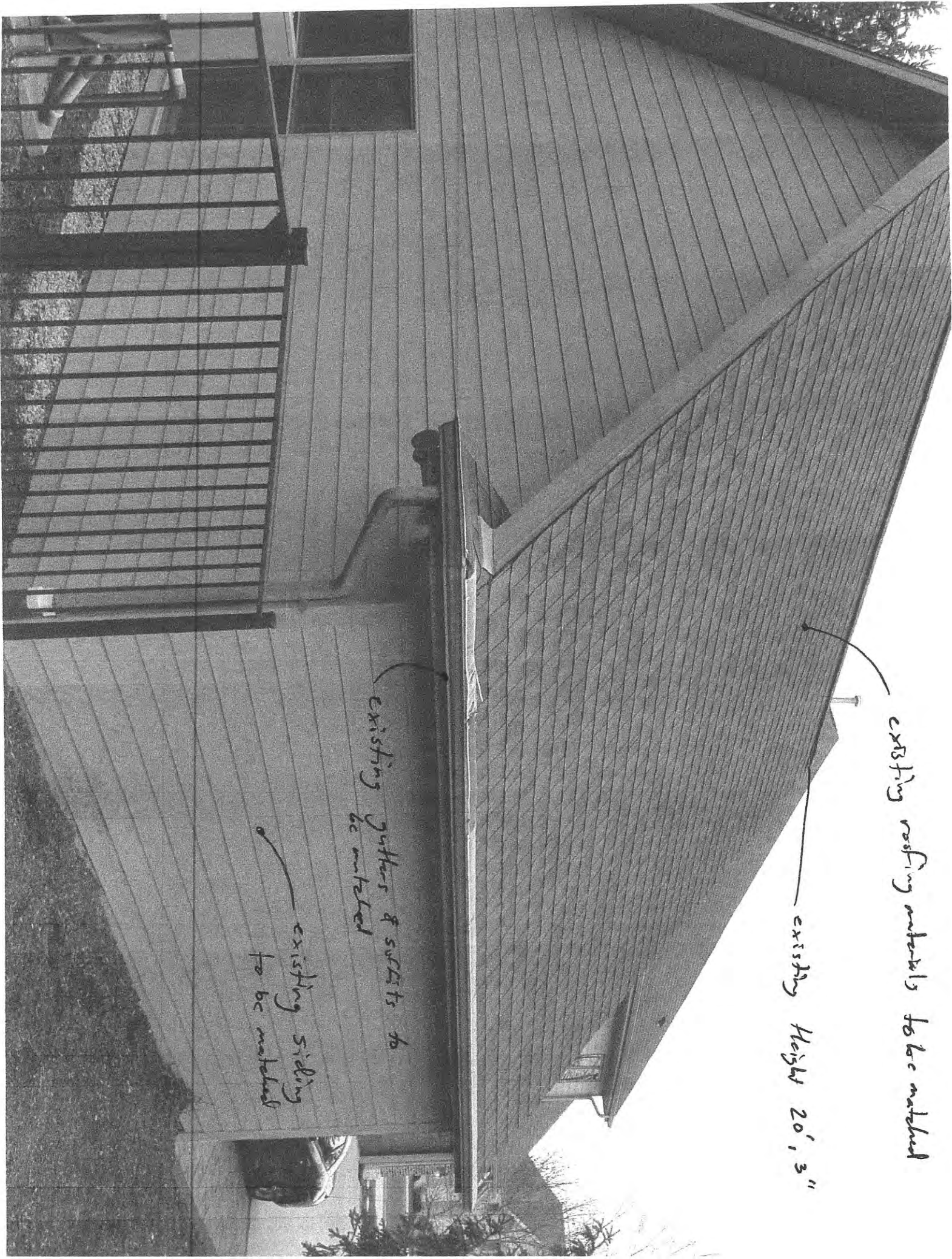
Front to
remains is

existing roofing materials to be matched

existing Height 20' 3"

