

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

City of Franklin
Plan Commission Meeting
May 19, 2016
Minutes

unapproved

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. 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).

A.

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 S. 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.**

2. Planning Manager Joel Dietl presented the request 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 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, 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 application by 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 S. 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).



REPORT TO THE PLAN COMMISSION

Meeting of June 6, 2016

Rezoning and Comprehensive Master Plan Amendment

RECOMMENDATION: City Development Staff recommends approval of the Rezoning Application and Comprehensive Master Plan Amendment, subject to the removal of the properties noted in this report and conditions as noted in the attached draft ordinances and resolution.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Address, Applicant, Owners (property), Current Zoning, Proposed Zoning, and Applicant Action Requested.

Introduction and Project Description:

On April 15, 2016, the applicant submitted a Rezoning Application requesting the rezoning of 42 separate Milwaukee County owned parcels. The applicant is requesting to rezone these parcels from the current zoning to P-1 Park District. Note that any existing FW Floodway District or FC Floodplain Conservancy District would remain unchanged. The applicant indicates that the uses within each of these parcels will also remain unchanged.

Following staff review, several properties were removed from the rezoning request per staff recommendations, including one of the properties currently utilized by the Hunger Task Force, lands zoned PDD No. 37 (The Rock Sports Complex), properties zoned entirely floodplain and Milwaukee County House of Correction properties.

Below is the final list of the 37 properties Milwaukee County is proposing to rezone. Staff recommends denial of the Rezoning request of the following properties:

- Taxkey No. 883-9999-002 – Hunger Task Force property
• Taxkey No. 851-9995-004 – Hunger Task Force property
• Taxkey No. 950-9998-001 – This property is adjacent to Area D, south of W. Oakwood Road and contains developable land that may have the potential for future development and possibly a future land swap between the County and City.

Table with 6 columns: Taxkey Number, Address, Property Owner, Current Zoning, Proposed Zoning, and Approx. Acreage. Row 1: 7579981000, 0 W Root River Drive, Milwaukee County, R-6 & FW, P-1 & FW, 2.27

8519995007	0 W Puetz Road	Milwaukee County	R-3	P-1	17.520954
9839995000		Milwaukee County Parks Commission	A-1 & FW	P-1 & FW	0.75
8519994001		Milwaukee County Parks Commission	A-1 & FW	P-1 & FW	2.903408
9489999001	0 S 60 th Street	Milwaukee County	A-1, FW & FC	P-1, FW & FC	76.31
8839999002	6700 W Ryan Road	Milwaukee County House of Corrections	PDD No. 38	P-1	50.62
9339993000	0 S 76 th Street	Milwaukee County	R-2, A-1, FC & FW	P-1, FC & FW	21.05
8989998000	0 W Ryan Road	Milwaukee County	A-1, FW & FC	P-1, FW & FC	122.36
7118996005	0 S Harvard Drive	Milwaukee County	R-5 & C-1	P-1	4.81
OVERLAP			A-1	P-1	0.11
9339990002		Milwaukee County	A-1, FC & FW	P-1, FC & FW	6.54
9339996000	0 W Oakwood Road	Milwaukee County	A-1, FC & FW	P-1, FC & FW	14.47
9339995000	0 S 76 th Street	Milwaukee County	A-1	P-1	12.96
9839996001		Milwaukee County	A-1, C-1 & FW	P-1 & FW	78.95
7118997000	0 S Harvard Drive	Milwaukee County	R-5, C-1, FC & FW	P-1, FC & FW	3.1
8059987000	0 W Drexel Avenue	Milwaukee County	A-1 & FW	P-1 & FW	85.43
8529999002	0 W Puetz Road	Milwaukee County House of Correction	A-1, C-1 & FW	P-1 & FW	42.19
8519994004	0 W Puetz Road	Milwaukee County	R-3 & FW	P-1 & FW	8
9469997000	0 W Oakwood Road	Milwaukee County	A-1, C-1, FC & FW	P-1, FC & FW	133.17
8369998001		Milwaukee County Park Commission	A-1, C-1, FC & FW	P-1, FC & FW	95.02
9339999001	7000 W Oakwood Road	Milwaukee County	A-1, FC & FW	P-1, FC & FW	24.46
9339987000		Milwaukee County	A-1, FC & FW	P-1, FC & FW	20.86
9509998001	0 W Oakwood Road	Milwaukee County	A-1, C-1 & FW	P-1 & FW	101.123683
7579978000	6600 W Root River Drive	Milwaukee County	R-6 & FW	P-1 & FW	1.01
7909999000	0 W Drexel Avenue	Milwaukee County Park Commission	A-1, R-6, FC & FW	P-1, FC & FW	39.6

9339991000	0 S 76 th Street	Milwaukee County	A-1, FC & FW	P-1, FC & FW	10.04
9809998000	0 W South County Line Road	Milwaukee County	A-1, FC & FW	P-1, FC & FW	234.95
9329992002	0 W Oakwood Road	Milwaukee County	A-1, C-1, FC & FW	P-1, FC & FW	118.11
9339992000	10010 S 76 th Street	Milwaukee County	A-1, FC & FW	P-1, FC & FW	4.75
7579979000	6550 W Root River Drive	Milwaukee County	R-6 & FW	P-1 & FW	0.69
8979999000	9830 S 76 th Street	Milwaukee County	A-1, C-1, FC & FW	P-1, FC & FW	96.98
8519995004	0 S 68 th Street	Milwaukee County House	A-1 & C-1	P-1	38.77
9829997000		Milwaukee County	A-1, C-1 & FW	P-1 & FW	94.23
7429995000	0 S 68 th Street	Milwaukee County Parks	A-1, FC & FW	P-1, FC & FW	141.9
7579983000	0 S Root River Drive	Milwaukee County	R-6 & FC	P-1 & FC	1.39
8519999001		Milwaukee County Park Commission	A-1, C-1 & FW	P-1 & FW	62.57
9479998000	0 W Oakwood Road	Milwaukee County	A-1, R-2 & FW	P-1 & FW	153.64

Staff suggests that the applicant provide natural resource information per Section 15-9.0203G. of the Unified Development Ordinance and be required to place protected natural resource features within conservation easements. In lieu of completing a Natural Resource Protection Plan, staff suggests that entire properties may be placed within conservation easements utilizing best available natural resource information, such as WDNR and SEWRPC mapping. Staff is only suggesting submittal of a Natural Resource Protection Plan at this time as no development is currently proposed. The applicant has been made aware that this will be a requirement upon any future development of these properties.

Consistency with the Comprehensive Master Plan

Except as otherwise discussed below, the proposed application is consistent with the City of Franklin Comprehensive Master Plan. It can be noted that the Plan’s Future Land Use Map identifies the subject area’s future land use as a combination of one or all of the following uses: Recreational, Areas of Natural Resource Features, Milwaukee County Parkway or Water.

At the request of Department of City Development staff, on May 9, 2016 the applicant submitted a Comprehensive Master Plan Amendment application requesting to amend the Future Land Use Map designation for 5 properties (Taxkey Nos. 7579979000, 7579978000, 7579983000, 9479998000, 7969997002). The table below outlines the proposed land use map designation changes.

Taxkey Nos.	Current Land Use Designation	Proposed Land Use Designation
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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

Note that proposed Recreational and Areas of Natural Resource Features will match the existing. In the case of Taxkey No. 7579983000, staff will work with the applicant to determine the natural resource features boundary, if any are present onsite.

Staff Recommendation:

City Development Staff recommends approval of the Rezoning Application and Comprehensive Master Plan Amendment, subject to the removal of the properties noted in this report and conditions as noted in the attached draft ordinances and resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 5-25-16]

ORDINANCE NO. 2016-____

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)
(MILWAUKEE COUNTY, APPLICANT)

WHEREAS, Milwaukee County having petitioned for the rezoning of 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 parcels currently zoned FW Floodway District and/or FC Floodplain Conservancy District will retain same zoning along with P-1 Park District zoning), such lands being located as listed in the “Milwaukee County Rezoning Application” table in Section 1 below; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 9th day of June, 2016, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the properties described below be

changed 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 parcels currently zoned FW Floodway District and/or FC Floodplain Conservancy District will retain same zoning along with P-1 Park District zoning):

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	Milwaukee	A-1, FC	P-1, FC	14.47	COM AT SE COR OF W HALF OF SW 27 5 21 TH

	Oakwood Road	County	& FW	& FW		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	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

	County Line Road					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 Drive	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 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

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2016-____

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 THE PROPERTY BEARING TAX KEY NO. 947-9998-000 FROM RESIDENTIAL, RECREATIONAL & AREAS OF NATURAL RESOURCE FEATURES USE TO RECREATIONAL & AREAS OF NATURAL RESOURCE FEATURES USE, THE PROPERTY BEARING TAX KEY NO. 796-9997-002 FROM RESIDENTIAL & AREAS OF NATURAL RESOURCE FEATURES USE TO RECREATIONAL & 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)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Milwaukee County having applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property bearing Tax Key No. 947-9998-000 from Residential, Recreational & Areas of Natural Resource Features Use to Recreational & Areas of Natural Resource Features Use, the property bearing Tax Key No. 796-9997-002 from Residential & Areas of Natural Resource Features Use to Recreational & 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, more particularly described as follows:

Tax Key No. 757-9979-000: 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;

Tax Key No. 757-9978-000: 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;

Tax Key No. 757-9983-000: 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 SWLY 314.50 FT TO BEG CONT 1.617
ACS;

Tax Key No. 947-9998-000: 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;

Tax Key No. 796-9997-002: CERTIFIED SURVEY MAP NO. 2120 SE 7 5
21 OUTLOT 1; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on June 9, 2016, in conjunction with an application to rezone the subject properties as are more particularly described within the ordinance draft presented to the Commission for such purpose, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property bearing Tax Key No. 947-9998-000 from Residential, Recreational & Areas of Natural Resource Features Use to Recreational & Areas of Natural Resource Features Use, the property bearing Tax Key No. 796-9997-002 from Residential & Areas of Natural Resource Features Use to Recreational & 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, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

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.

RESOLUTION NO. 2016 - _____

Page 3

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

ORDINANCE NO. 2016-_____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF
FRANKLIN 2025 FUTURE LAND USE MAP FOR THE PROPERTY
BEARING TAX KEY NO. 947-9998-000 FROM RESIDENTIAL,
RECREATIONAL & AREAS OF NATURAL RESOURCE FEATURES USE TO
RECREATIONAL & AREAS OF NATURAL RESOURCE FEATURES USE, THE
PROPERTY BEARING TAX KEY NO. 796-9997-002 FROM RESIDENTIAL
& AREAS OF NATURAL RESOURCE FEATURES USE TO RECREATIONAL &
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
(MILWAUKEE COUNTY, APPLICANT)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Milwaukee County has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for the property bearing Tax Key No. 947-9998-000 from Residential, Recreational & Areas of Natural Resource Features Use to Recreational & Areas of Natural Resource Features Use, the property bearing Tax Key No. 796-9997-002 from Residential & Areas of Natural Resource Features Use to Recreational & 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; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on June 9, 2016, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for the property bearing Tax Key No. 947-9998-000 from Residential, Recreational & Areas of Natural Resource Features Use to Recreational & Areas of Natural Resource Features Use, the property bearing Tax Key No. 796-9997-002 from Residential & Areas of Natural Resource Features Use to Recreational & 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; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council

having received input from the public at a duly noticed public hearing on June 28, 2016; and

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for the property bearing Tax Key No. 947-9998-000 from Residential, Recreational & Areas of Natural Resource Features Use to Recreational & Areas of Natural Resource Features Use, the property bearing Tax Key No. 796-9997-002 from Residential & Areas of Natural Resource Features Use to Recreational & 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. Such properties are more particularly described as follows:

Tax Key No. 757-9979-000: 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;

Tax Key No. 757-9978-000: 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;

Tax Key No. 757-9983-000: 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 SWLY 314.50 FT TO BEG CONT 1.617 ACS;

Tax Key No. 947-9998-000: 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; and

Tax Key No. 796-9997-002: CERTIFIED SURVEY MAP NO. 2120 SE 7 5 21 OUTLOT 1.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of

competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

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

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

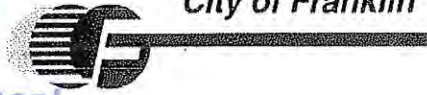
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

MAY 05 2016

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov



Date of Application: 03/30/2016

REZONING APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]): Name: <u>Milwaukee County</u> Company: <u>Milwaukee County</u> Mailing Address: <u>901 N. 9th St.</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53233</u> Phone: _____ Email Address: _____ Project Property Information: Property Address: <u>Multiple Properties (See Attached)</u> Property Owner(s): <u>Milwaukee County</u> Mailing Address: <u>901 N. 9th St</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53233</u> Email Address: _____	Applicant is Represented by: (contact person)(Full Legal Name[s]) Name: <u>Teig Whaley-Smith</u> Company: <u>Milwaukee County</u> Mailing Address: <u>901 N. 9th St. Rm 308</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53233</u> Phone: _____ Email Address: <u>teig.whaley-smith@milwaukeecountywi.gov</u> Tax Key Nos: <u>Multiple Properties (See Attached)</u> Existing Zoning: <u>A-1,C-1, R-3, R-4, R-5, R-6, R-8, FW, FC, FFO</u> Existing Use: <u>Recreational and Natural Areas</u> Proposed Use: <u>P-1 Recreation and Natural Areas</u> CMP Land Use Identification: <u>P-1 Recreation & Natural Areas</u>
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*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

- Rezoning submittals for review must include and be accompanied by the following:
- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
 - Application Filing Fee, payable to City of Franklin: \$1,250 \$350 (One Parcel Residential)
 - Legal Description for the subject property (WORD.doc or compatible format).
 - Seven (7) complete collated sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, including a general description of the proposed development of the property, proposal's intent, impacts, and consistency with the Comprehensive Master Plan.
 - Seven (7) folded copies of a Plot Plan, or Site Plan, drawn to a reasonable scale (at least 11"x17" or as determined by the City Planner or City Engineer) and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
 - Email (or CD ROM) with all plans/submittal materials.
 - Additional Information as may be required.

- Additional notice to and approval required for amendments or rezoning in the FW, FC, FFO, and SW Districts.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Requires a Class II Public Hearing notice at Plan Commission.
- Rezoning requests require Plan Commission review and recommendation and Common Council approval.

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).

Signature - Property Owner

Name & Title (PRINT)

Date: _____

Signature - Property Owner

Name & Title (PRINT)

Date: _____

Signature - Applicant

Name & Title (PRINT)

Date: _____

Signature - Applicant's Representative

Teig Whaley-Smith, Director - Dept. of Admin Services
Name & Title (PRINT)

Date: 4/17/16



Date: May 2, 2016
To: City of Franklin, Planning Commission
From: Teig Whaley-Smith, Milwaukee County
Subject: Milwaukee County Rezoning Application

Project Summary:

Milwaukee County is completing a review of the municipal zoning applied to all County owned parcels used for parkways, trails, and environmental management. Our review identified the parcels where the applied zoning is inconsistent with their use. In conjunction with Franklin staff recommendations from Milwaukee County's previous zoning application dated February 14, 2016, this request is to change the zoning on the included list of parcels from their current zoning district to a Parks District. It should be noted that a few parcels also have FW Floodway District zoning. It is our intent that the FW Floodway District portions of the parcels remain FW, but that the balance become P-1 Parks. All uses of the proposed parcels will remain unchanged from their current use.

<u>Tax Key #</u>					
7579981000	9339995000	9339991000	8989998000	9469997000	8519995004
8519995007	9839996001	9809998000	7118996005	8369998001	9829997000
9839995000	7118997000	9329992002	9339990002	9339999001	7429995000
8519994001	8059987000	9339992000	9339996000	9339987000	7579983000
9489999001	8529999002	7579979000	7579978000	9509998001	8519999001
8839999002	8519994004	8979999000	9479998000	7909999000	9339993000

Franklin

MAY 05 2016

City Development

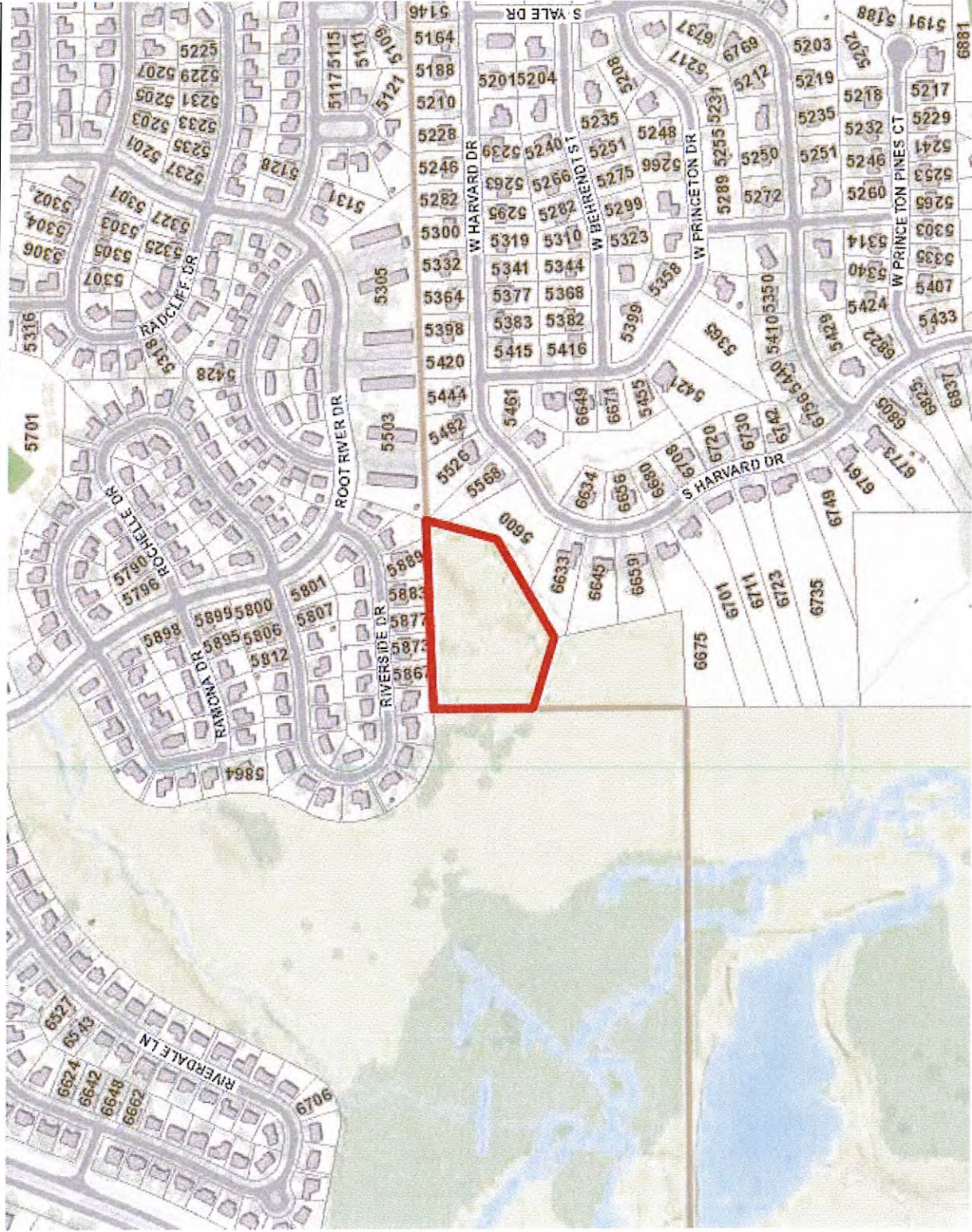
Milwaukee County Zoning Application

<u>Parcel Key #</u>	<u>Adjacent Parkland</u>	<u>Legal Description</u>
7579981000	Root River Parkway	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	Root River Parkway	CERTIFIED SURVEY MAP NO 7297 NE 22 5 21 OUTLOT 2 EXC PART CONVEYED IN DOC # 09386795
9839995000	Root River Parkway	N 24.75 FT OF E 1320 FT OF SW 34 5 21 CONT 0.75 ACS
8519994001	Root River Parkway	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	Root River Parkway	S HALF OF NW 35 5 21 EXC CSM NO 6043 CONT 76.9015 ACS
8839999002	Root River Parkway	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	Root River Parkway	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	Root River Parkway	LANDS ACQUIRED BY MILW CO FOR ROOT RIVER PARKWAY IN NE 27 5 21 CONT 123.644 ACS
7118996005	Root River Parkway	CERTIFIED SURVEY MAP NO 6931 NW 2 5 21 OUTLOT 1
9339990002	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	THAT PT OF NE 15 5 21 ACQUIRED BY MILW COUNTY FOR ROOT RIVER PKWY CONT 84.6 ACS
8529999002	Root River Parkway	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	Root River Parkway	CERTIFIED SURVEY MAP NO 7296 NE 22 5 21 OUTLOT 2
9469997000	Root River Parkway	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	Root River Parkway	ALL TH PT OF SE 15 5 21 LYING ELY OF CSM NO 1309 CONT 94.919 ACS
9339999001	Root River Parkway	S 30 ACS OF SE QUAR OF SW 27 5 21 CONT 30 ACS
9339987000	Root River Parkway	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	Root River Parkway	W 110 ACS OF NW 36-5-21 EXC CSM 2710 & EXC RD
7579978000	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	LANDS ACQUIRED BY MILW COUNTY FOR PARK IN SE 27 5 21 EXC CSM NO 6915 CONT 120.40 ACS
9339992000	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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	Root River Parkway	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 SWLY 314.50 FT TO BEG CONT 1.617 ACS
8519999001	Root River Parkway	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	Root River Parkway	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



Milwaukee County Rezoning Application



Legend

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- Structure
- Structure Large Shadow
- Transportation Poly
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 - Paved Parking
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- Hillshade
 - High : 180
 - Low : 0
- Trees
- Tree Poly
- Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