existing gutters & soffits to be matched

existing siding to be matched



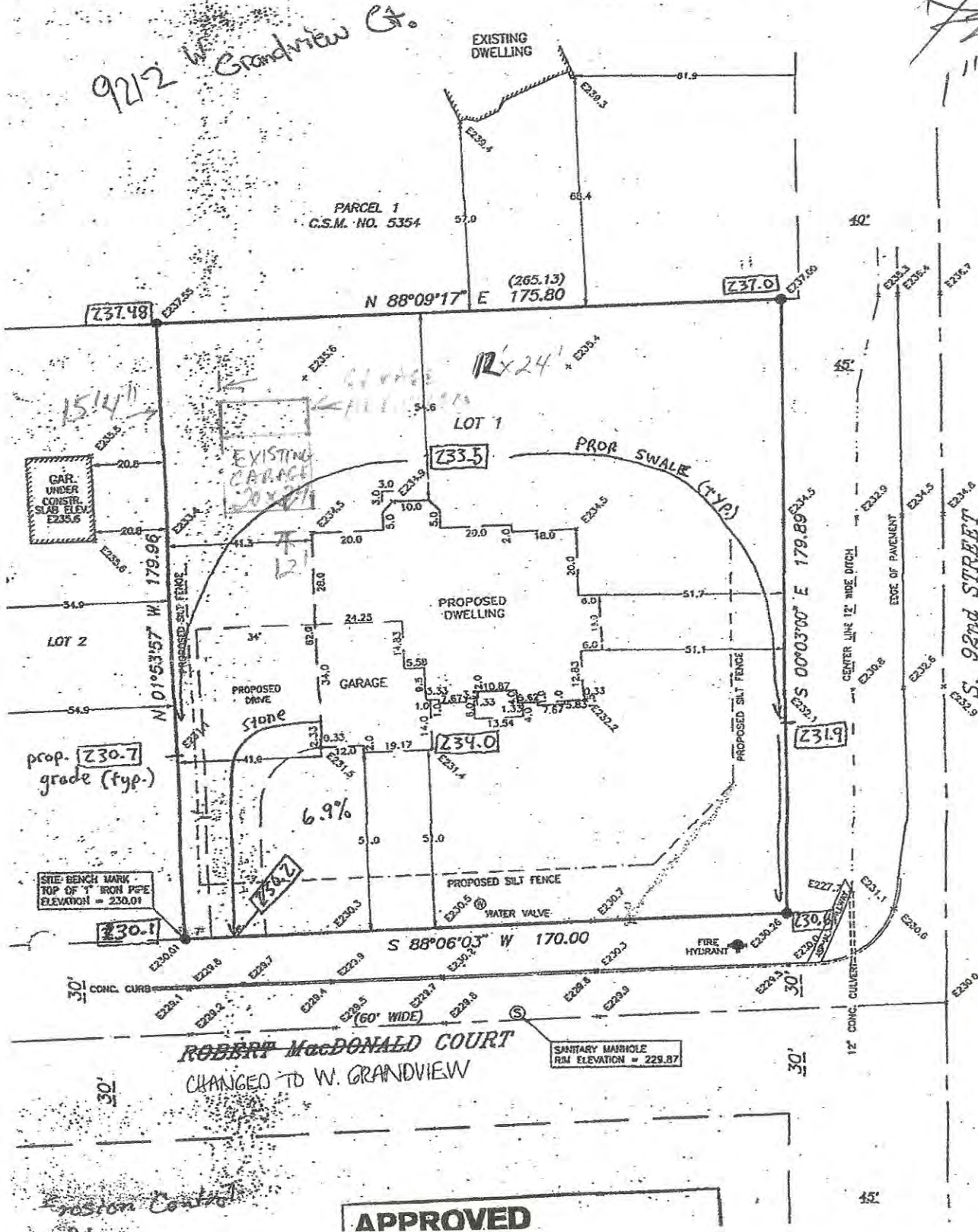
BUDG. KEY
15988

LOT 1, 'BARBIAN ESTATES', BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. *

* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. *

~~20TH SALE~~
1" = 40'



Franklin

~~APR 14~~ 2016

City Development

Standards in the Review of Area Exceptions

Date: 3-29-16

Case No. _____

Property Owner: William & Jacqueline Spzial
Property Address: 9212 Grandview Court Franklin WI 53132

Section 15-10.0209G of the City of Franklin Unified Development Ordinance specifically lists Standards to be reviewed by the Board of Zoning and Building Appeals to grant or deny an Area Exception. The Standards are:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The existing garage to be added on to is not a detriment. It adds to an existing structure that does not impede the public in any way.

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.

No Neighbor object. There is a natural barrier created by trees and landscape that hides the rear of the structure from the northern neighbor.

3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The areas immediately around are already developed, and are developed to coincide with this existing structure. Other properties have structures similar. This property is slightly below standard lot size due to corner lot.

4. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.

We are not changing the property usage. Small addition to an existing structure.

5. That the area exception shall be in harmony with the general purpose and intent of this Unified Development Ordinance.

The lot in question is a corner lot, and has a slightly different size and layout due to that. The exception would only allow this homeowner to do as others already have done. This addition would enhance the area by allowing the homeowner to maintain his yard during the winter by storing unused furniture and summer items.

MAR 31 2016

City Development



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2016

Master Sign Program Amendment

RECOMMENDATION: City Development Staff recommends approval of the Master Sign Program Amendment for the Shoppes at Wyndham Village development located at 7700-7800 South Lovers Lane Road, subject to the conditions in the attached draft resolution.

Project Name:	Shoppes at Wyndham Village Master Sign Program Amendment
Project Address:	7700-7800 South Lovers Lane Road
Applicant:	Colan Sternberg, Sign Art, Inc.
Owners (property):	Target Corporation
Current Zoning:	CC Civic Center District
Use of Surrounding Properties:	Single-Family Residential to the north and south, church to the east and a gas station to the west
Applicant Action Requested:	Approval of the proposed Master Sign Program Amendment

Introduction and Project Description:

Please note:

- Staff recommendations are underlined, in italics and are included in the draft resolution.

On April 4, 2016, the applicant submitted an application for a Master Sign Program Amendment for the Shoppes at Wyndham Village development located at 7700-7800 South Lovers Lane Road. The Master Sign Program for the Shoppes at Wyndham Village was originally approved at the March 6, 2008 Plan Commission meeting via Resolution 2008-2 and amended in 2009 via Resolution 2009-016 to allow for Pick 'N Save signage to replace the existing Sendik's signage at that time. In 2012, the Master Sign Program was amended to change the sign type from the approved box signs to individual channel letters. The most recent amendment was in 2014, which approved the signs for the Summit Credit Union development. Please note that all standards and conditions of those resolutions and the City of Franklin Master Sign Program document shall still apply, subject to the changes in the attached sign plans, City-file stamped April 12, 2016.

The subject Master Sign Program Amendment is related to the Target store signage. The pharmacy within Target is now operated by CVS Pharmacy. The Master Sign Program was originally approved to allow a red 36 square foot channel letter "PHARMACY" sign on the front or north elevation of Target. The applicant is requesting to replace that sign with a CVS

Pharmacy sign. The new CVS Pharmacy sign will also be a red channel letter sign. The sign includes a heart-shaped logo and "CVSpharmacy" lettering and will have an area of approximately 37.46 square feet.

Staff has made the applicant aware that a Sign Permit shall be issued prior to installation of the new sign. The applicant is also aware that CVS Pharmacy must receive a Zoning Compliance Permit, prior to issuance of the Sign Permit.

Staff Recommendation:

City Development Staff recommends approval of the Master Sign Program Amendment for the Shoppes at Wyndham Village development located at 7700-7800 South Lovers Lane Road, subject to the conditions in the attached draft resolution.