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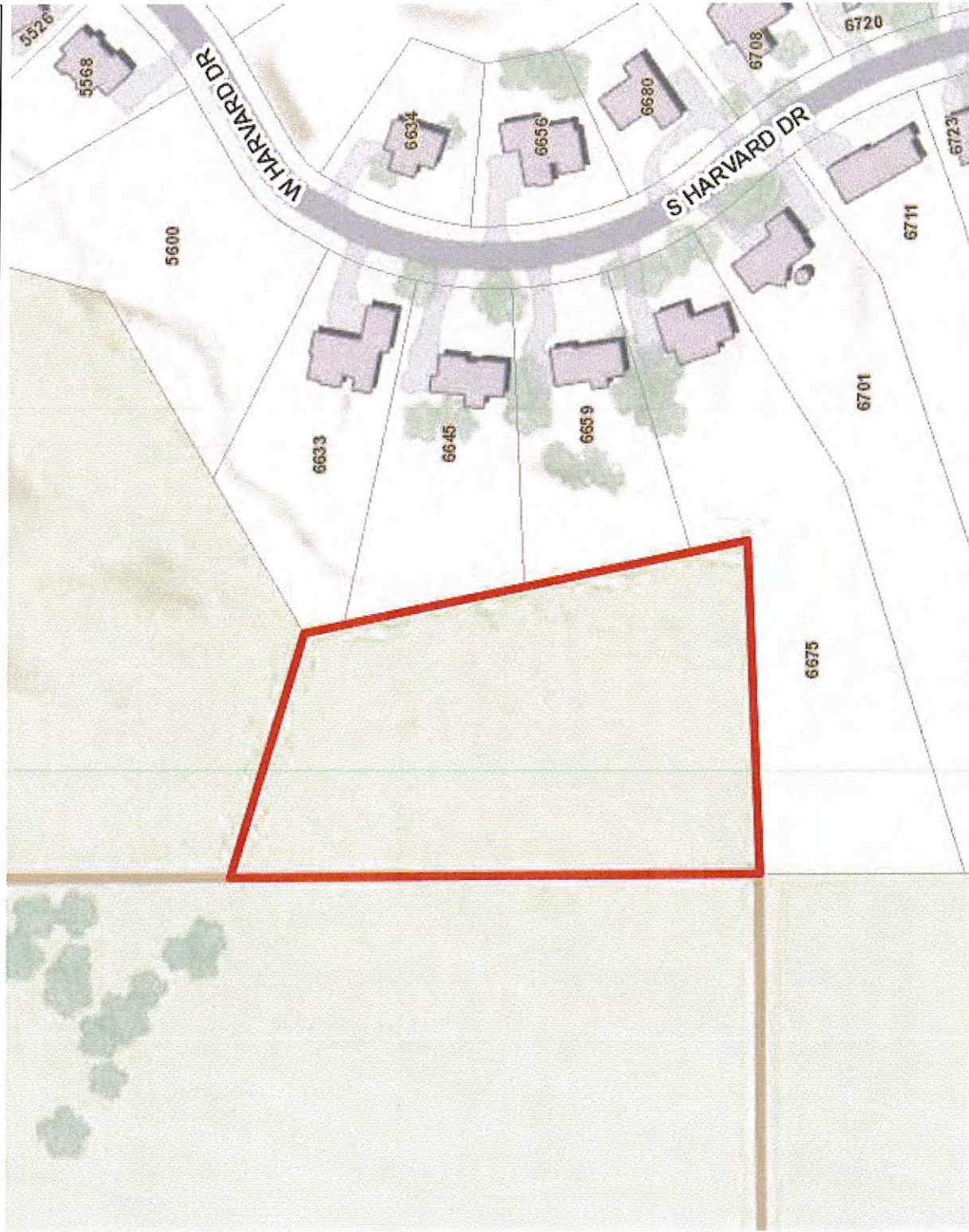
Notes
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1,000 500 0 1,000 Feet
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Tax Key 7118996005
 4.78 Acres



Milwaukee County Rezoning Application



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1:1,733

289 0 144 289 Feet

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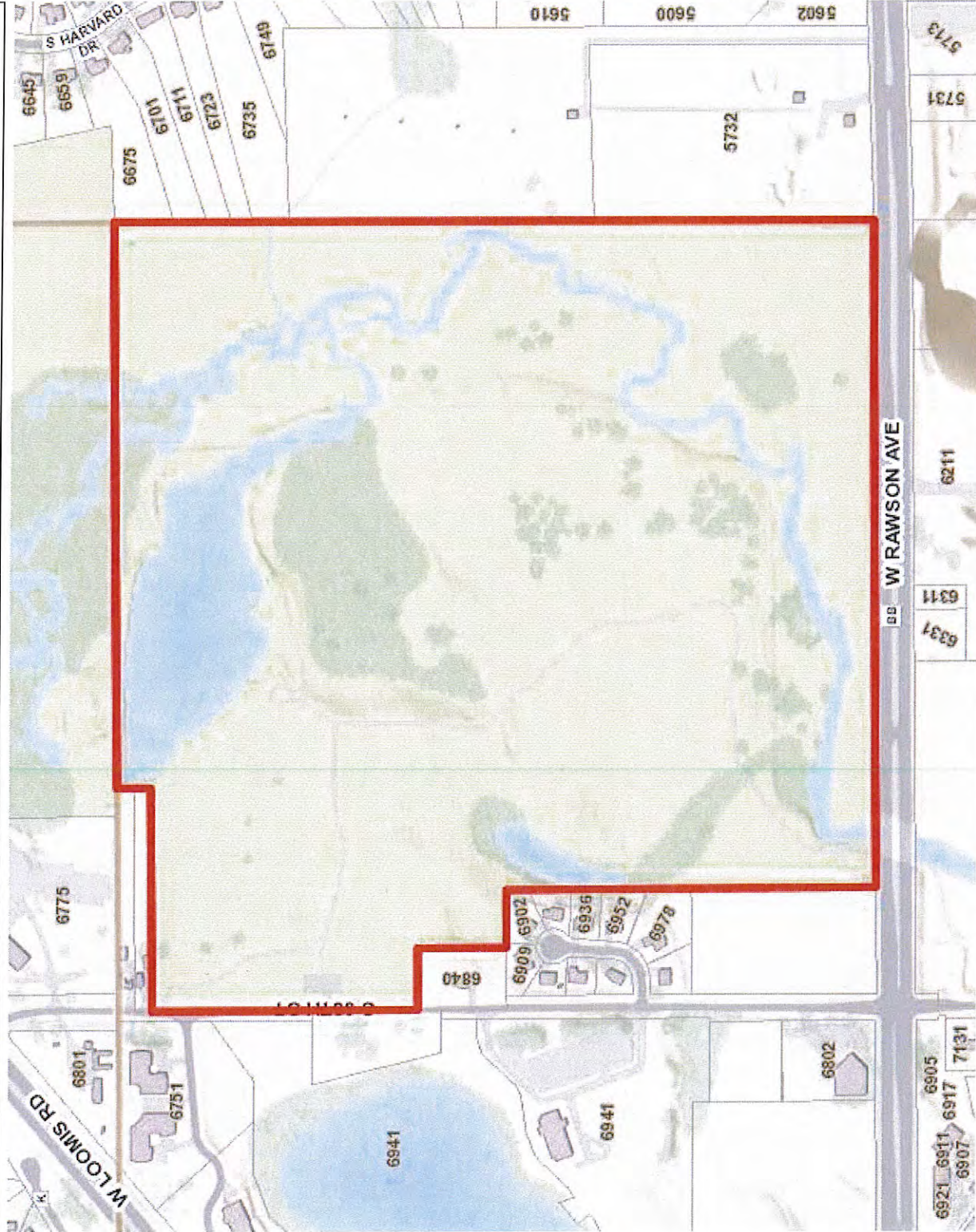
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Notes

Tax Key 7118997000
3.08 Acres



Milwaukee County Rezoning Application



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 - Recreational: Golf Course Related

1:6,000



Notes

Tax Key 7429995000
142.53 Acres

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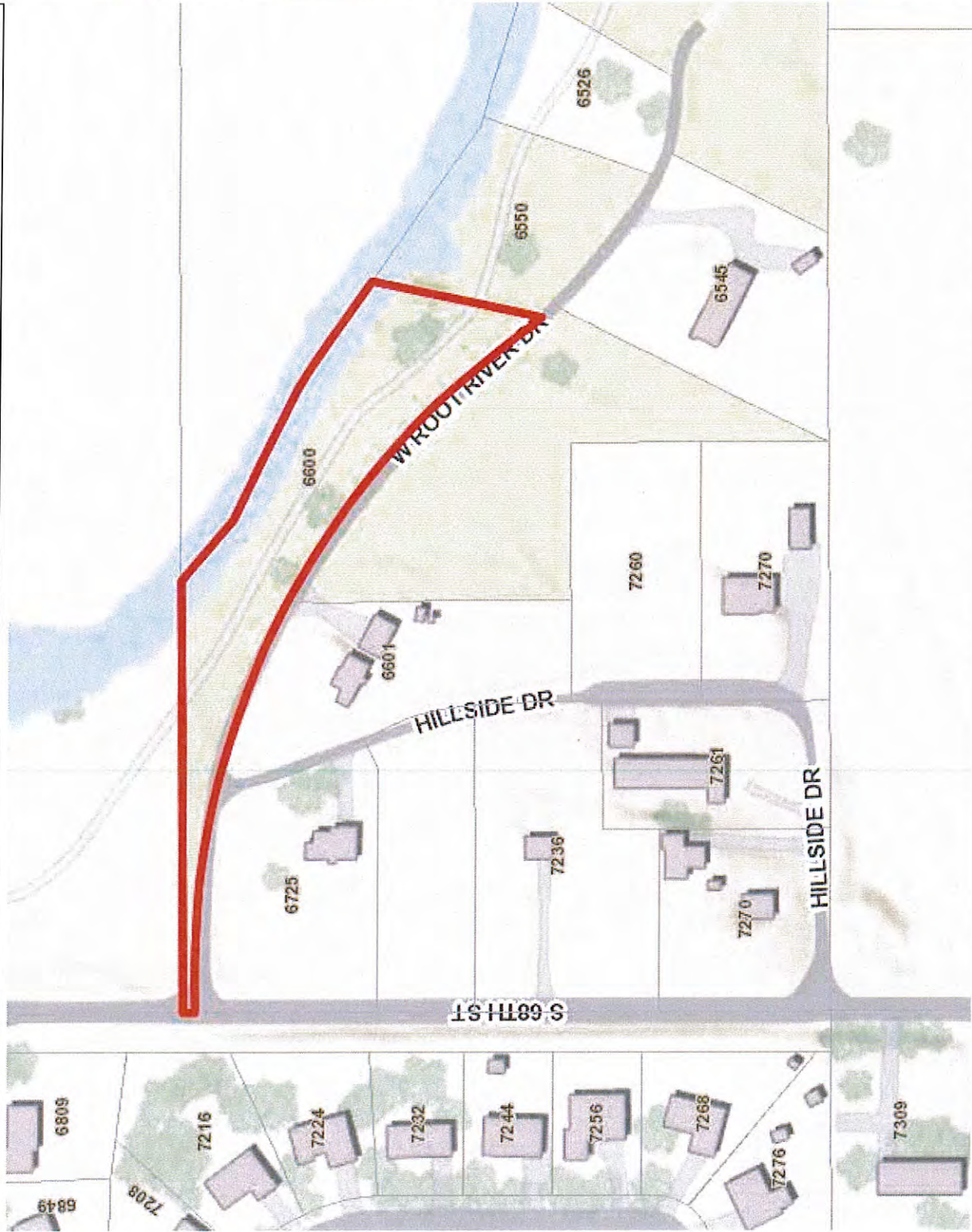
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Milwaukee County Rezoning Application



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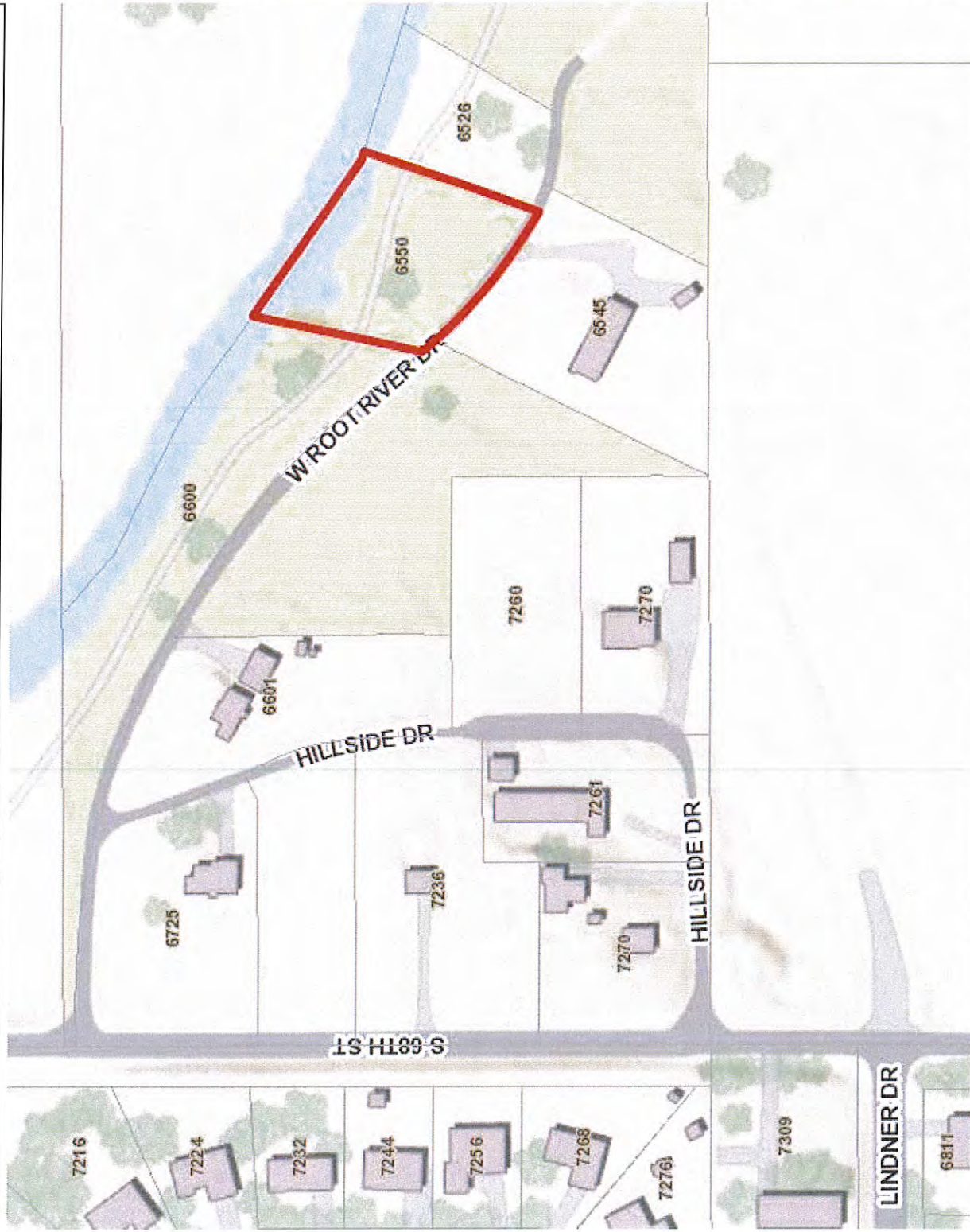


Notes
 Tax Key 7579978000
 1.38 Acres

300 0 150 300 Feet
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Milwaukee County Rezoning Application



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1:1,800



300 0 150 300 Feet

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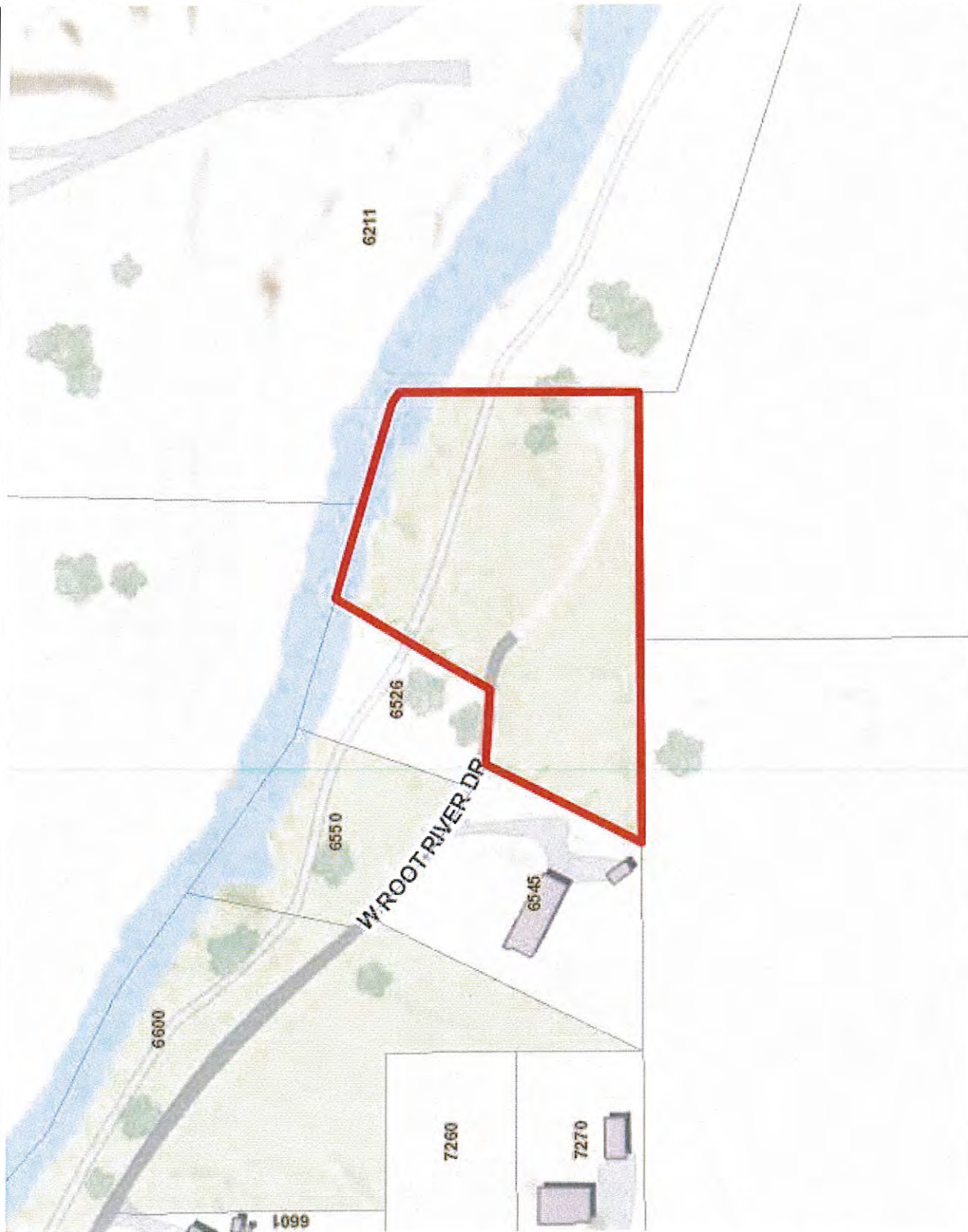
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Notes

Tax Key 7579979000
.77 Acres



Milwaukee County Rezoning Application



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1:1,800



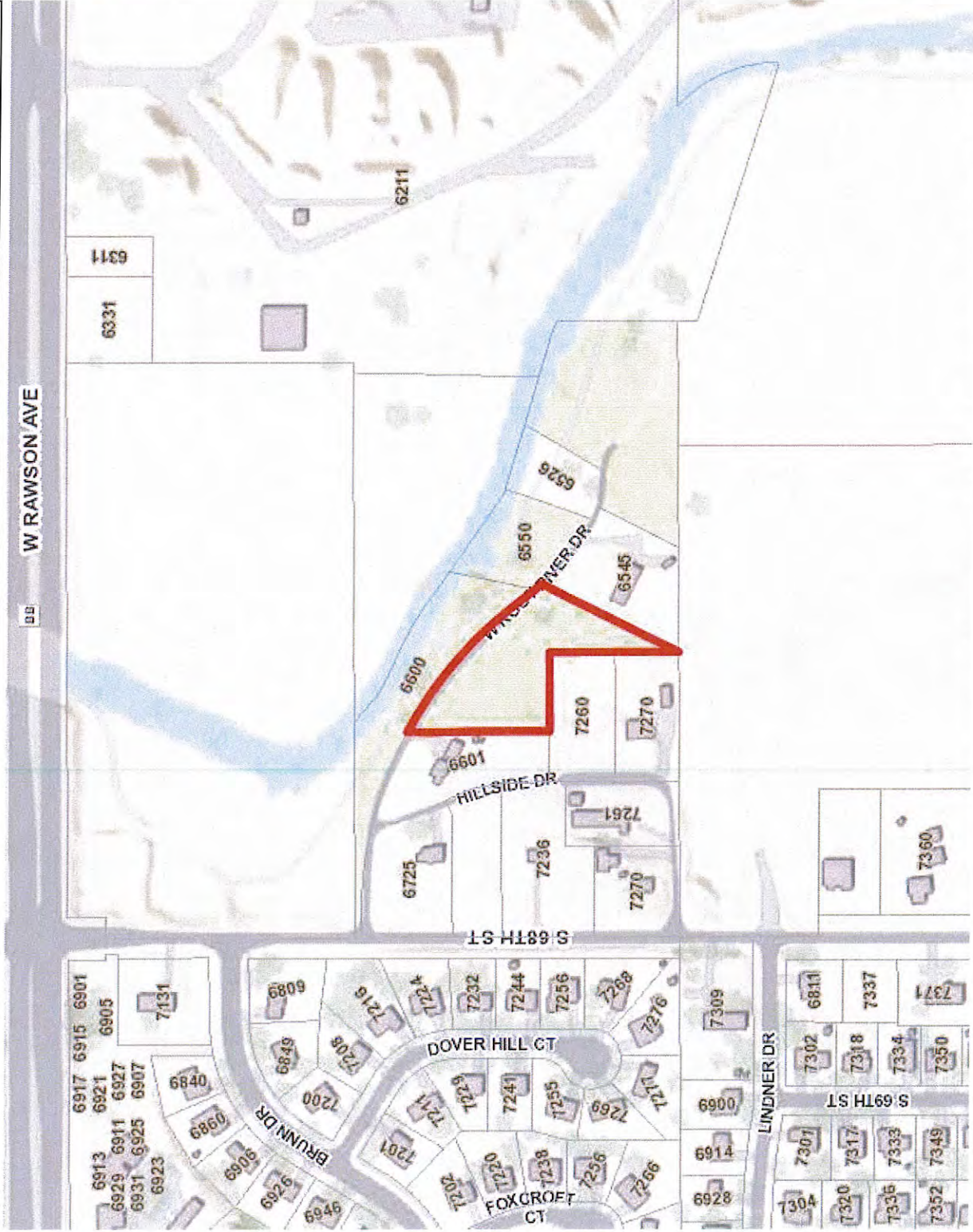
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Tax Key 7579981000
2.26 Acres



Milwaukee County Rezoning Application



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1:3,600



Notes

Tax Key 7579983000
1.58 Acres

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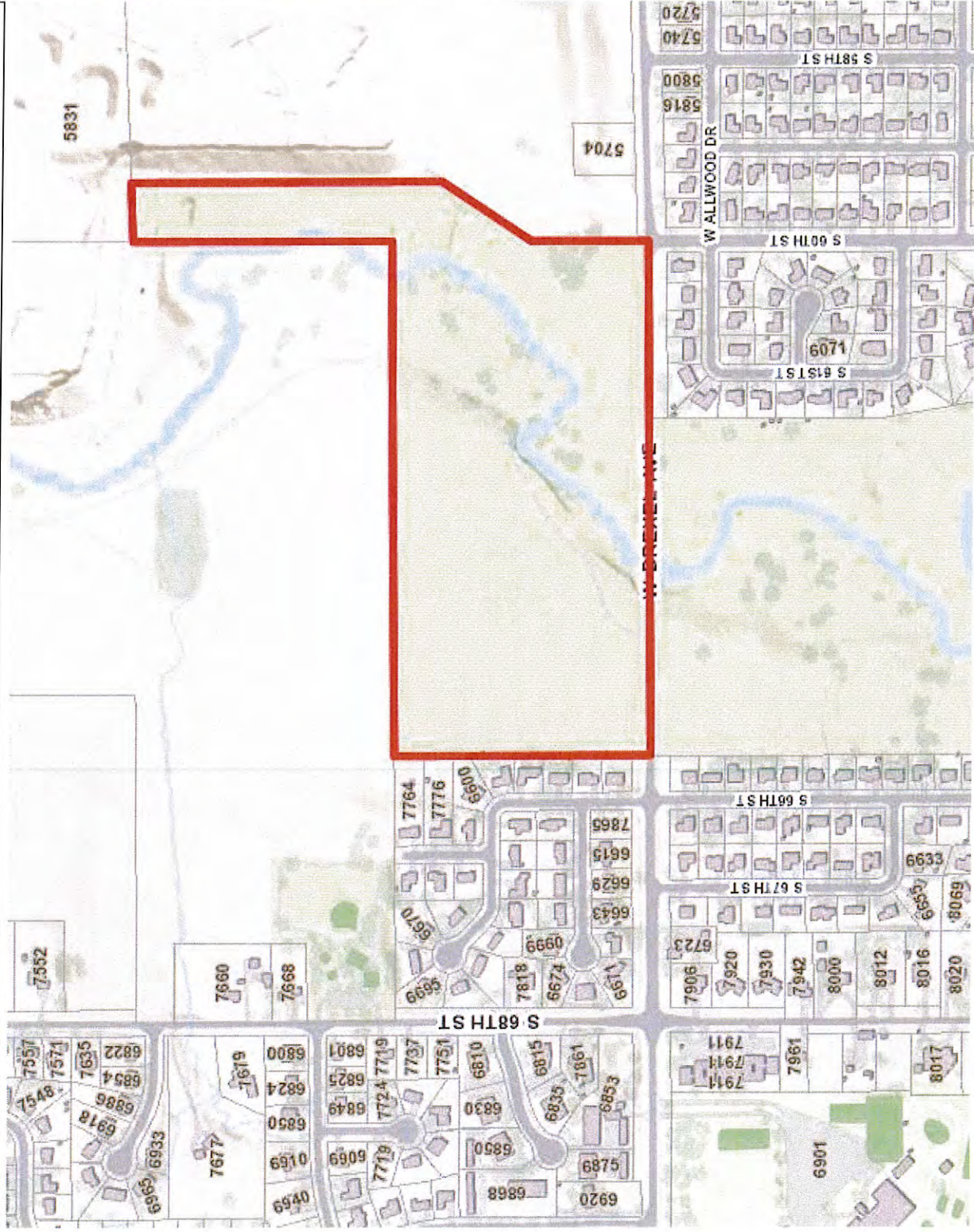
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Milwaukee County Rezoning Application



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 - Recreational: Golf Course Related

1:6,000

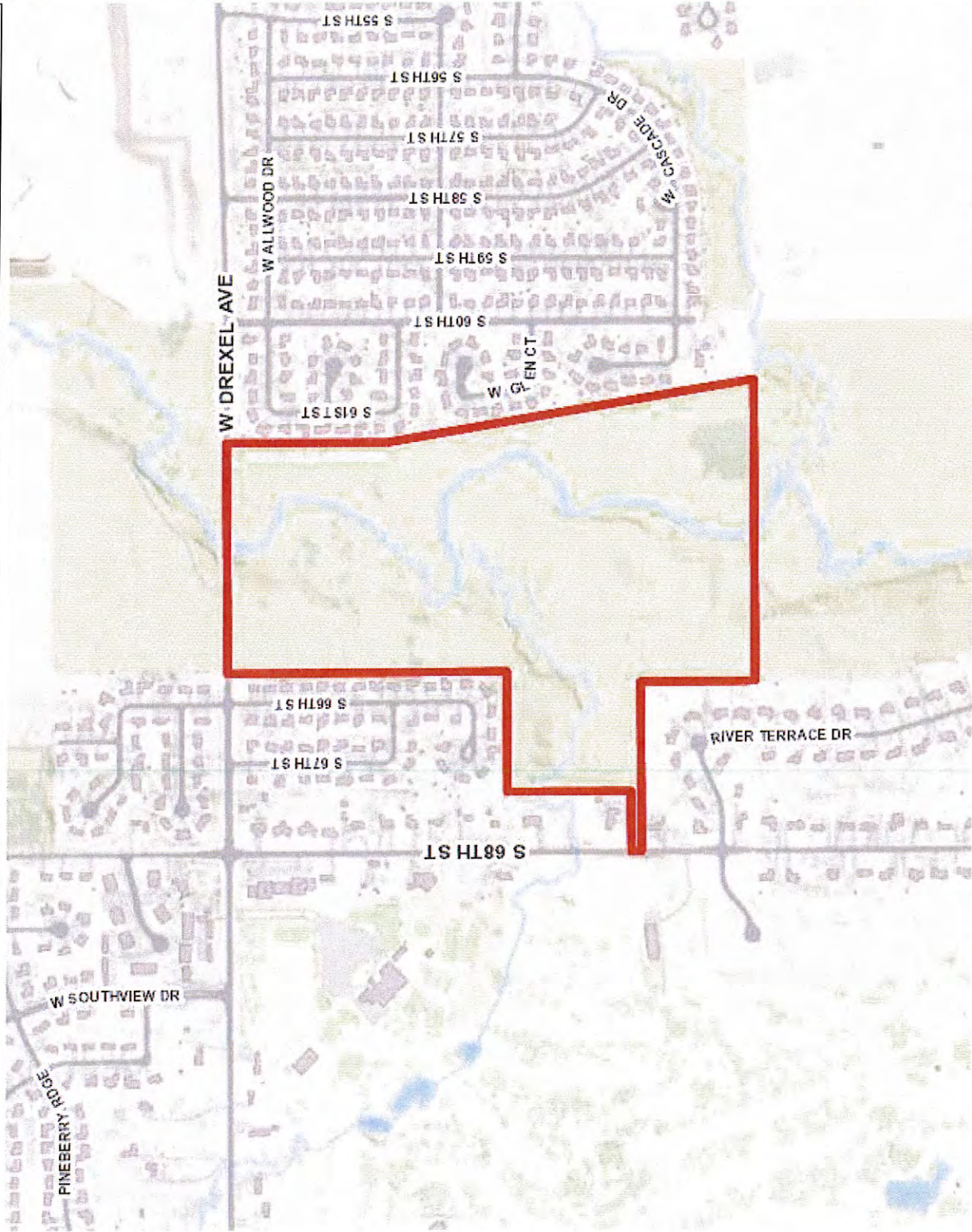


Notes

Tax Key 7909999000
40.57 Acres



Milwaukee County Rezoning Application



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 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related
 - Recreational: Bleachers
 - Parks
 - Other Parks
 - City Limits Color
 - County Boundary

1:8,817



1,469 0 735 1,469 Feet

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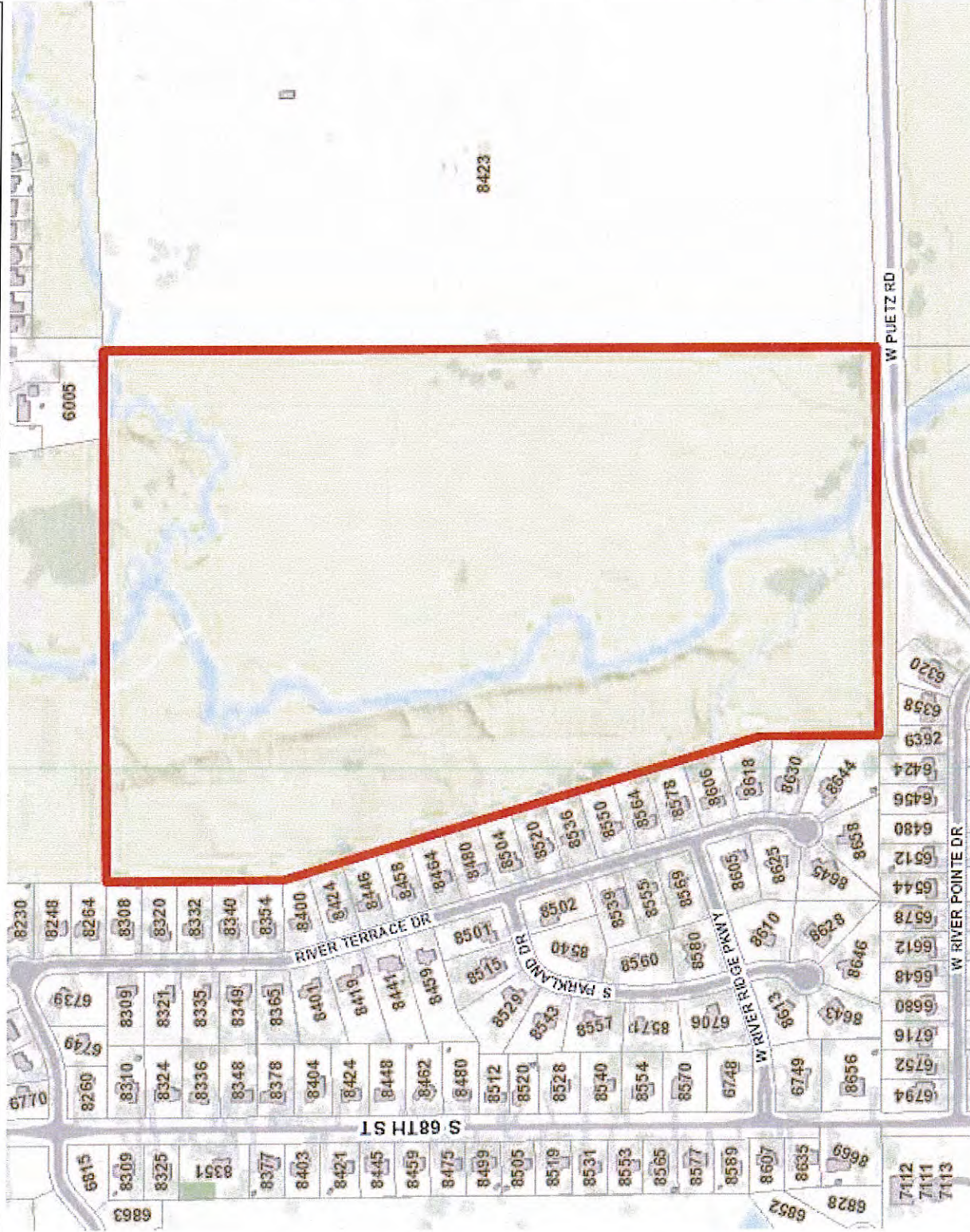
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Tax Key 8059987000
86.033 Acres



Milwaukee County Rezoning Application



- Legend**
- Tax Parcels
 - Subdivision Docs
 - Condo Docs
 - CSM Docs
 - County Boundary
 - City Limits Outline
 - Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
 - Railroad 8k
 - Transportation Poly
 - Bridge Structure
 - Structure
 - Structure Large Shadow
 - Transportation Poly
 - <all other values>
 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
 - Open Water Gradient
 - Open Water
 - Stream
 - Hillshade
 - High : 180
 - Low : 0
 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000



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Notes
Tax Key 8369998001
95.022 Acres



Milwaukee County Rezoning Application



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Legend

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 - High : 180
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- Tree Poly
- Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

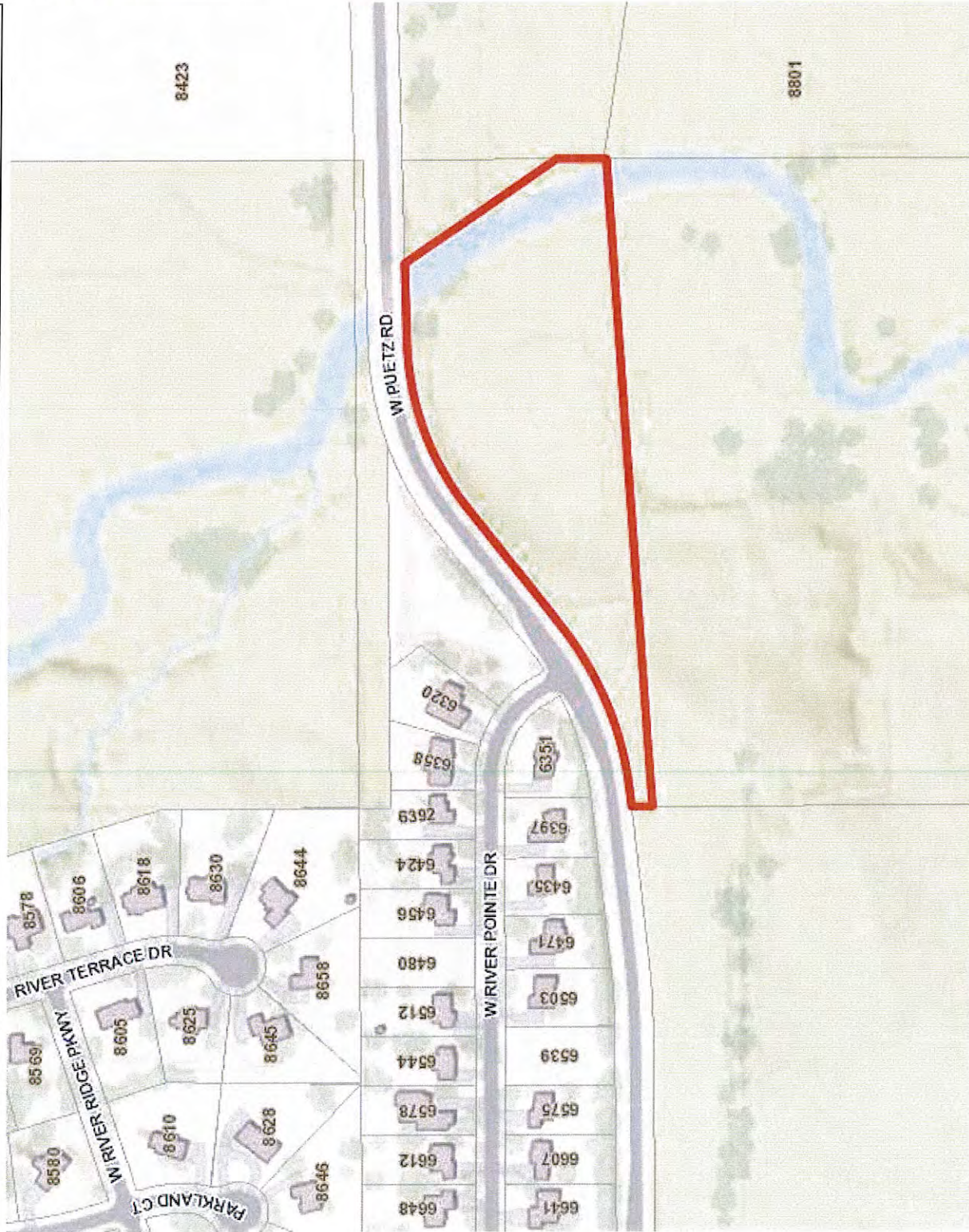
1:3,600

Notes

Tax Key 8519994001
2.23 Acres



Milwaukee County Rezoning Application



- Legend**
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 - Transportation Poly
 - <all other values>
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 - Open Water Gradient
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 - Stream
 - Hillshade
 - High : 180
 - Low : 0
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 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
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1 : 3,600

600 0 300 600 Feet

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Notes

Tax Key 8519994004
8.00 Acres



Milwaukee County Rezoning Application



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 - High : 180
 - Low : 0
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 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000



Notes

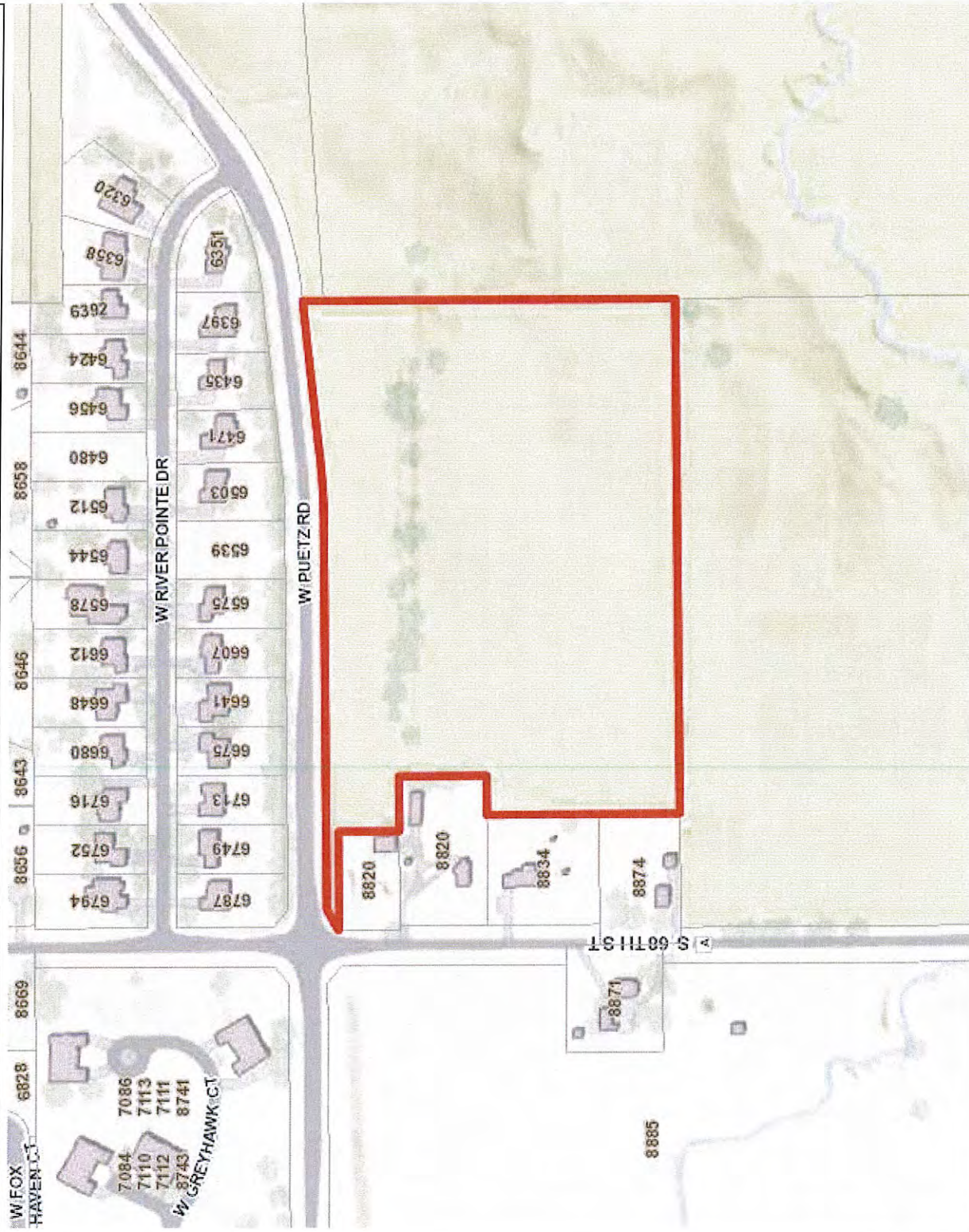
Tax Key 8519995004
38.76 Acres

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Milwaukee County Rezoning Application



- Legend**
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 - High : 180
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 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:3,600



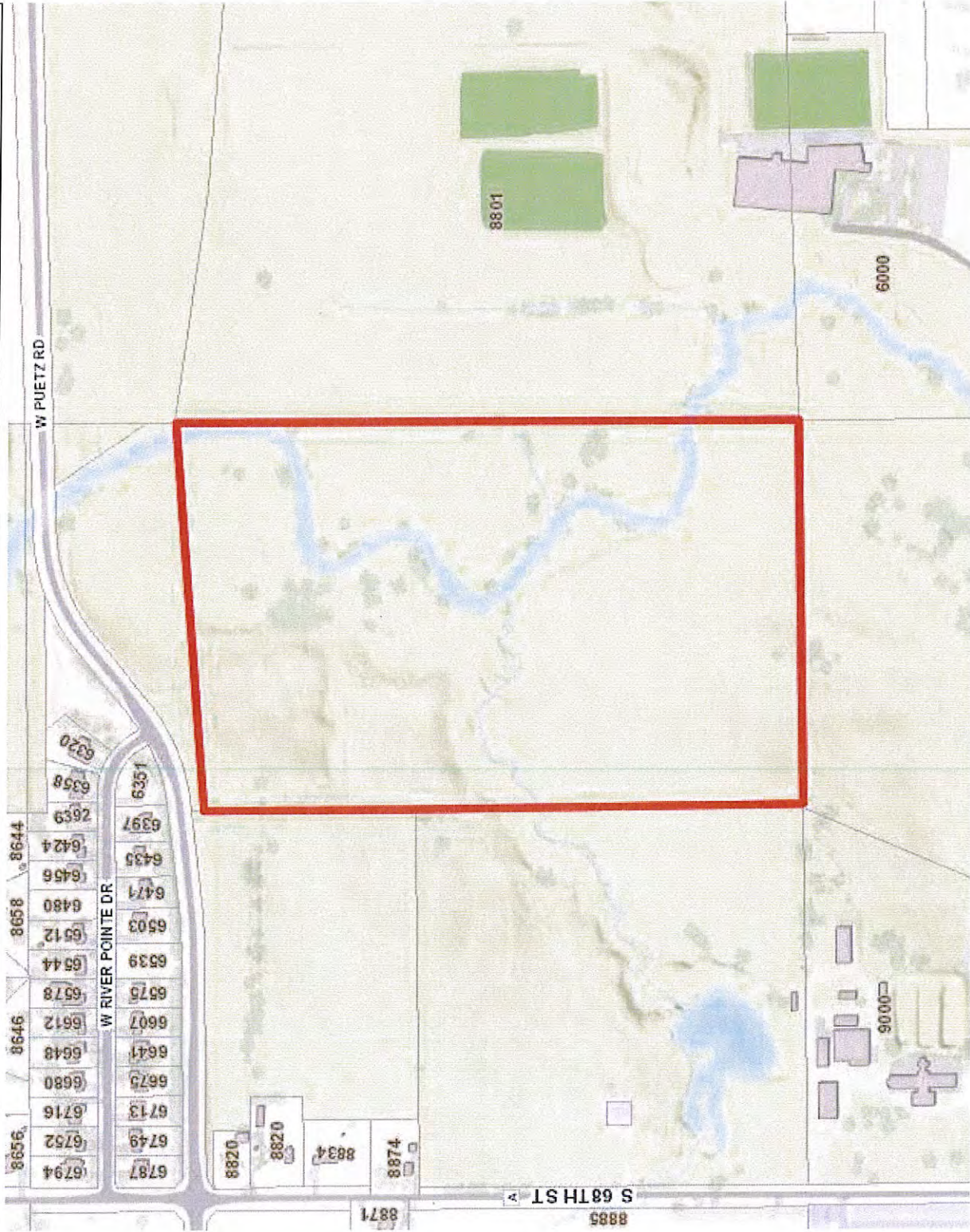
600 Feet
 0 300 600
 NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
 © MCAMLIS

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Notes
 Tax Key 8519995007
 17.50 Acres



Milwaukee County Rezoning Application



Legend

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1:6,000



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Notes

Tax Key 8519999001
62.57 Acres



Milwaukee County Rezoning Application



800 0 400 800 Feet
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
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Legend

- Tax Parcels
- Subdivision Docs
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 - High : 180
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- Trees
- Tree Poly
- Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