RESOLUTION NO. 2016- _____

A RESOLUTION APPROVING AN AMENDMENT TO THE
MASTER SIGN PROGRAM FOR THE SHOPPES AT WYNDHAM
VILLAGE COMMERCIAL RETAIL CENTER
(7800 SOUTH LOVERS LANE ROAD)
(SIGNART INC., APPLICANT)

WHEREAS, SignArt Inc., having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2008-2, conditionally approving a Master Sign Program for The Shoppes at Wyndham Village Commercial Retail Center, as amended by Resolution Nos. 2009-016, 2012-001 and 2014-004, upon property located at approximately 7700 to 7800 South Lovers Lane Road, to allow for replacement of the "PHARMACY" sign on the front or north elevation of the Target store, with an approximately 37.46 square foot red channel letter sign, reading "CVSpharmacy" including a heart-shaped logo, and such application having been reviewed by City staff and the application and staff recommendations and suggested considerations having been reviewed by the Plan Commission at its meeting on April 21, 2016; and

WHEREAS, the Plan Commission having determined that the SignArt Inc. amendment to Master Sign Program application, together with those staff recommendations and suggested considerations meets the purposes and intent of §210-9. of the Municipal Code of the City of Franklin and will promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the SignArt Inc. amendment to Master Sign Program application be and the same is hereby approved, subject to the SignArt Inc. amendment to Master Sign Program application and plans City file-stamped on _____, 2016, together with the following additional conditions, which conditions shall be incorporated into the Master Sign Program – The Shoppes at Wyndham Village Commercial Retail Center:

1. SignArt Inc., successors and assigns, and any developer of The Shoppes at Wyndham Village Commercial Retail Center Master Sign Program 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 Wyndham Village Retail, LLC Master Sign Program, 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.

SIGNART INC. – MASTER SIGN PROGRAM AMENDMENT
RESOLUTION NO. 2016-_____

Page 2

2. Applicant shall obtain the issuance of a Sign Permit prior to the installation of the new sign.
3. CVS Pharmacy shall obtain a Zoning Compliance Permit prior to the issuance of the Sign Permit.
4. [other conditions, etc.]

BE IT FURTHER RESOLVED, that all terms and conditions of Resolution No. 2008-2, as amended by Resolution Nos. 2009-016, 2012-001 and 2014-004, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Chairman