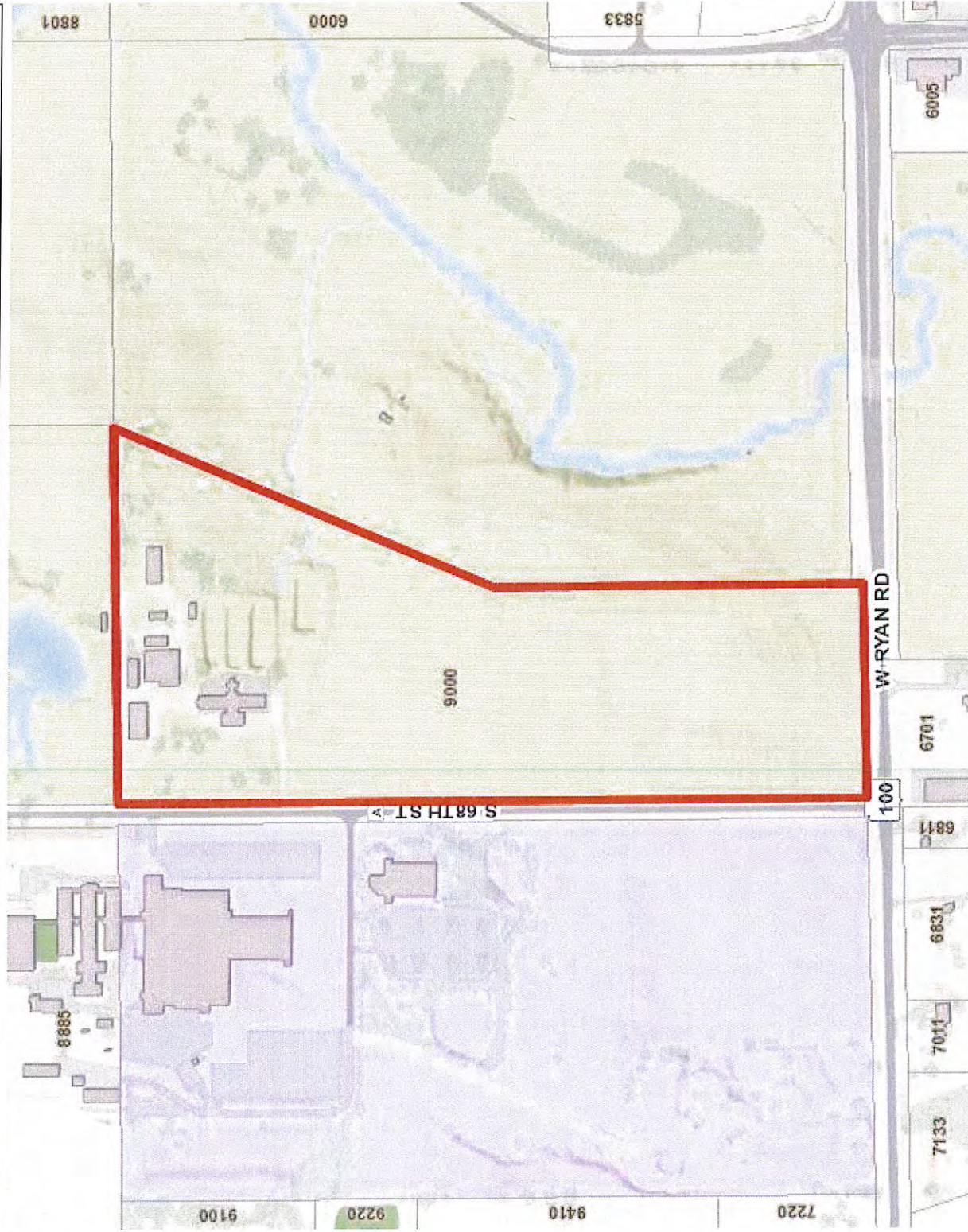
1:4,800



Notes
Tax Key 8529999002
36.55 Acres



Milwaukee County Rezoning Application



- Legend**
- Tax Parcels
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 - Condo Docs
 - CSM Docs
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 - High : 180
 - Low : 0
 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000

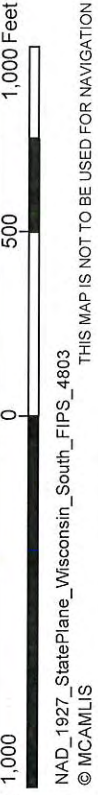
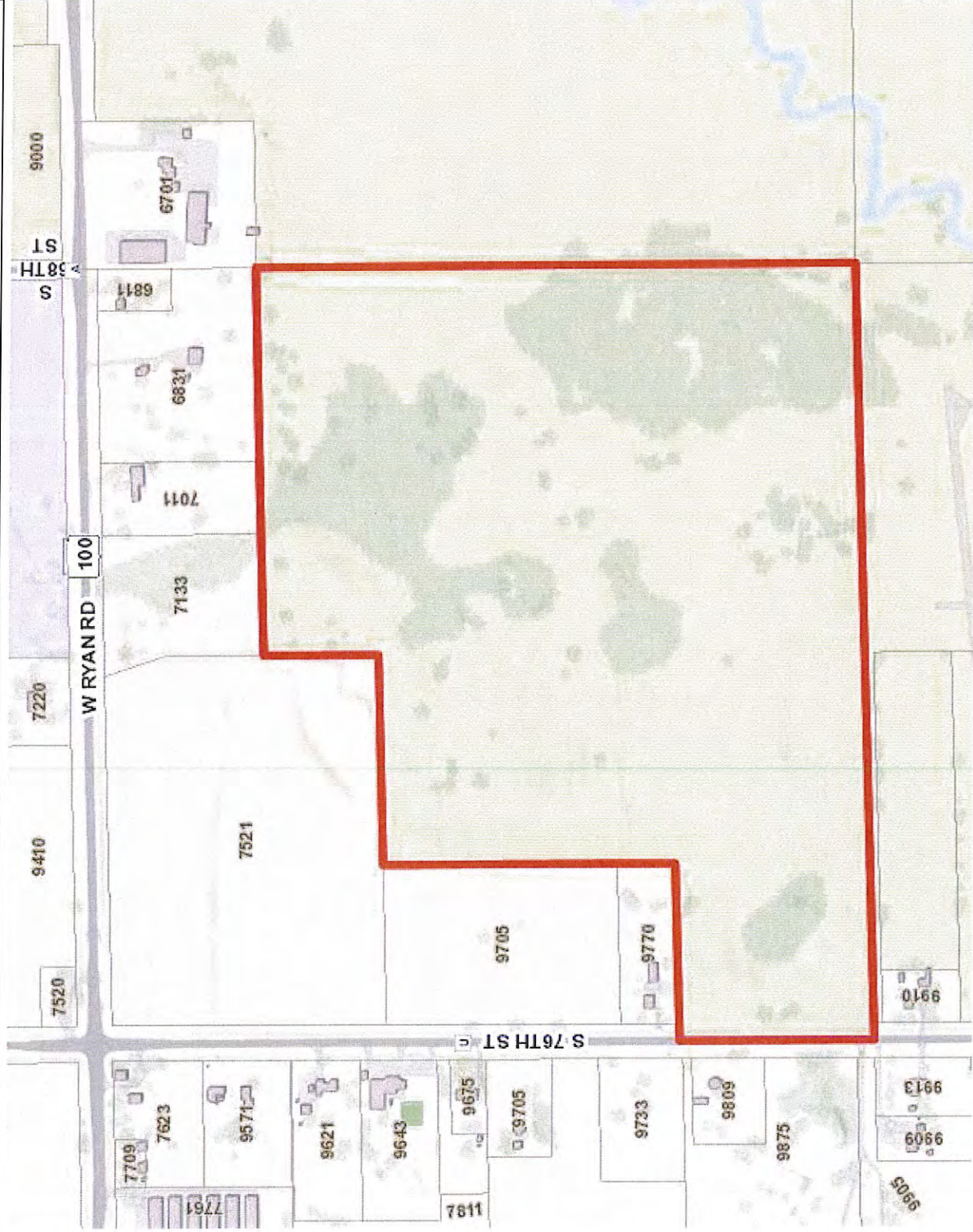
Notes
 Tax Key 8839999002
 50.62 Acres

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1,000 0 500 1,000 Feet
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Milwaukee County Rezoning Application



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 - Hillshade
 - High : 180
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 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

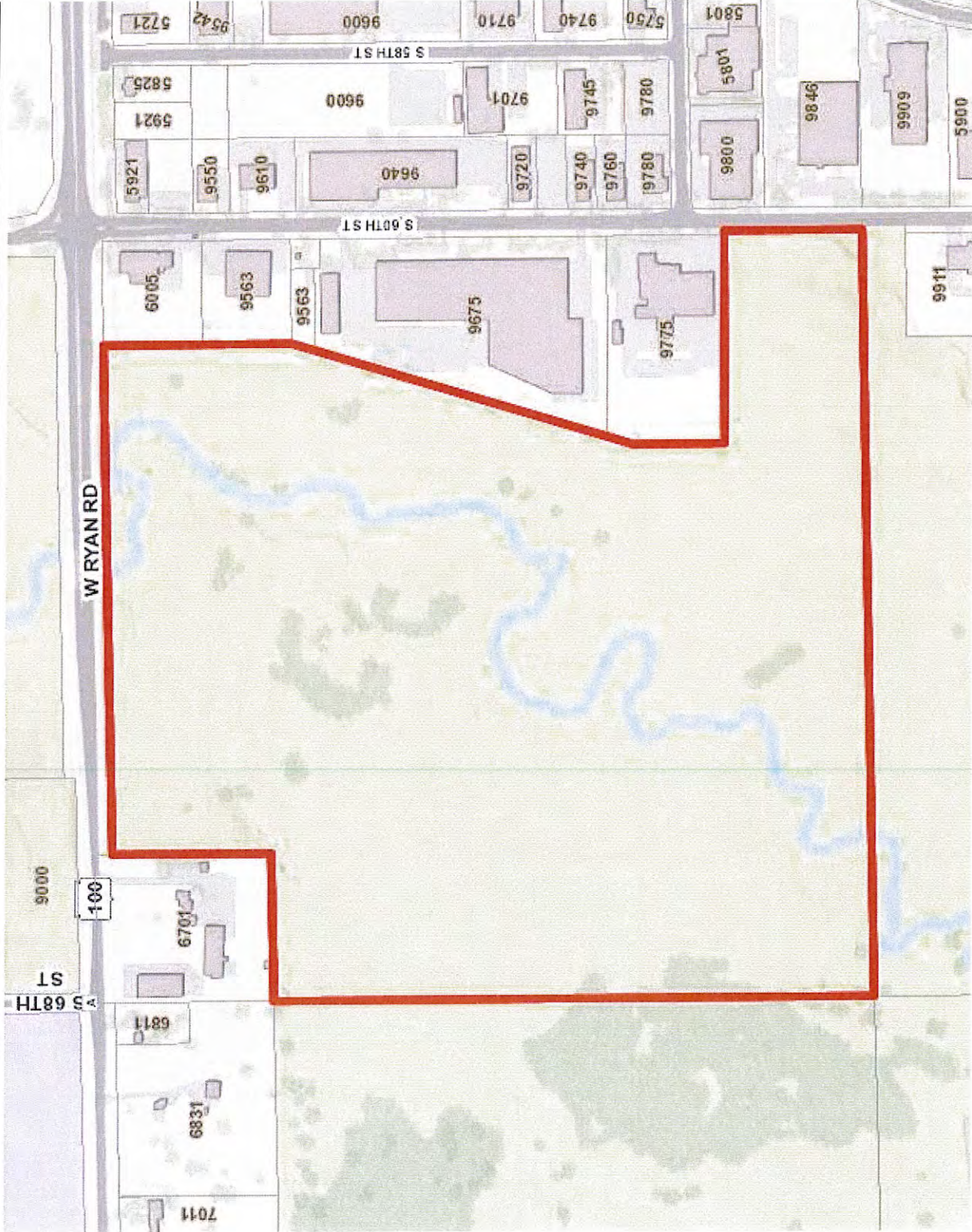
1:6,000



Notes
 Tax Key 8979999000
 97.85 Acres



Milwaukee County Rezoning Application



Legend

- Tax Parcels
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets**
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
- Railroad 8k
- Transportation Poly
- Bridge Structure
- Structure
- Structure Large Shadow
- Transportation Poly
- <all other values>
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- Sidewalk
- Unpaved Driveway
- Unpaved Parking
- Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
 - High : 180
 - Low : 0
- Trees
- Tree Poly
- Recreational Features**
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000



1,000 0 500 1,000 Feet

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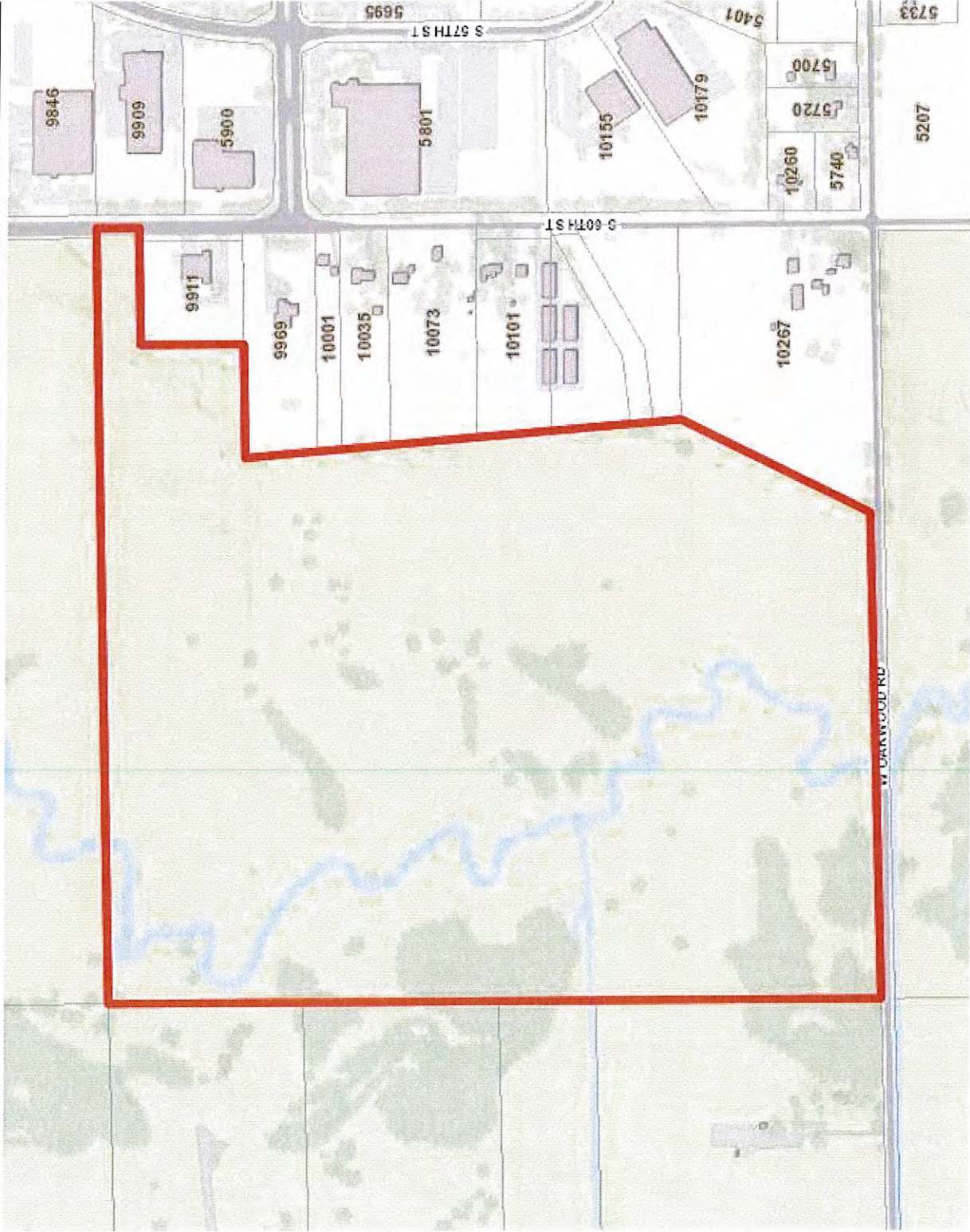
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Notes

Tax Key 8989998000
122.36 Acres



Milwaukee County Rezoning Application



- Legend**
- Tax Parcels
 - Subdivision Docs
 - Condo Docs
 - CSM Docs
 - County Boundary
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 - Streets
 - Primary
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 - Open Water Gradient
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 - Stream
 - Hillshade
 - High : 180
 - Low : 0
 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
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1:6,000



1,000 0 500 1,000 Feet

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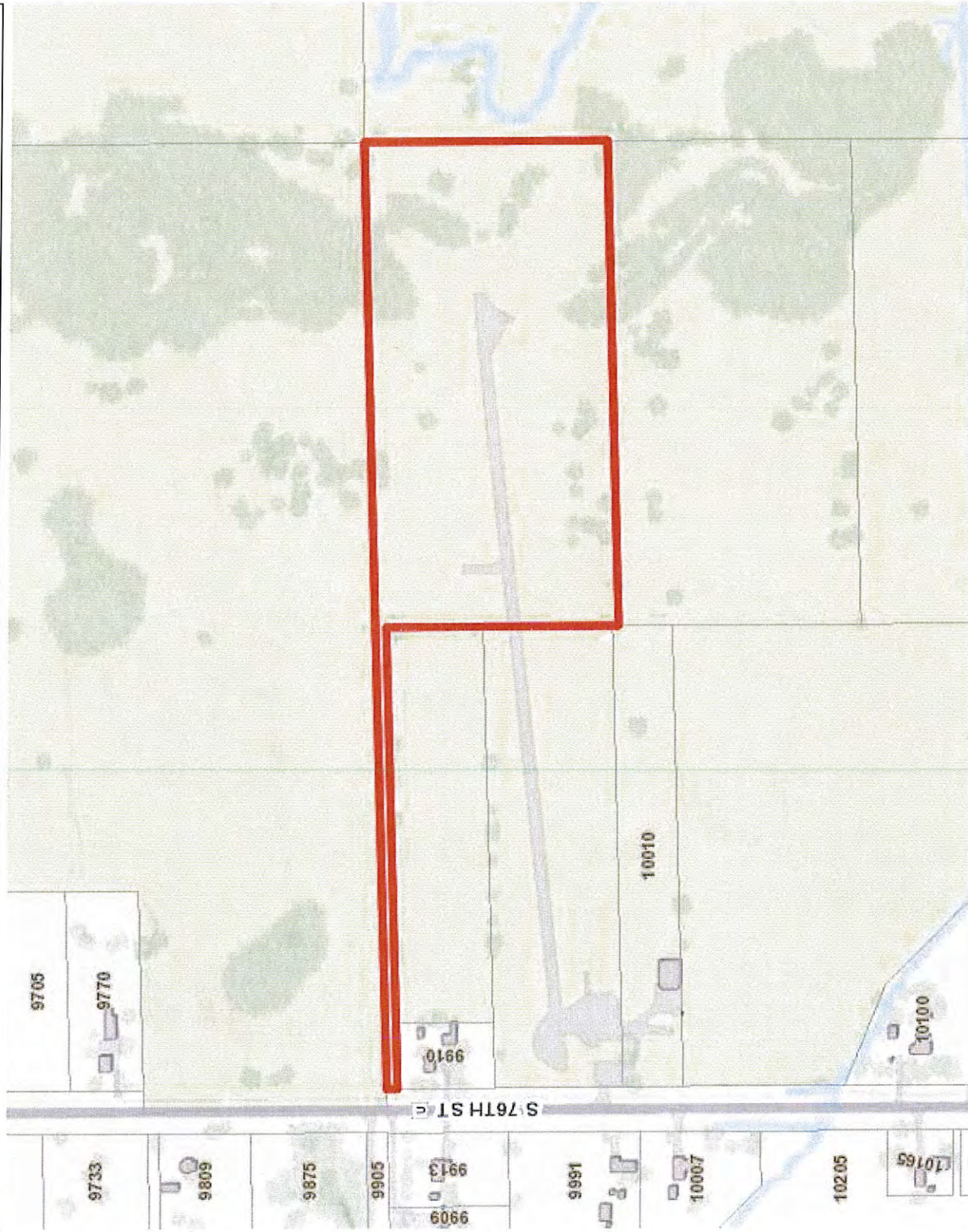
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Notes
Tax Key 9529992002
118.22 Acres



Milwaukee County Rezoning Application



- Legend**
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 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:4,800



800 0 400 800 Feet

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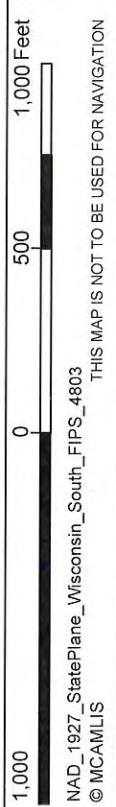
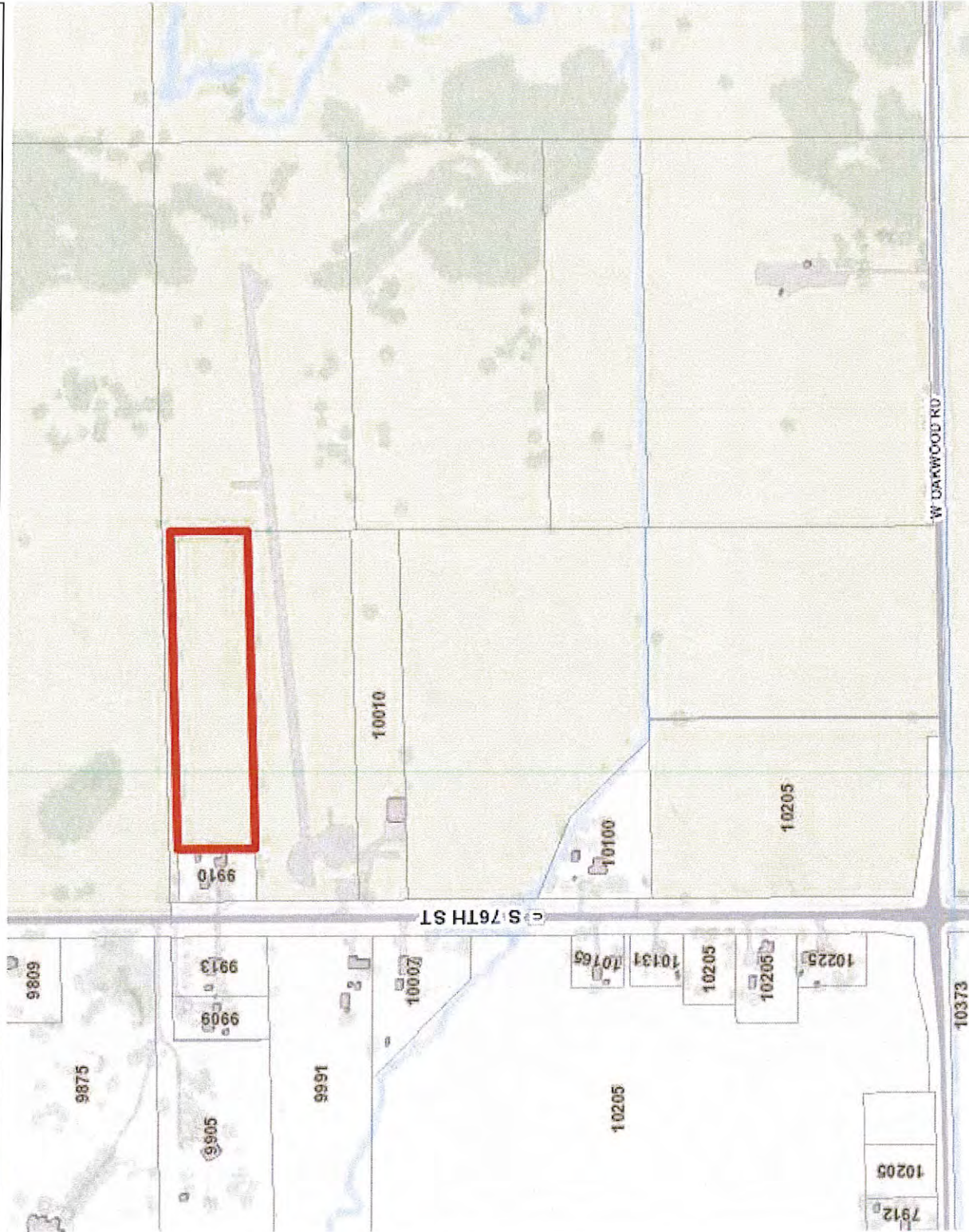
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Tax Key 9339987000
20.85 Acres