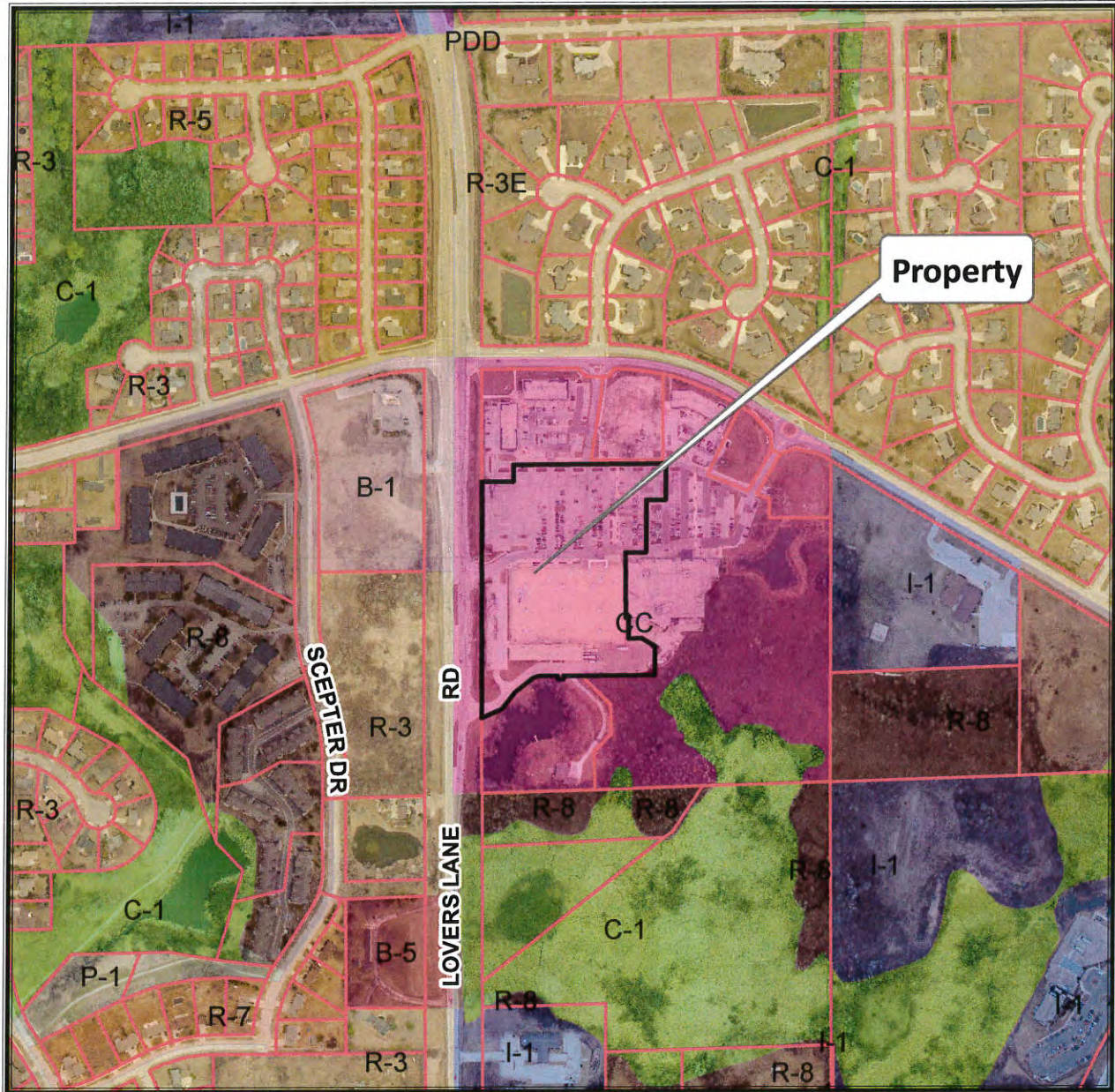
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES ____ NOES ____ ABSENT ____