Milwaukee County Rezoning Application



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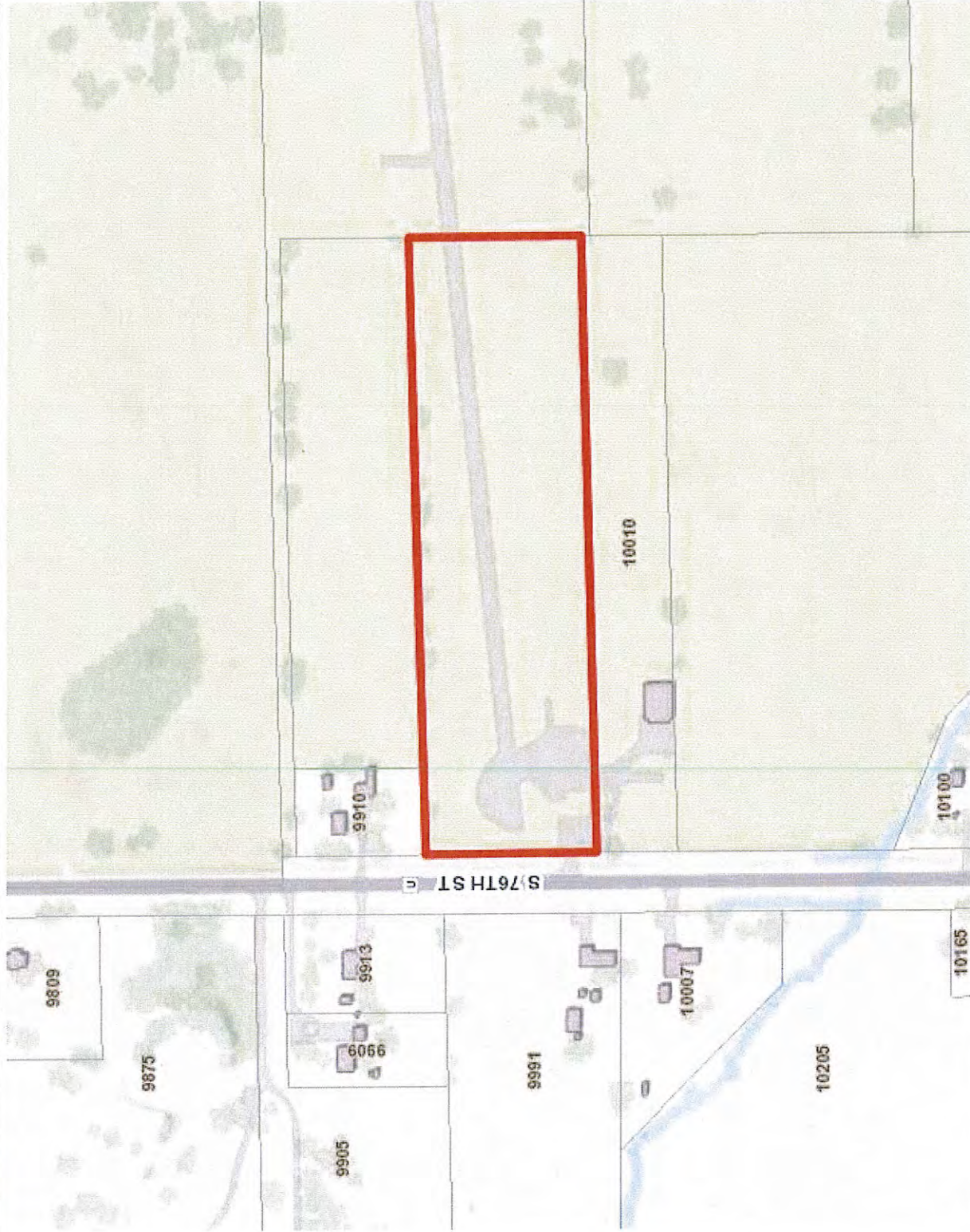
- ### Legend
- Tax Parcels
 - Subdivision Docs
 - Condo Docs
 - CSM Docs
 - County Boundary
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 - High : 180
 - Low : 0
 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000

Notes
 Tax Key 9339990002
 6.53 Acres



Milwaukee County Rezoning Application



Legend

- Tax Parcels
- Subdivision Docs
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- County Boundary
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- Recreational Features**
 - Recreational: Athletic Fields-Courts
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1 : 3,600



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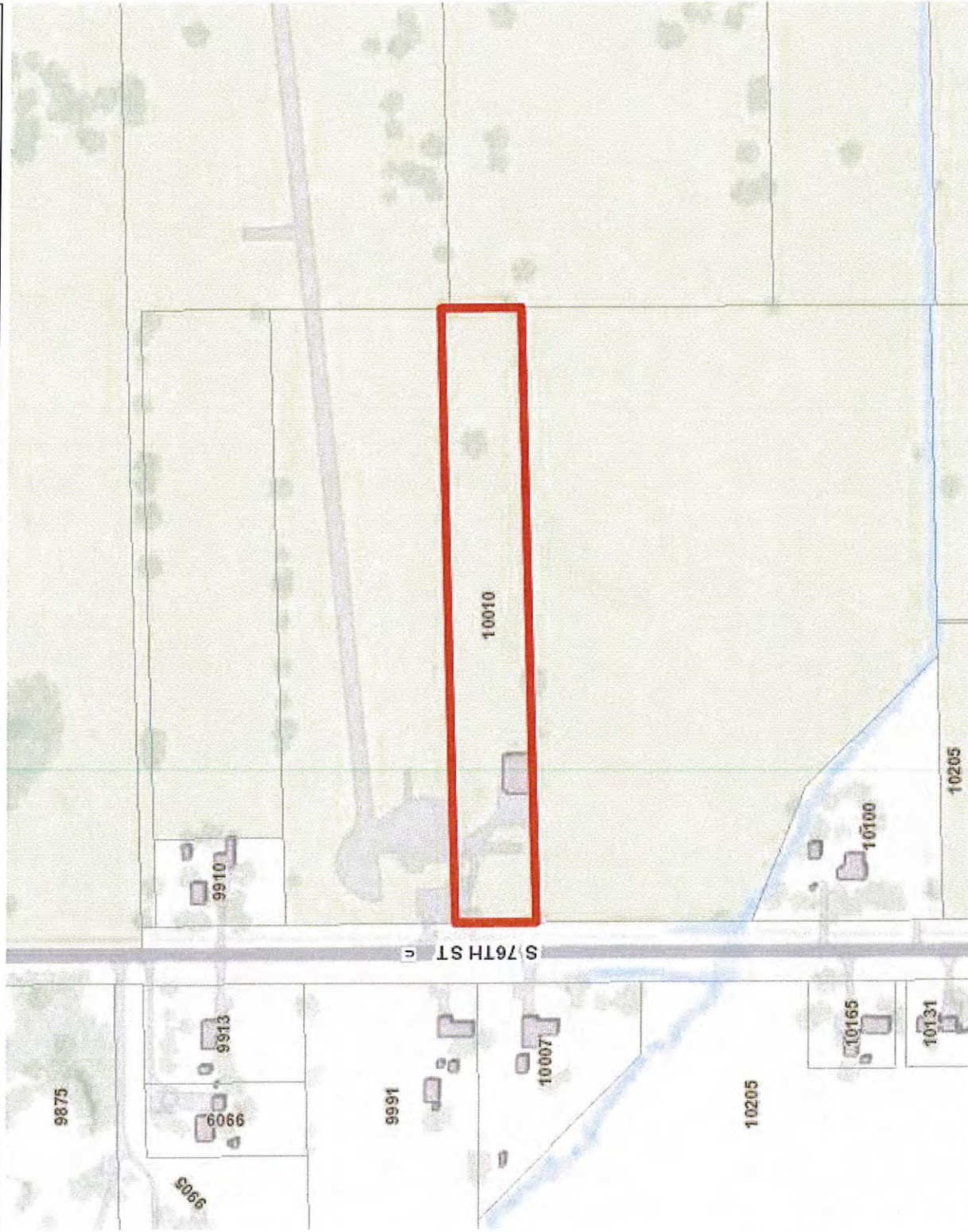
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Notes

Tax Key 9339991000
10.03 Acres



Milwaukee County Rezoning Application



- Legend**
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1:3,600



600 0 300 600 Feet

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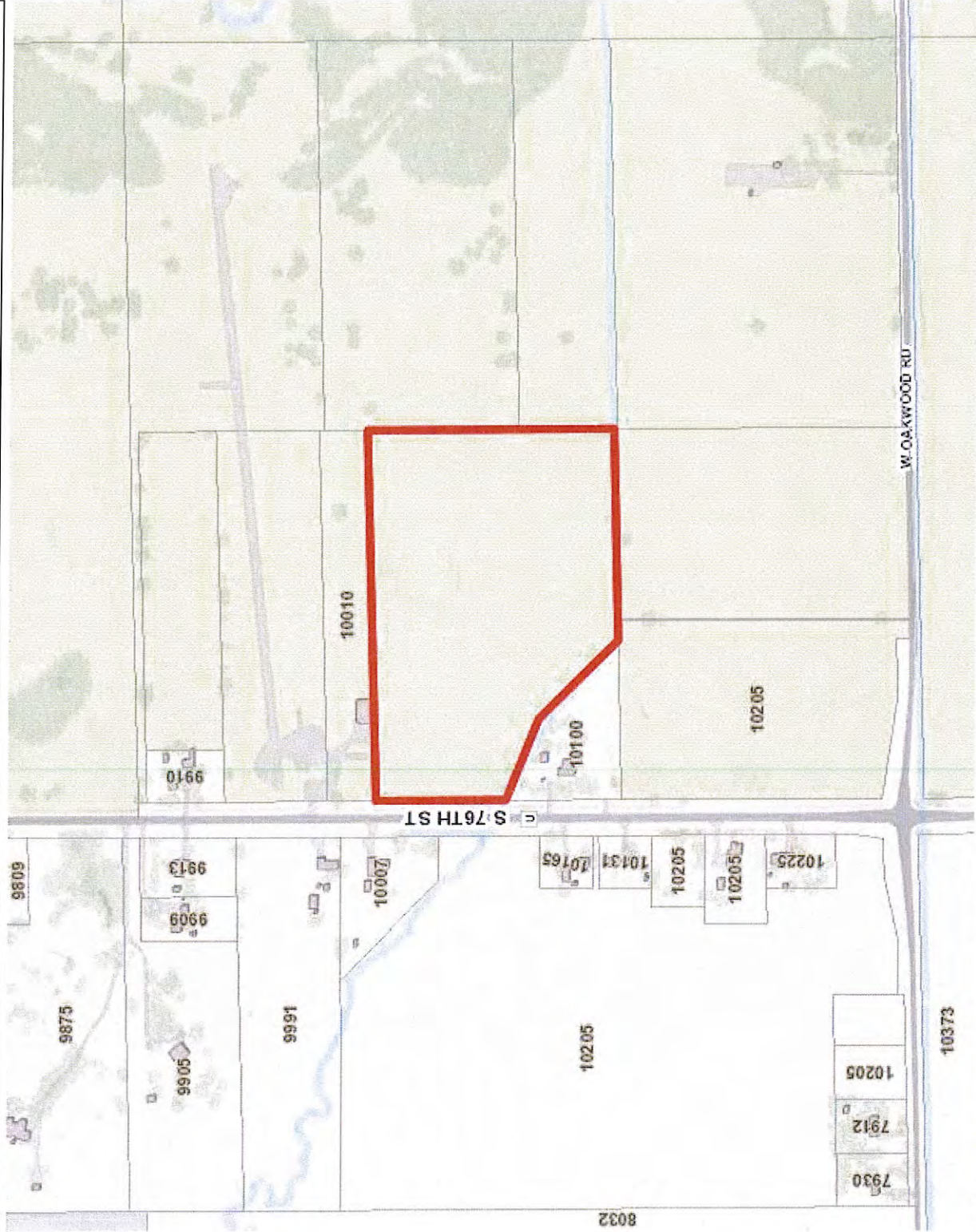
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Notes

Tax Key 9339992000
4.74 Acres



Milwaukee County Rezoning Application



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Legend

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 - High : 180
 - Low : 0
- Trees
- Tree Poly
- Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000

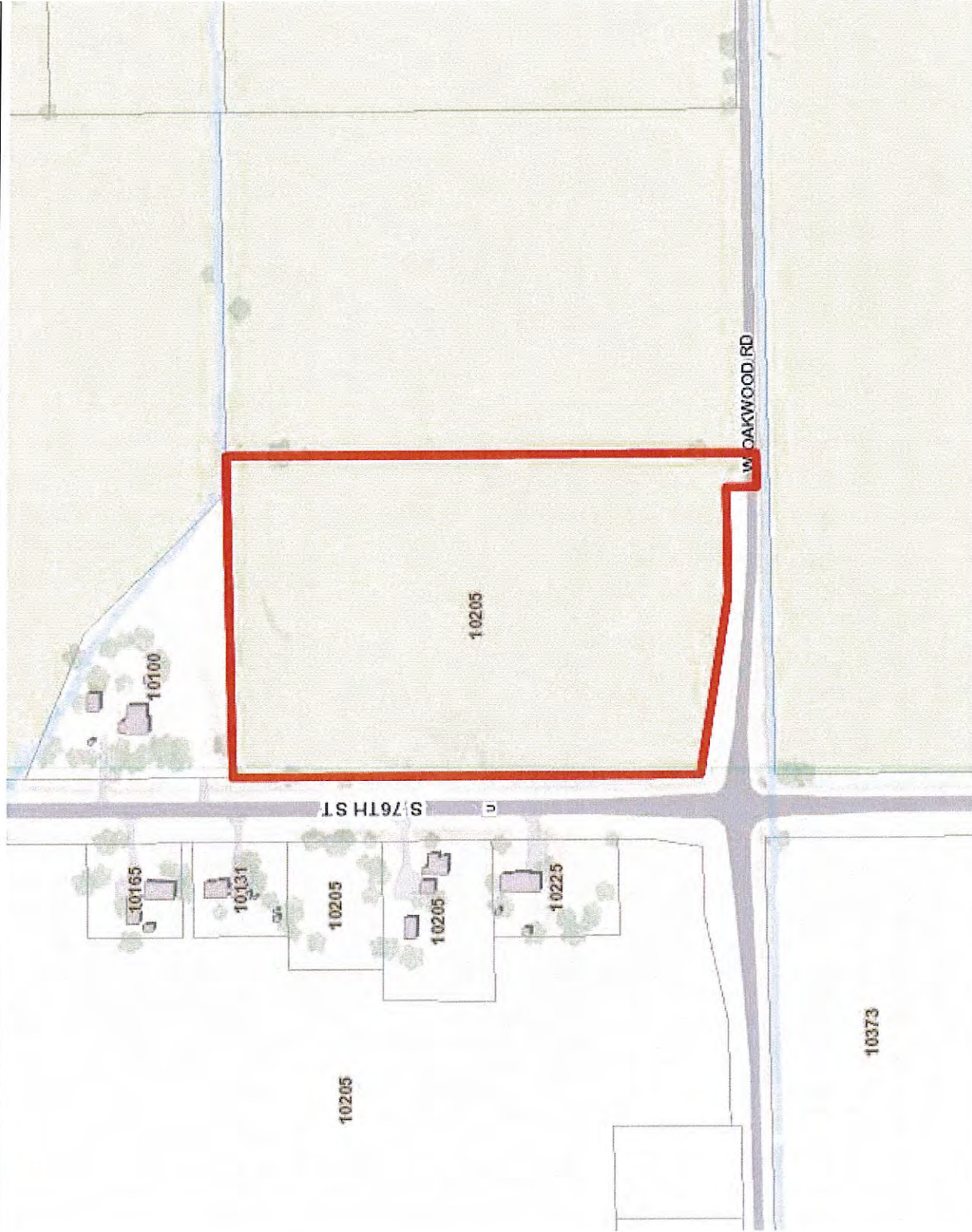


Notes

Tax Key 9339993000
21.0 Acres



Milwaukee County Rezoning Application



Legend

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 - High : 180
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- Trees
- Tree Poly
- Recreational Features
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 - Recreational: Golf Course Related

1:3,346



558 0 279 558 Feet

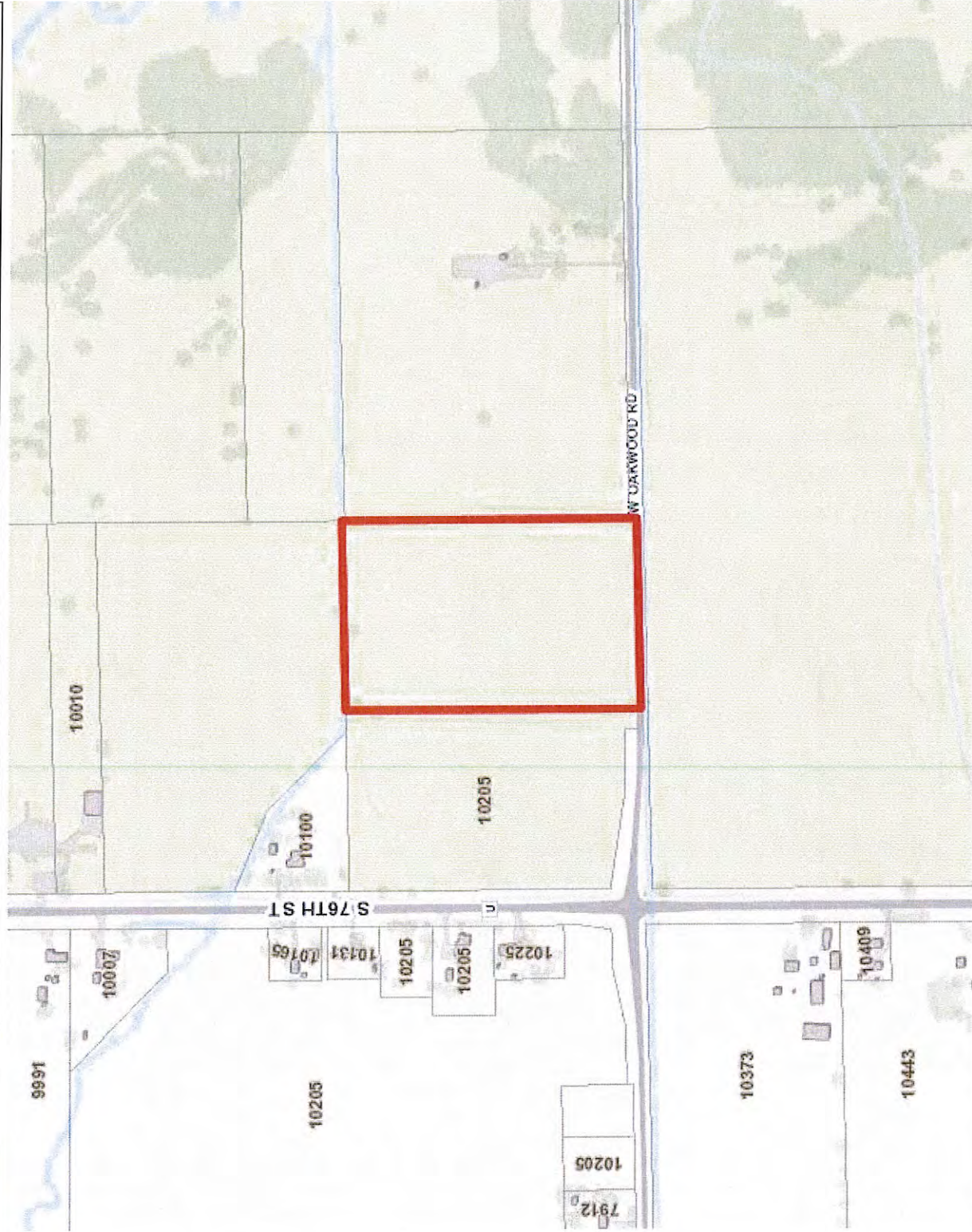
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Notes
Tax Key 9339995000
12.99 Acres



Milwaukee County Rezoning Application



Legend

- Tax Parcels
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets**
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
- Railroad 8k
- Transportation Poly
- Bridge Structure
- Structure
- Structure Large Shadow
- Transportation Poly**
 - <all other values>
 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
 - High : 180
 - Low : 0
- Trees
- Tree Poly
- Recreational Features**
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000



Notes

Tax Key 9339996000
18.24 Acres

1,000 Feet

500

0

1,000

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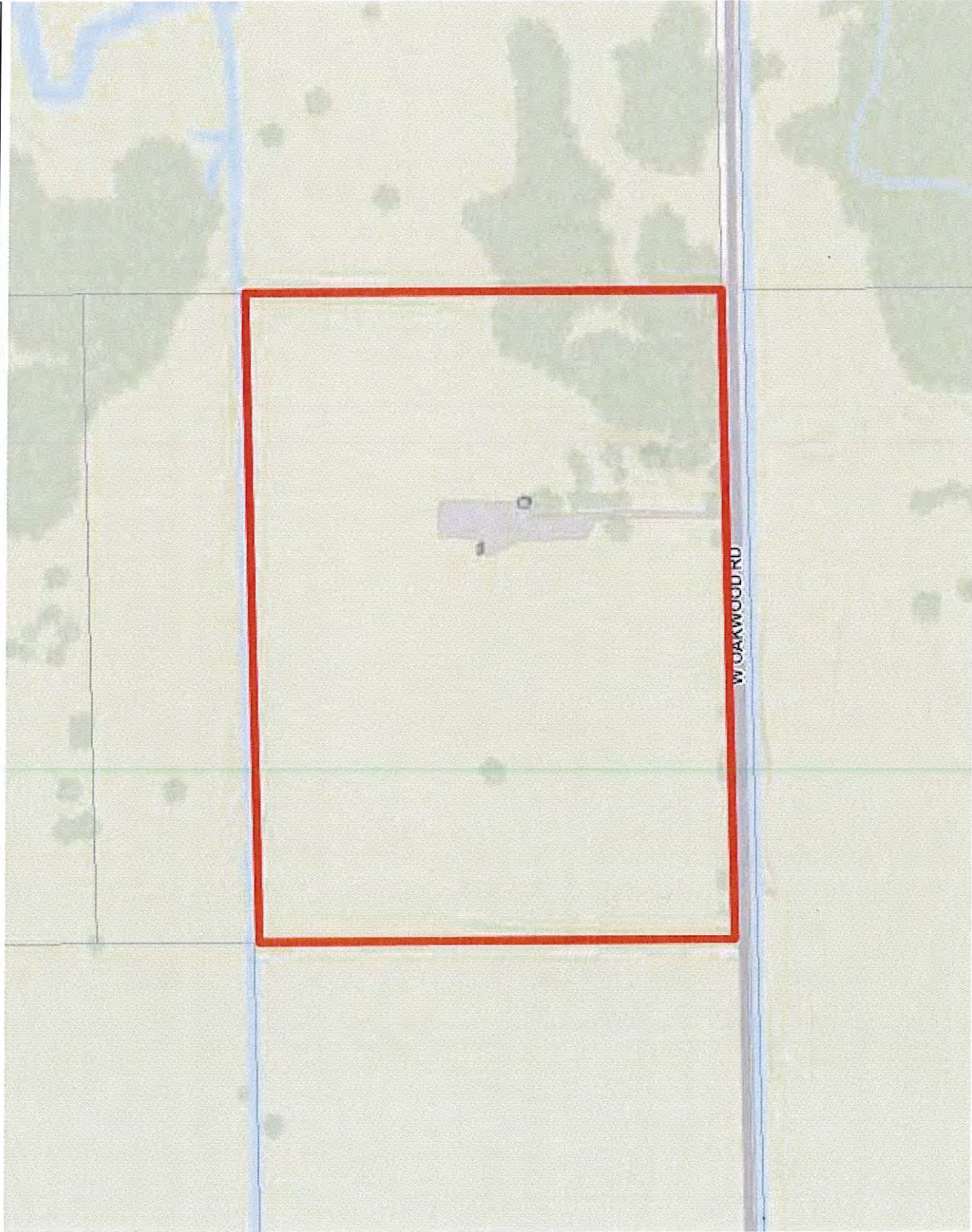
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Milwaukee County Rezoning Application



Legend

- Tax Parcels
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 - High : 180
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1:3,600



600 0 300 600 Feet

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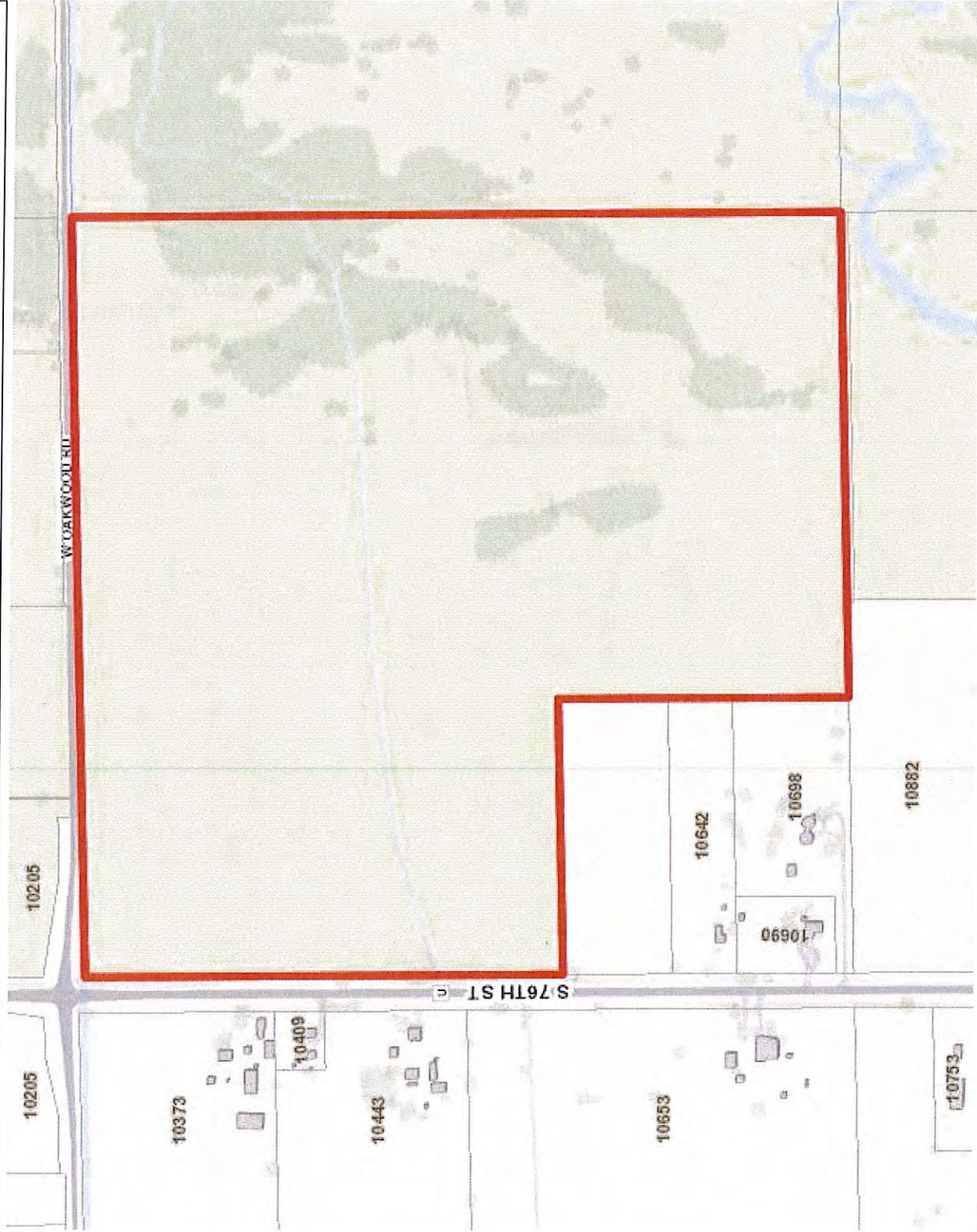
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Tax Key 9339999001
29.30 Acres

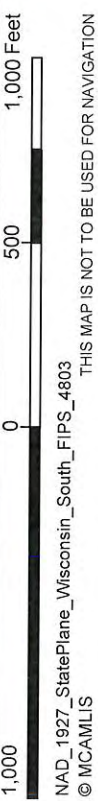


Milwaukee County Rezoning Application



- Legend**
- Tax Parcels
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 - County Boundary
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 - Stream
 - Hillshade
 - High : 180
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 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000



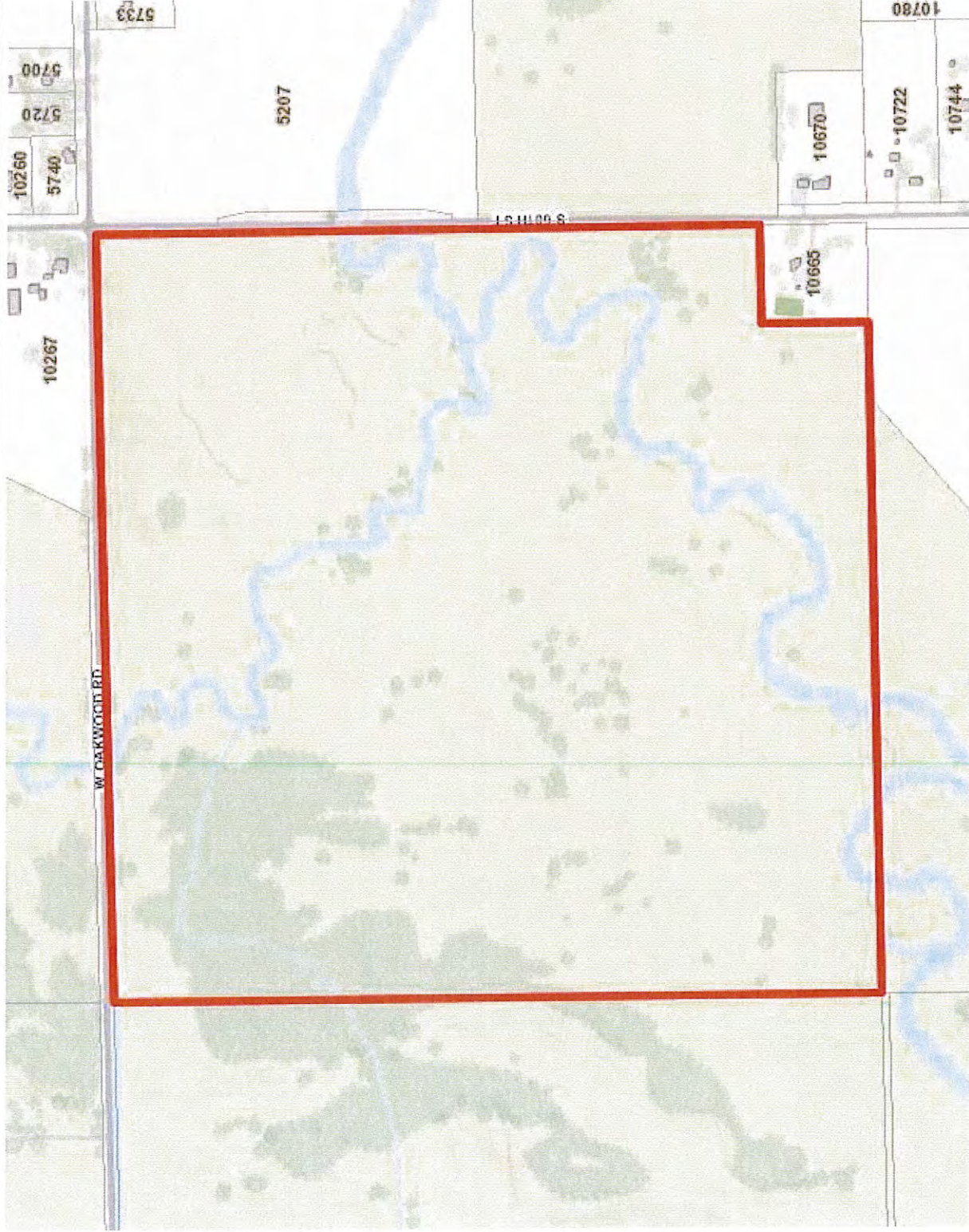
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Notes

Tax Key 946997000
133.17 Acres



Milwaukee County Rezoning Application



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 - Unpaved Shoulder
 - Open Water Gradient
 - Open Water
 - Stream
 - Hillshade
 - High : 180
 - Low : 0
 - Trees
 - Tree Poly
 - Recreational Features**
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1: 6,000

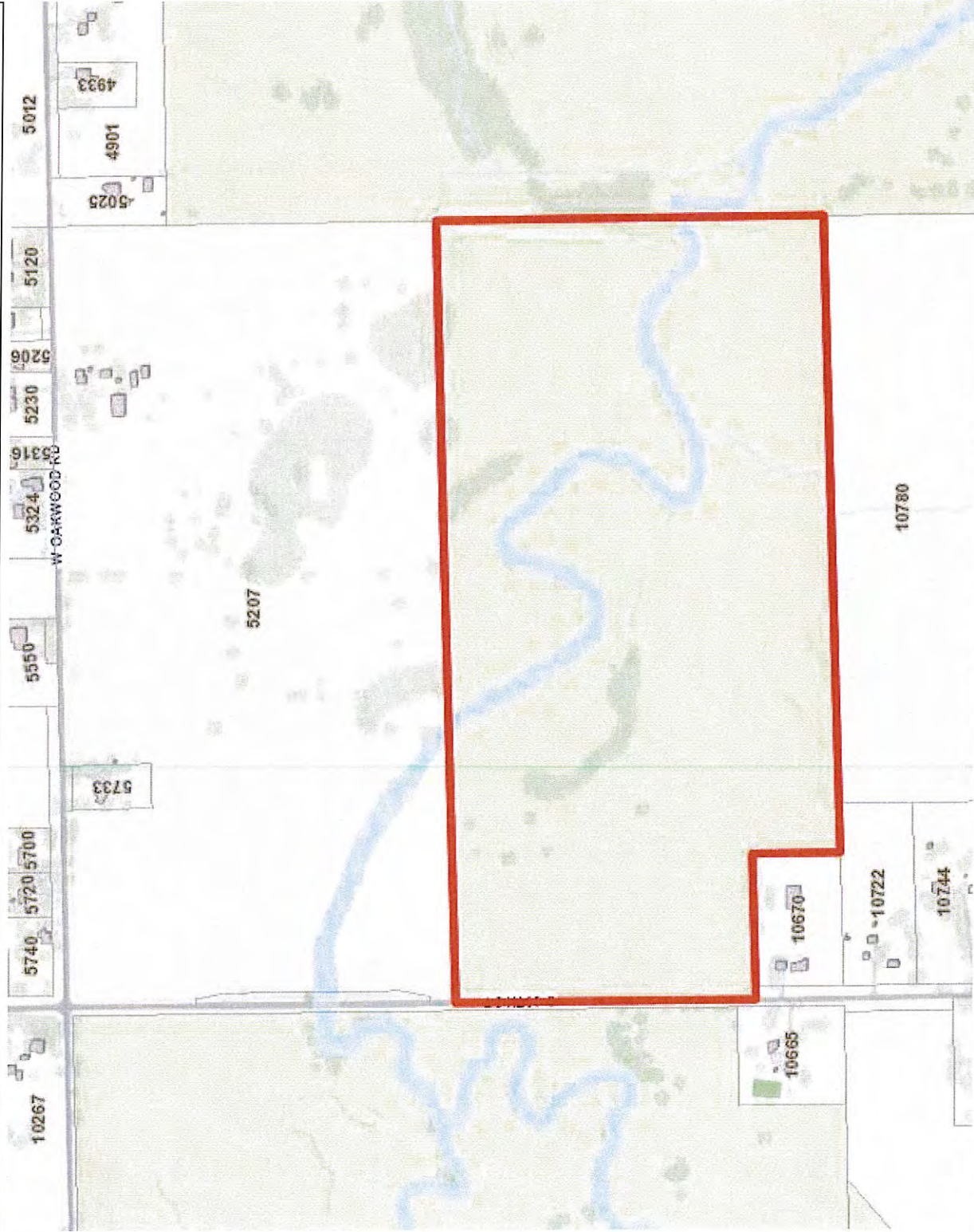


Notes

Tax Key 9479998000
153.64 Acres



Milwaukee County Rezoning Application



Legend

- Tax Parcels
- Subdivision Docs
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- County Boundary
- City Limits Outline
- Streets
 - Primary
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 - Freeway
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 - High : 180
 - Low : 0
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 - Recreational: Golf Course Related

1:6,000



1,000 0 500 1,000 Feet

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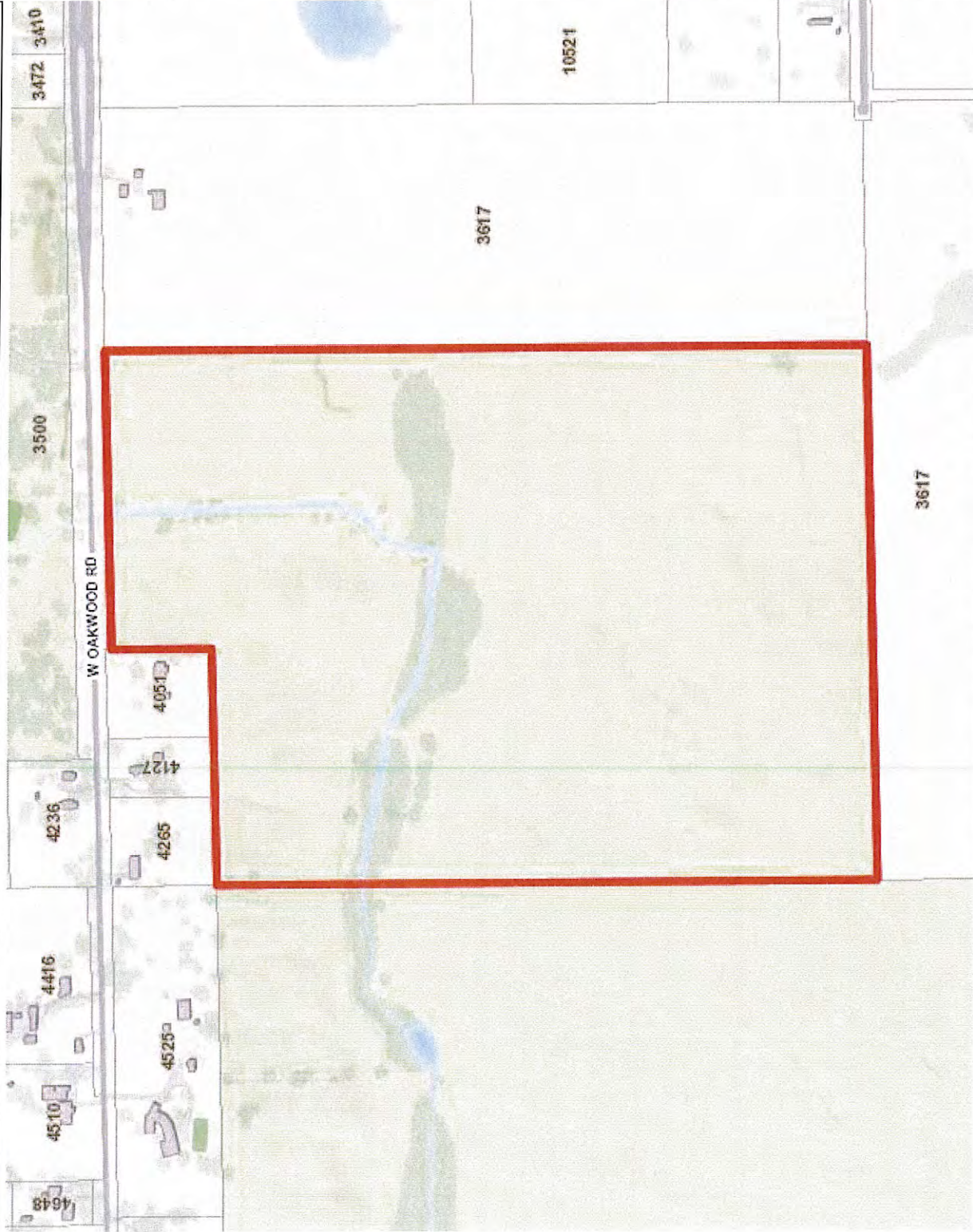
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Tax Key 948999001
76.89 Acres



Milwaukee County Rezoning Application



Legend

- Tax Parcels
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- Hillshade**
 - High : 180
 - Low : 0
- Trees**
- Tree Poly**
- Recreational Features**
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000



1,000 0 500 1,000 Feet

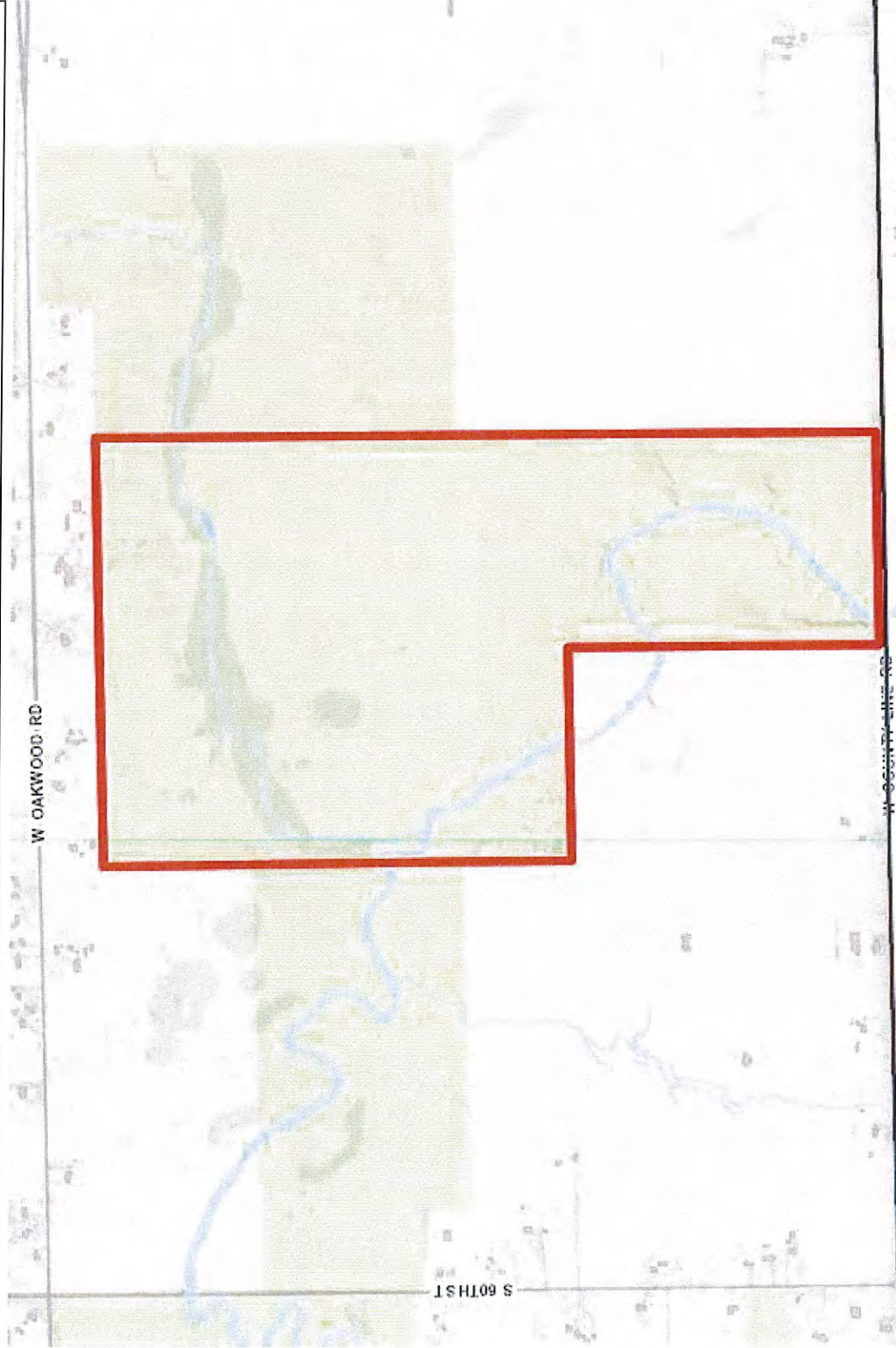
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Notes
Tax Key 950998001
101.17 Acres



Milwaukee County Rezoning Application



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 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
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 - Bridge Structure**
 - Structure**
 - Structure Large Shadow**
 - Transportation Poly**
 - <all other values>
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 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
 - Open Water Gradient**
 - Open Water**
 - Stream**
 - Hillshade**
 - High : 180
 - Low : 0
 - Trees**
 - Tree Poly**
 - Recreational Features**
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related
 - Recreational: Bleachers
 - Parks**
 - Other Parks**
 - City Limits Color
 - County Boundary