7800 S. Lovers Lane Road
TKN: 794 9999 004



Planning Department
(414) 425-4024

0 335 670 1,340 Feet

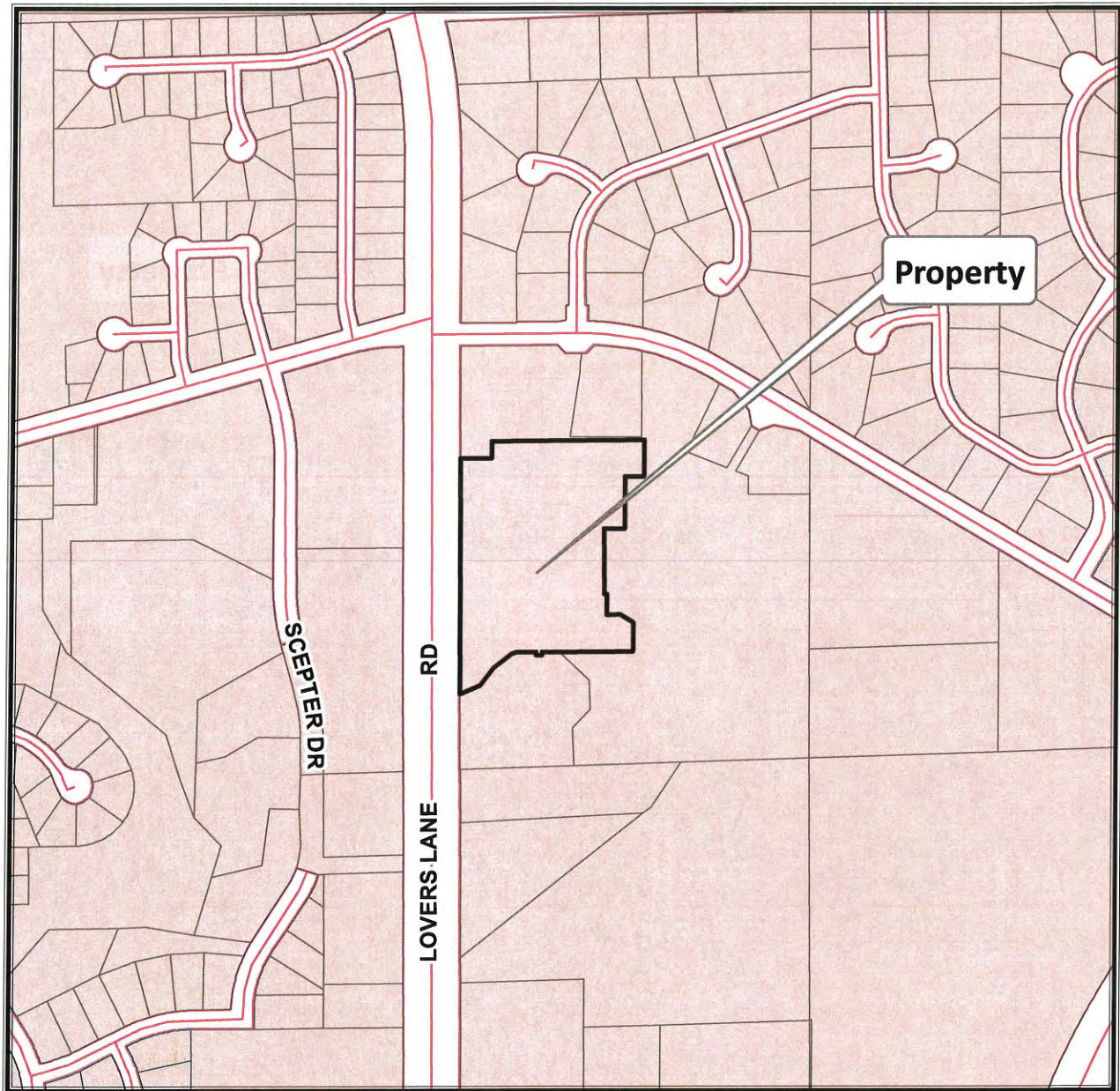
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2016 Aerial Photo



7800 S. Lovers Lane Road
TKN: 794 9999 004



Planning Department
(414) 425-4024

0 335 670 1,340 Feet

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.



2016 Aerial Photo



Target Rollout Program / CVS Sign Conversion

Target Store #: 2388
CVS Store #: 17451

Vendor: SignArt Inc.

7800 S Lovers Lane Rd
Franklin, WI

February 25, 2016

Franklin

APR 12 2016

City Development



Site Plan	Scale: None
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Scale: None

PROPOSED SIGNAGE

☐ Code Compliant
Permit Timeline: _____

☐ Variance Required
Permit Timeline: _____

☐ MSP Amendment Required
Permit Timeline: _____

Existing Sign: 24" Channel Letters

Qty: 1

Dimensions: 2'-0"± x 18'-0"± = 36.00± Sq.Ft.

Attachment Method: Flush Mounted

Sign Material: Acrylic Faces, Aluminum Returns

Illumination: LED Illuminated

Comments: None

Proposed Sign: E-5

Type: IL-24-CL

Qty: 1

Dimensions: 2'-0" x 18'-8³/₄" = 37.46 Sq.Ft.