1:12,000



2,000 0 1,000 2,000 Feet

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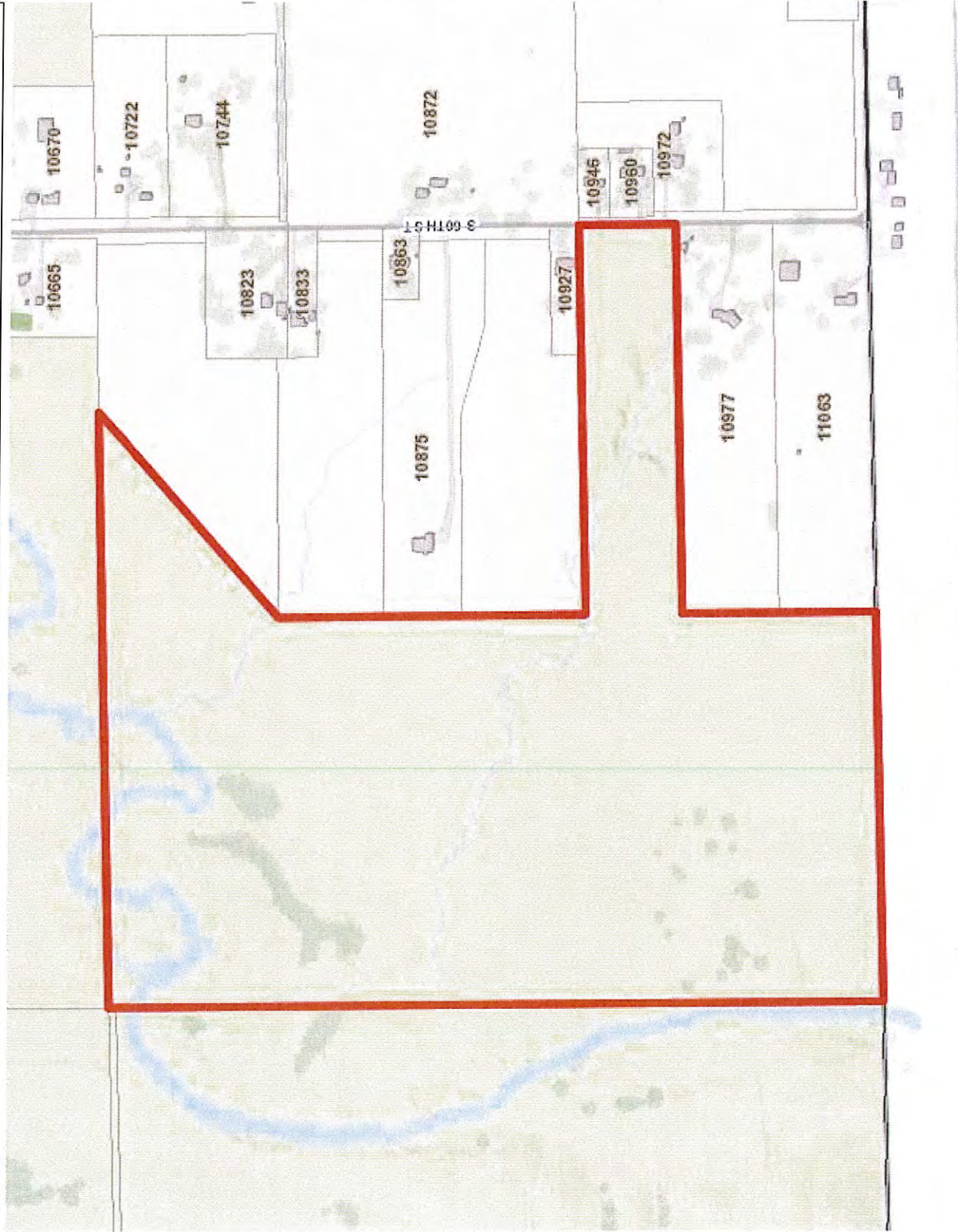
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Notes

Tax Key 9809998000
234.95 Acres



Milwaukee County Rezoning Application



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 - Unpaved Shoulder
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 - Stream
 - Hillshade
 - High : 180
 - Low : 0
 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000



Notes

Tax Key 9829997000
94.41 Acres

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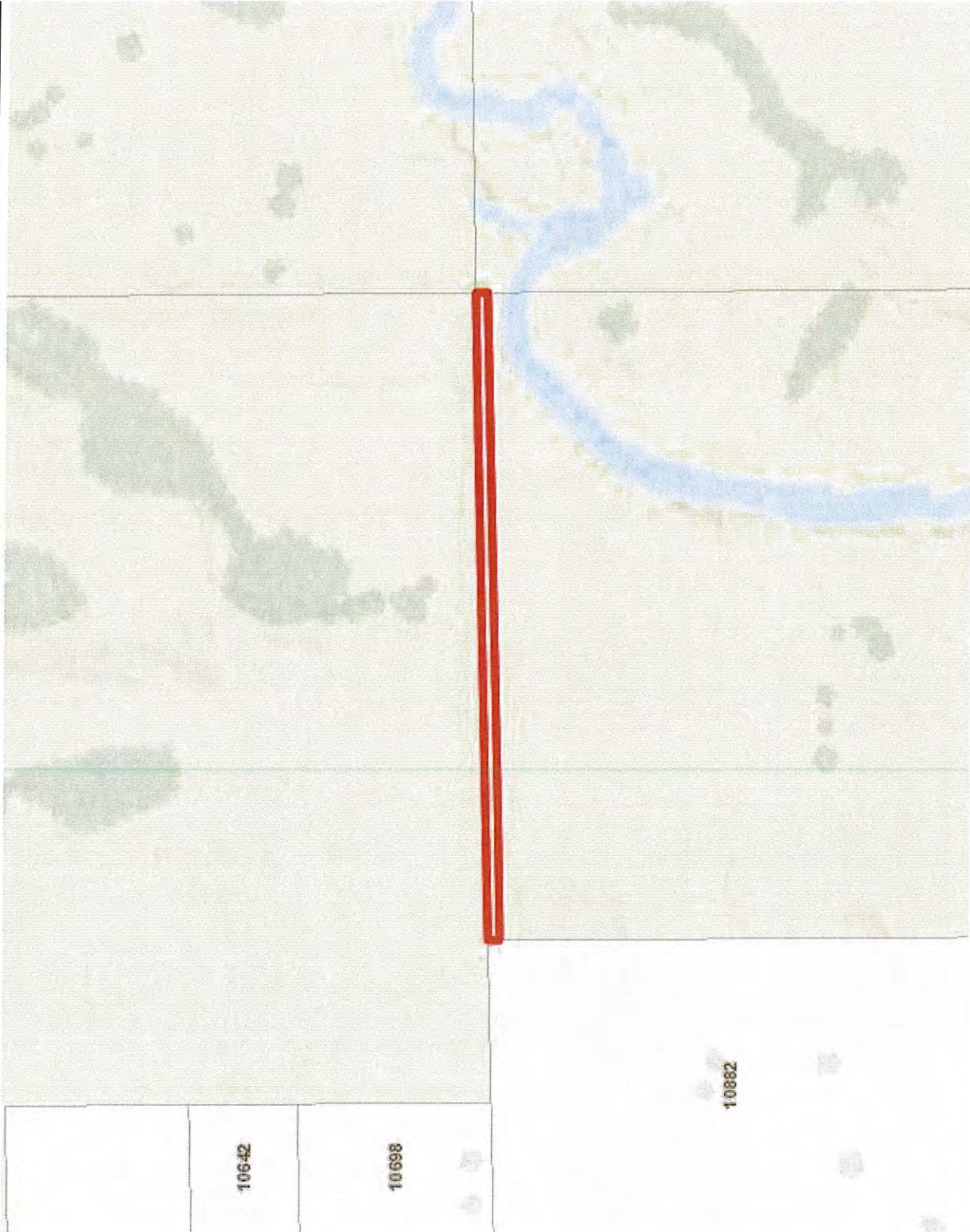
1,000 0 500 1,000 Feet

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Milwaukee County Rezoning Application



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600 Feet
0 300 600 Feet
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Legend

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 - Primary Ramp
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 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
 - High : 180
 - Low : 0
- Trees
- Tree Poly
- Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:3,600

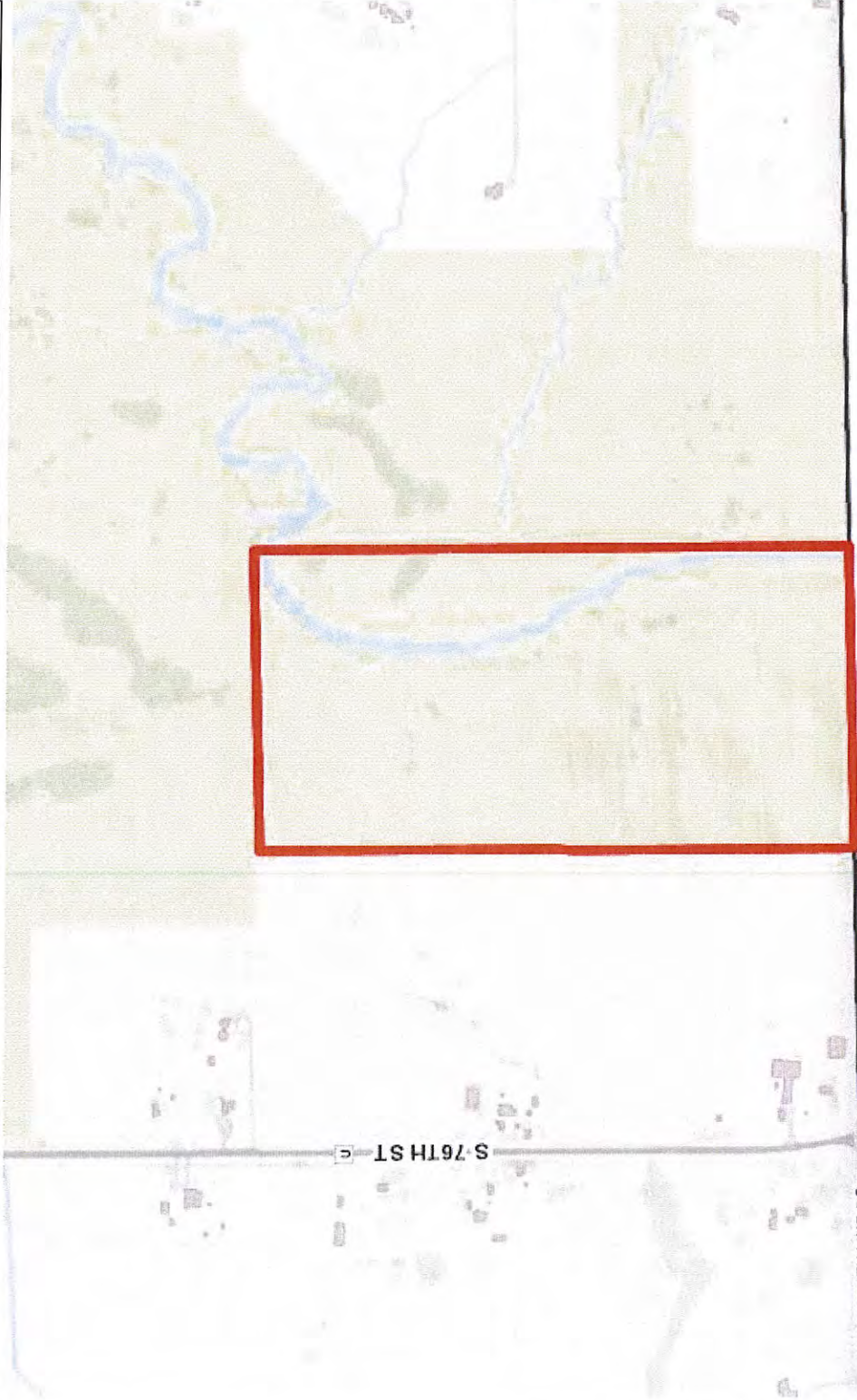


Notes

Tax Key 9839995000
.75 Acres



Milwaukee County Rezoning Application



- Legend**
- County Boundary
 - City Limits Outline
 - Streets**
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
 - Transportation Poly
 - Bridge Structure
 - Structure
 - Structure Large Shadow
 - Transportation Poly
 - <all other values>
 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
 - Open Water Gradient
 - Open Water
 - Stream
 - Hillshade
 - High : 180
 - Low : 0
 - Trees
 - Tree Poly
 - Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related
 - Recreational: Bleachers
 - Parks
 - Other Parks
 - City Limits Color
 - County Boundary

1:8,799



1,466 0 733 1,466 Feet

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Notes
Tax Key 9839996001
78.95 Acres

Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 Email: generalplanning@franklinwi.gov



Phone: (414) 425-4024
 Fax: (414) 427-7691
 Web Site: www.franklinwi.gov

Date of Application: _____

COMPREHENSIVE MASTER PLAN AMENDMENT (CMP) APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name(s)): Name: <u>Milwaukee County</u> Company: <u>Milwaukee County</u> Mailing Address: <u>901 N. 9th St.</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53233</u> Phone: _____ Email Address: _____	Applicant is Represented by: (contact person) (Full Legal Name(s)) Name: <u>Teig Whaley-Smith</u> Company: <u>Milwaukee County</u> Mailing Address: <u>901 N. 9th St. Room 308</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53233</u> Phone: _____ Email Address: <u>teig.whaley-smith@milwaukeecountywi.gov</u>
Project Property Information: Property Address: <u>Multiple properties</u> Property Owner(s): _____ Mailing Address: _____ City / State: _____ Zip: _____ Email Address: _____	Tax Key Nos: <u>7579979000, 7579978000, 7579983000, 9479998000, 7969997002</u> Existing Zoning: <u>R-6 & FW, R-6 & FW, R-6 & FC, A-1 R-2 & FW, R-3</u> Existing Use: <u>Trail and Natural Resources, Vacant, Agriculture</u> Proposed Use: <u>Trails, Open Space, Natural Resources and Agriculture</u> CMP Land Use Identification: <u>Recreational, Areas of Natural Resource Features</u>

*Property specific information may be inapplicable and not required if the requested amendment does not apply to specific property.

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/Resources/Documents/Maps.htm>

Comprehensive Master Plan Amendment submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$125.00
- Legal Description for the subject property (WORD.doc or compatible format) *if applicable*.
- Seven (7) complete collated sets of Application materials to include:
 - Seven (7) copies of a written Project Narrative, including a specific, detailed description of the proposed amendment, its intent, impacts, and consistency with the Comprehensive Master Plan.
 - Seven (7) folded copies of a Site Development Plan/Map, drawn to a reasonable scale (at least 11"x17" or as determined by the City Planner or City Engineer) identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural resource features, as applicable.
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in Adobe PDF (and AutoCAD compatible format (where applicable)).
- Additional Information as may be required.

*Upon receipt of a complete submittal, staff review will be conducted within ten business days.

*Requires a Class I Public Hearing notice at least 30 days before the Common Council meeting.

*All Comprehensive Master Plan Amendment requests require Plan Commission review and recommendation and Common Council approval.

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).

 Signature - Property Owner

 Name & Title (PRINT)

Date: _____

 Signature - Property Owner


 Name & Title (PRINT)

Date: _____

 Signature - Applicant

 Name & Title (PRINT)

Date: _____


 Signature - Applicant's Representative
Teig Whaley-Smith, Director- Dept of Admin Services

 Name & Title (PRINT)

Date: 04/29/2016



Date: May 3, 2016
To: City of Franklin, Planning Commission
From: Jeremy Lucas, Milwaukee County
Subject: Milwaukee County Comprehensive Master Plan Application

Project Summary:

Milwaukee County is completing a review of the municipal zoning applied to all County owned parcels used for parkways, trails, and environmental management. Our review identified the parcels where the applied zoning is inconsistent with their use. Franklin staff recommendations for Milwaukee County's zoning application have resulted in this request for changes to the Comprehensive Master Plan. This application is to run concurrently with the zoning request and provides that the zoning and future land use designations are consistent. All uses of the proposed parcels will remain unchanged from their current use.

Tax Key #
7579979000 7579978000 7579983000 9479998000 7969997002

Franklin

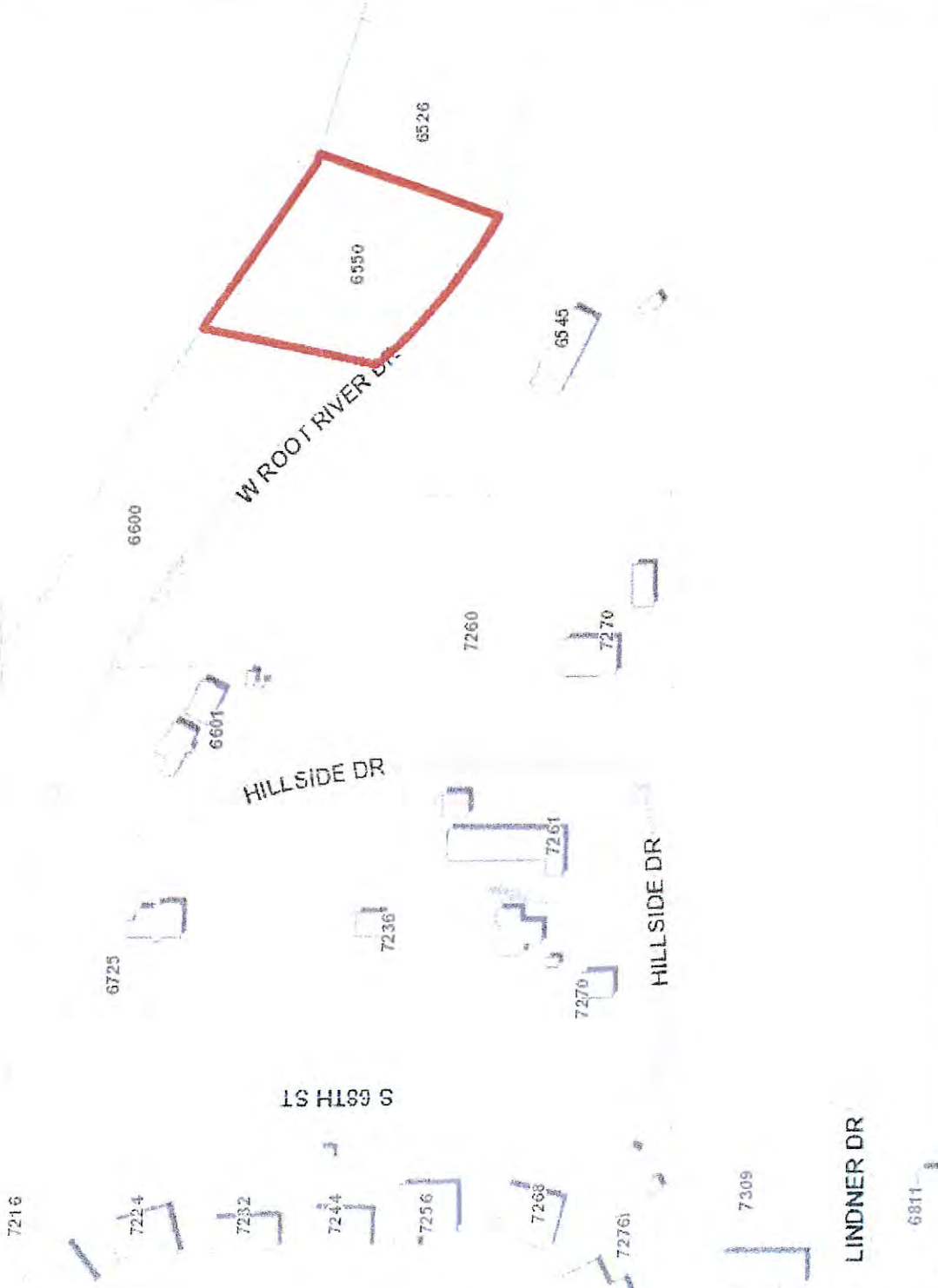
City of Franklin

City Development

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



Milwaukee County Rezoning Application



Legend

- Tax Parcels
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- Transportation Poly
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 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
 - High 180
 - Low 0
- Trees
- Tree Poly
- Recreational Features
 - Recreational Athletic Fields-Courts
 - Recreational Golf Course Related

1:1,800

Notes

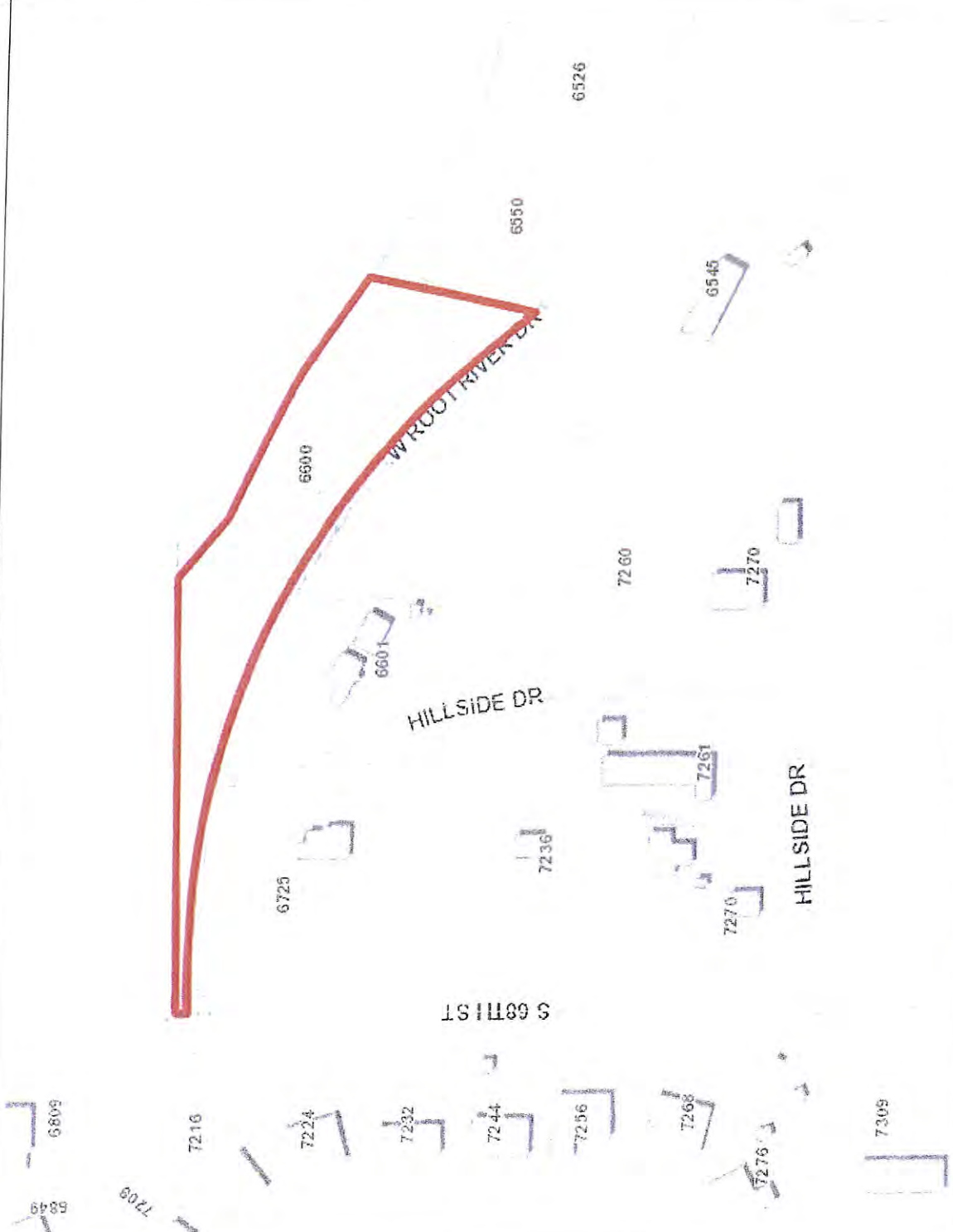
Tax Key 7579979000
77 Acres

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300 0 150 300 Feet
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Milwaukee County Rezoning Application