Illumination: LED Illuminated

Comments: None

Action:

- Remove & dispose of existing "PHARMACY" Channel Letters
- Patch & Paint 100 sq/ft max
- Install New "Heart CVS pharmacy" Channel Letters

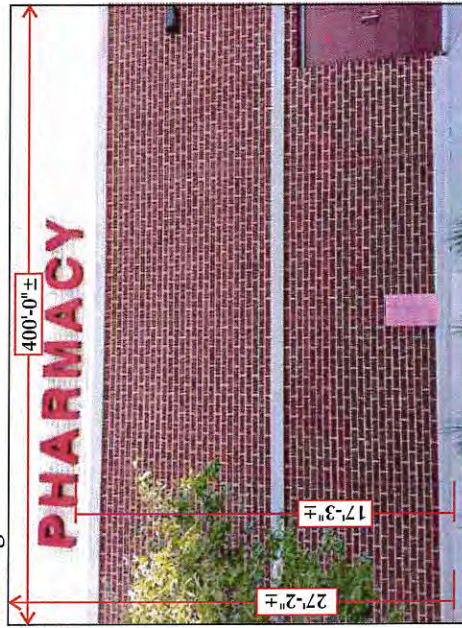


IL-24-CL

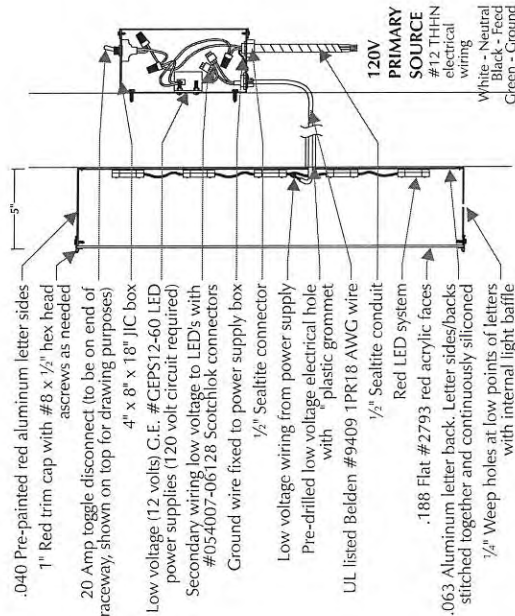
FACE LIT LED ILLUMINATED CHANNEL LETTERS

TYPE	A	B	C	D	E	SQ.FT.
IL-24-CL	2'-0"	18'-8 ³ / ₄ "	2'-6 ⁵ / ₁₆ "	5'-8 ¹ / ₂ "	9'-11 ³ / ₈ "	37.46

Existing



Proposed

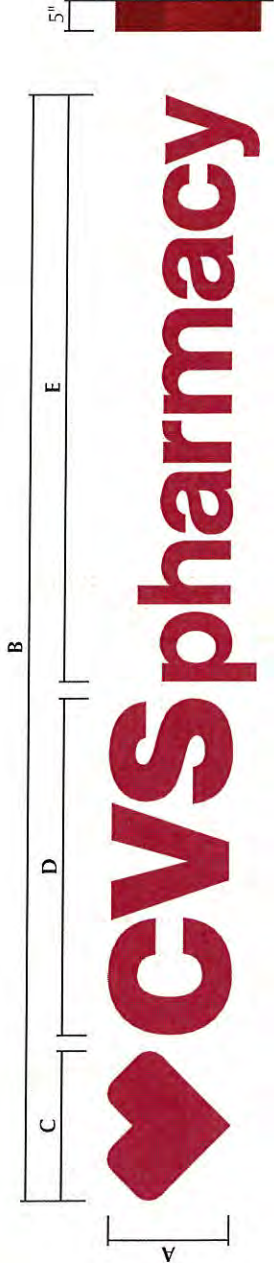


SCALE: 1" = 1'-0"

Landlord Approval

Signature: _____

Address: _____



IL-24-CL
FACE LIT LED ILLUMINATED CHANNEL LETTERS

SIDE VIEW

TYPE	A	B	C	D	E	SQ.FT.
IL-24-CL	2'-0"	18'-8 ³ / ₄ "	2'-6 ⁵ / ₁₆ "	5'-8 ¹ / ₂ "	9'-11 ³ / ₈ "	37.46

Specifications

- Chemcast 3/16" Red Acrylic Faces #2793
- 5" Deep Alumet Supply Pre-Finished Hunter Red Return
- Jewelite True Red Trim Cap
- LED Module: GE Lighting Solutions Tetra Max Red (3 LED) \ 2 Mod/Ft \ GEMXRD-1
- Power Supply: GE Lighting Solutions - GEPS12-60U

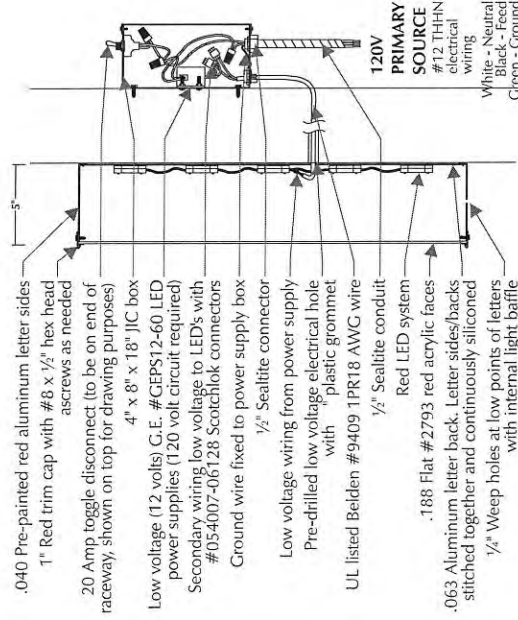
Colors & Materials

- PMS 186 C (CVS Health Red)
- Jewelite True Red Trim Cap
- Chemcast Red Acrylic #2793
- Alumet Supply Pre-Finished Hunter Red Returns

SECTION						
ANCHOR TYPE	#10 x 2" TAPCON MASONRY FASTENER	Ø3/8" EXPANSION ANCHOR, 2 1/2" MINIMUM EMBEDMENT	Ø3/8" LAG BOLT	Ø3/8" THREADED ROD	Ø3/8" THREADED ROD w/ ALUMINUM OR PVC COMPRESSION SLEEVE	Ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)
WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD BLOCKING, PLYWOOD	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL w/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD

MOUNTING OPTIONS

SCALE: None



SCALE: 1" = 1'-0"

Landlord Approval

Signature: _____
Address: _____



NORTH ELEVATION - Sign E-6 to remain unchanged, E-5 to be changed to new CVS branding

SCALE: None



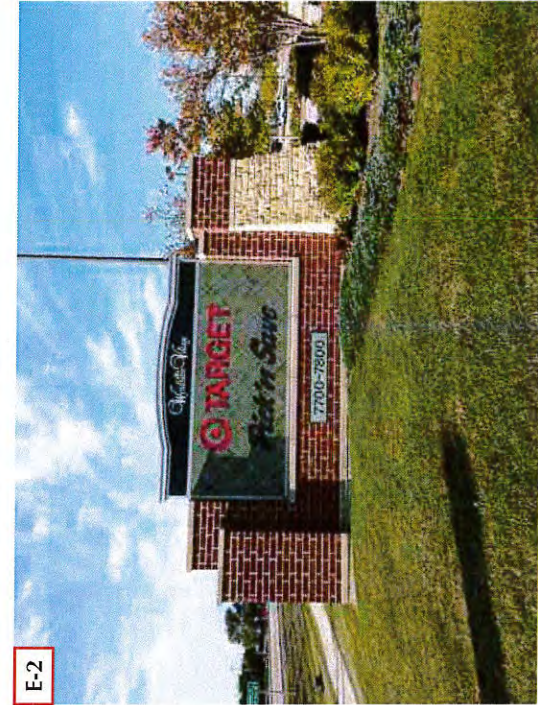
WEST ELEVATION - Sign E-7 to remain unchanged

SCALE: None

EXISTING GROUND SIGNS



E-1



E-2



E-3



E-4

EXISTING GROUND SIGN INVENTORY - All to remain unchanged

SCALE: None