Legend

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1:1,800

Notes

Tax Key 7579978000
1.38 Acres

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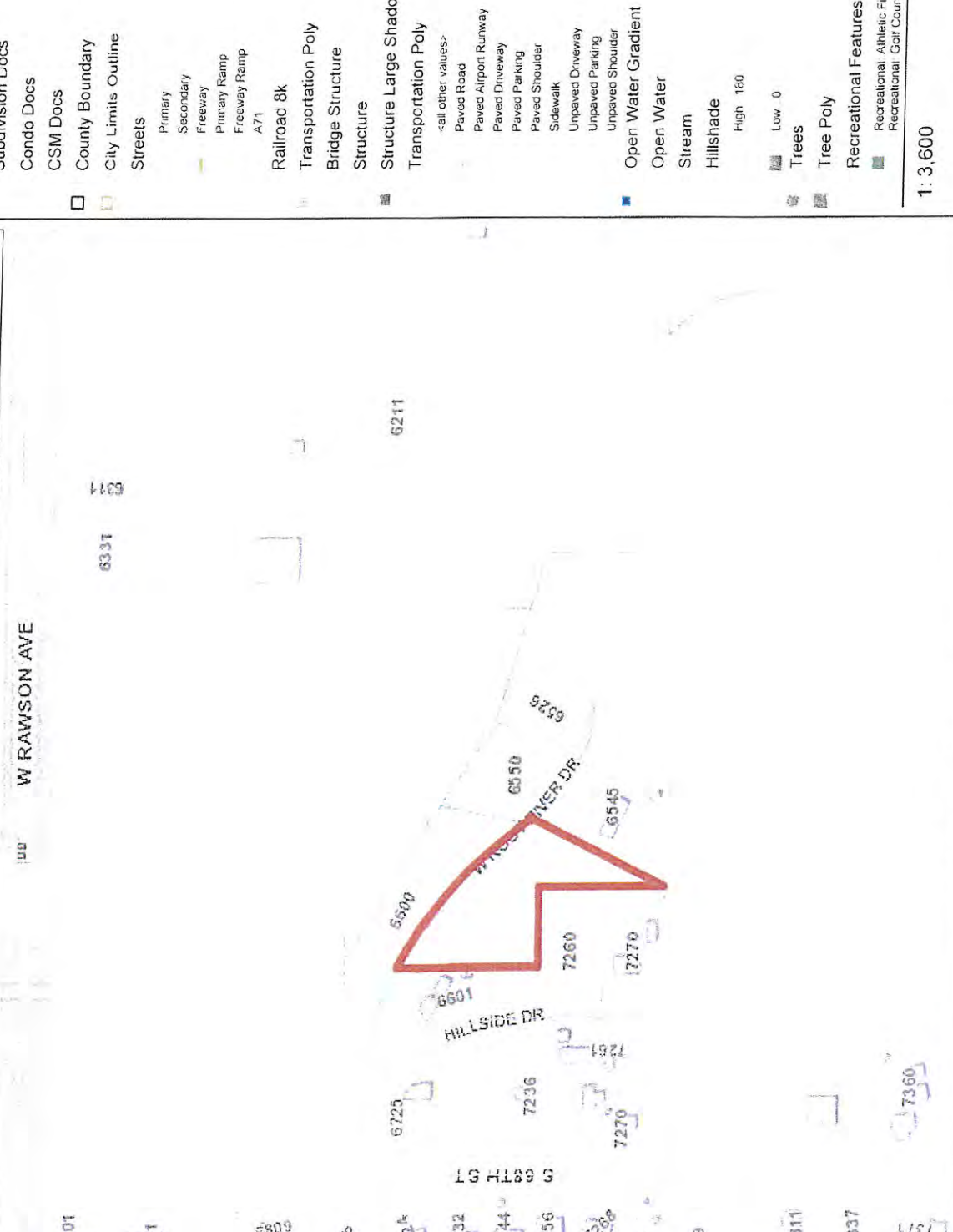
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Milwaukee County Rezoning Application



W RAWSON AVE



Legend

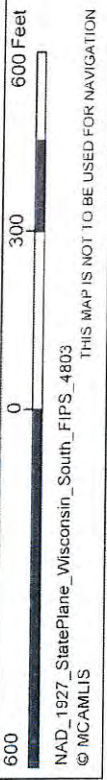
□	Tax Parcels
□	Subdivision Docs
□	Condo Docs
□	CSM Docs
□	County Boundary
□	City Limits Outline
□	Streets
	Primary
	Secondary
	Freeway
	Primary Ramp
	Freeway Ramp
	A71
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	Transportation Poly
	Bridge Structure
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	Open Water
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	High 1&0
	Low 0
	Trees
	Tree Poly
	Recreational Features
	Recreational Athletic Fields-Courts
	Recreational Golf Course Related

Notes

Tax Key 7579983000

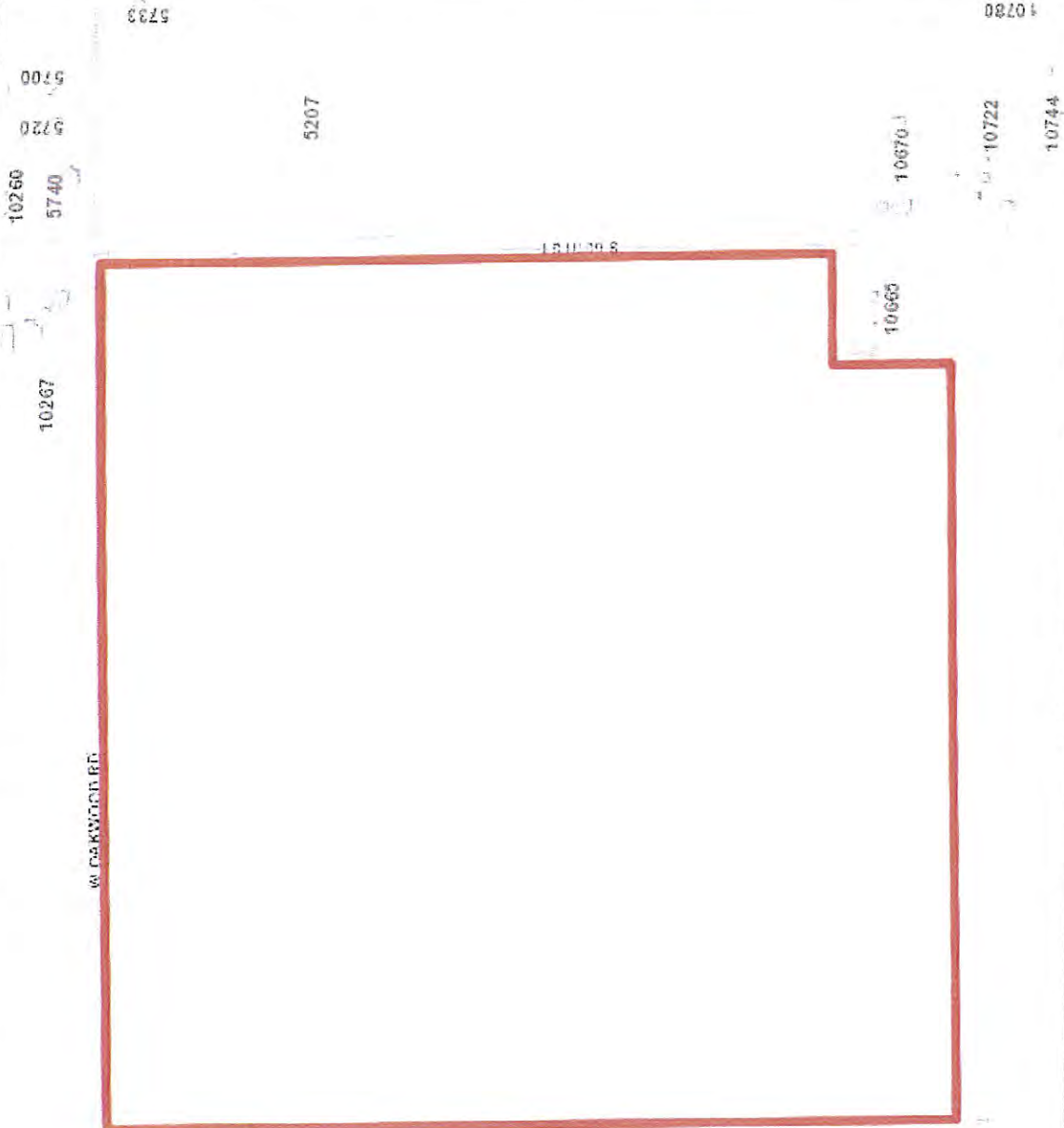
1.58 Acres

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Milwaukee County Rezoning Application



Legend

- Tax Parcels
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
 - Freeway Ramp
 - A71
- Railroad 8k
- Transportation Poly
- Bridge Structure
- Structure
- Structure Large Shadow
- Transportation Poly
 - <all other values>
 - Paved Road
 - Paved Airport Runway
 - Paved Driveway
 - Paved Parking
 - Paved Shoulder
 - Sidewalk
 - Unpaved Driveway
 - Unpaved Parking
 - Unpaved Shoulder
- Open Water Gradient
- Open Water
- Stream
- Hillshade
 - High 180
 - Low 0
- Trees
- Tree Poly
- Recreational Features
 - Recreational: Athletic Fields-Courts
 - Recreational: Golf Course Related

1:6,000

Notes

Tax Key 9479998000
153.64 Acres

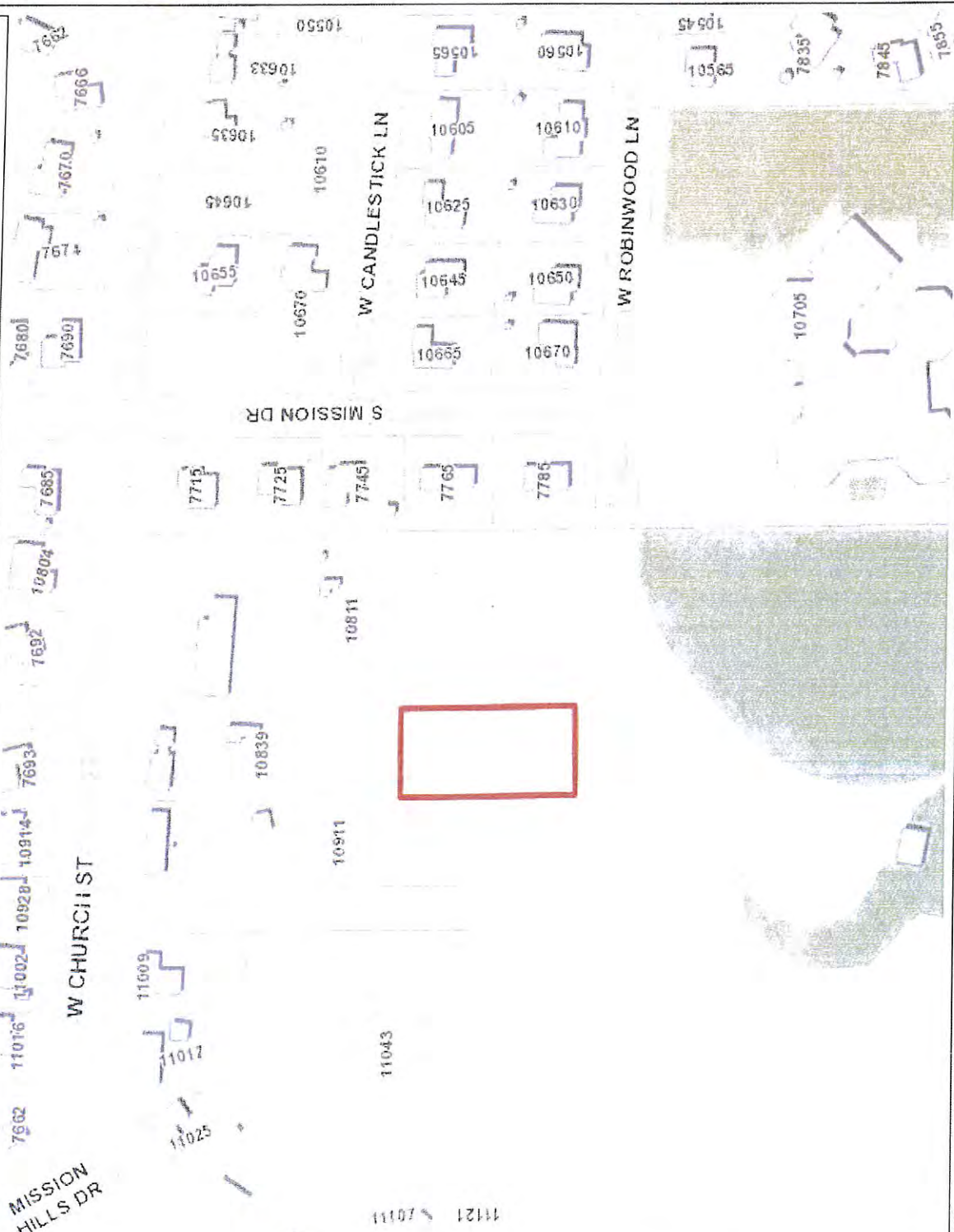
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1,000 500 1,000 Feet
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



- Legend**
- Tax Parcels
 - Plat of Survey
 - Foreclosure
 - Subdivision Docs
 - Condo Docs
 - CSM Docs
 - County Boundary
 - City Limits Outline
 - Streets
 - Primary
 - Secondary
 - Freeway
 - Primary Ramp
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 - Unpaved Shoulder
 - Open Water Gradient
 - Open Water
 - Stream
 - Hillshade
 - High 180
 - Low: 0
 - Trees
 - Tree Poly

1:2,400



400 200 0 400 Feet

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Notes

Tax Key #7969997002
St. Martins/Robinwood Elem



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 9, 2016

Planned Development District Amendment and Special Use

RECOMMENDATION: Department of City Development staff recommends denial of the Planned Development District Amendment and Special Use applications. If approved, staff recommends approval be subject to the conditions set forth in the draft Planned Development District Amendment Ordinance and in the draft Special Use Resolution.

Project Name:	Highland Development Ventures Self-Storage
Project Address:	6805-6807 South 27 th Street
Applicant:	Highland Development Ventures
Property Owner:	WS Franklin LLC
Current Zoning:	Planned Development District No. 13
2025 Comprehensive Plan	Commercial
Use of Surrounding Properties:	Wendy's, Walmart and Sam's Club to the north, Dental Associates and vacant land to the south, City of Oak Creek to the east and multiple-family and single-family residential uses to the west
Applicant Action Requested:	Approval of the proposed Planned Development District Amendment, the requested waivers from the South 27 th Street Design Overlay District standards and the Special Use

Introduction:

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.

On April 18, 2016, the applicant submitted Planned Development District (PDD) Amendment and Special Use Applications for the development of a self-storage facility at 6805-6807 South 27th Street. The applicant is requesting an amendment of PDD No. 13, Section 2, to add self-storage as an allowed Special Use within the existing building at 6803-6807 S. 27th Street, and to request the subject Special Use approval.

The Special Use request is for approval of the specific use, and for site and building modifications. The applicant is proposing 948 storage units within one existing building and three proposed buildings. The proposal includes converting the existing vacant warehouse portion of the building into climate-controlled storage, adding two outdoor vehicle storage areas, and constructing three new buildings around the perimeter of the existing pavement adjacent to the warehouse space. The three new buildings will total 9,580 square feet. The proposal also includes landscaping, repaving parking spaces and drive aisles, and some façade changes to the warehouse portion of the existing building.

Staff is recommending, with agreement from the applicant, that the Plan Commission classify the proposed amendment as a Major PDD Amendment. To expedite the process, the applicant has paid the

Major PDD Amendment Application fee of \$3,500. Major PDD Amendments are typically reserved for changes to the exterior boundaries of a PDD, changes to use and changes to street layouts.

Background:

Original Approvals:

The existing building was originally a 52,957 square foot Menard's store. Menard's received Special Use approval in 1983, via Resolution No. 83-2052, for the location and operation of a home improvement retail sales center. In 2002, the Ashley Companies received approval of a Site Plan Amendment to remodel the front exterior façade of the building, adding additional landscaping and new signage and restoring the property to an acceptable condition (Resolution No. 2002-138).

In 2003, the Ashley Companies received approval to construct an 18,000 square foot addition to accommodate the retail floor area, 2,100 square feet of new office space and restrooms, and a 42,900 square foot warehouse, and to increase the number of parking stalls required in a B-2 Zoning District (Resolution No. 2003-0005).

A letter dated May 1, 2003 from Michael J. Fox, Development Director of Continental Properties Company, Inc. to Mary K. Buratto, City Planning Manager at that time, detailed the 2003 site plan amendment proposal. The letter stated, "We have understood that there was some original concern over the size of the warehouse and amount of truck volume. A warehouse of this size is typical for a furniture store of this size." The letter also detailed the use of the space stating, "Ashley's delivery operation consists of 3 semi-trailers that will make deliveries from the manufacturing plant to the store/warehouse. The straight truck home delivery vans consist of approximately 12 vans that will all be loaded up simultaneously in the mornings and will return in the late afternoon. Deliveries take place between 8:00AM and 4:00PM..."

Ashley Furniture also submitted an outline of their business operations with their 2003 Site Plan Application, which stated, "This facility will not be run as a Distribution Center based on the lack of heavy truck traffic for all hours of the day. The delivery vehicles are all straight trucks and leave one time during the morning and return once to remain for the night."

Recent Approvals:

The 19.7-acre property located at 6803-6807 South 27th Street was rezoned from B-2 General Business District to PDD No. 13 in November 2013. The existing building on the property is approximately 116,000 square feet with about 40,000 square feet of retail space and 76,000 square feet of warehouse and distribution space.

The 2013 rezoning and PDD Amendment allowed warehouse and distribution uses and amusement and recreation uses within this existing building through the Special Use Application process, in addition to uses as allowed under the B-3 Community Business District. In 2013, the City also approved Special Use Permits for Sky Zone, an indoor trampoline park facility and AST Logistics, a warehouse and distribution business use. It can be noted that the AST Logistics approval was specific to that user and did not run with the land. However, neither of these uses occurred and their approvals have since expired (although a third use, the Hobby Lobby store, was also approved and did move in).

Earlier this year the City approved a PDD Amendment, Certified Survey Map and Condominium Plat for the property. The Condominium Plat created two separate condominium units for the existing building.

Unit 1 of the proposed Condominium Plat consists of the Hobby Lobby portion of the existing building. Unit 2 is the remaining back portion of the building consisting of former warehouse space.

The CSM divided the existing approximately 823,908 square foot (19.7-acre) property into two separate lots. Lot 1 has an area of 767,326 square feet and consists of the existing building, adjacent parking and the westernmost greenspace portion of the property primarily consisting of protected natural resource features. Lot 2 has an area of 56,582 square feet and is currently utilized for parking. The PDD Amendment allowed for zero foot interior building and parking setbacks.

Current Situation:

The applicant's request was initially scheduled for Plan Commission review and a public hearing at its meeting of May 19, 2016. However, shortly before that meeting, the applicant requested that this matter be tabled to the next Plan Commission meeting in order to allow time to have a Concept Review with the Common Council and to consider any comments or concerns raised at that meeting. Therefore, the Plan Commission opened and held the public hearing, then moved to table and continue the hearing and any action on this matter, at its June 9, 2016 meeting.

At the public hearing on May 19th, two individuals (including the Alderperson of the District) spoke on this matter, expressing concerns about the proposed project including potential noise, traffic, lights, etc. Alderwoman Wilhelm further indicated that the President of the Victoria Place Condominium Association (located west of the subject site) had expressed to her concerns about the proposed use including potential noise, lights, hours of operation, and the architecture of the proposed buildings, fence, etc.

This matter was the subject of a Concept Review by the Common Council at its meeting of May 17, 2016. Discussion and comments provided by the Common Council included:

- Ongoing concerns expressed by neighbors to the west about excessive noise from the existing businesses in this area and concern about the potential for more noise from the proposed use.
- The importance of providing adequate screening and landscaping on the western edge of the subject property.
- Some concerns were expressed about increasing the intensity of use at this site, such as the proposal to construct additional buildings, to allow outdoor storage, etc.
- Some concerns were expressed about increased lighting from the proposed use.
- Some concerns were expressed that the proposed use is not compatible with the intent of the 27th Street Design Overlay District.
- It was noted that a neighborhood meeting between the applicant and neighbors, including the residential properties to the west, would be a good idea.
- The importance of filling a vacant tenant space was noted.

Staff is not aware if a neighborhood meeting was held, but can note that the applicant did make some revisions to the proposed plans (which revisions are reflected in the attached plans) subsequent to the Concept Review meeting.

Project Description:

The existing building consists of Hobby Lobby and vacant tenant space. Hobby Lobby occupies the easternmost approximately 53,126 square feet of space closest to S. 27th Street. The remaining approximately 62,640 square feet of space directly behind or west of the Hobby Lobby is vacant and would be utilized entirely by the proposed self-storage facility.

The Special Use Application requests approval of a self-storage facility consisting of climate controlled storage units within the existing building, ambient temperature storage units within the three proposed buildings, and outdoor vehicle storage. The development primarily includes storage units that are accessed from the interior of the existing building; however, 35 units are contained within the three separate buildings that will have exterior overhead doors for access.

According to the applicant, the self-storage facility will have office hours from 9:30 a.m. to 6:00 p.m. on Monday through Friday and weekend office hours between 9:00 a.m. to 5:00 p.m. Tenants will be able to access their storage units every day of the year between 6:00 a.m. and 10:00 p.m. The applicant has noted that under special circumstances a tenant may be allowed access to their unit outside of these specified hours. The applicant also envisions about 5 – 6 vehicles per day, on average, visiting this site.

The applicant's Site Plan includes three proposed self-storage buildings around the perimeter of the site. The buildings contain mini warehousing units in sizes of 5-feet by 10-feet and 10-feet by 30-feet. The buildings are labeled "A," "B" and "C" on Sheet AS.1 of the plans. The site plan also includes a black aluminum fence and gates as illustrated on the site plan. The fence and gates will be six feet in height.

Comprehensive Master Plan Consistency:

- *Consistent with, as defined by Wisconsin State Statute, means "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."*

Comprehensive Master Plan. The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as Commercial and Areas of Natural Resource Features. The surrounding future land uses are Commercial, Residential and Areas of Natural Resource Features.

It can be noted that the proposed PDD No. 13 Amendment and associated Special Use request are not consistent with certain elements of the City's Comprehensive Master Plan including but not limited to:

- The future land use map, which envisions that the subject area will be developed for commercial uses, as opposed to Business Park, Industrial or Light Manufacturing, which would more appropriately accommodate indoor self-storage and outdoor vehicle storage types of uses.
- Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and utility costs.
- Build community identity by revitalizing main streets, special districts, and other important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses.
- Ensure compatibility with adjacent land uses.

The subject proposal is also not consistent with the "South 27th Street Corridor Plan" which recommends that this area serve as a regional shopping center district comprised of large and mid-sized retail uses and supporting and complementary commercial uses such as restaurants and offices. The "South 27th Street Corridor Plan" also suggests that the City require any rezoning in the corridor to be limited to those that are consistent with this Plan.

On the other hand, the subject proposal is consistent with the Comprehensive Master Plan goals to "Expand and stabilize the current economic base" and to "Create Jobs", and is generally consistent with the 70/30 Goal of the City.

Project Analysis:

Site Plan:

Building “A” is located in the middle of the property adjacent to the north property line and has a footprint of 780 square feet and is 26’ tall. The first floor includes three storage units. Building “B” is 4,000 square feet in size, is located along the western edge of the existing impervious surface, and contains sixteen 10’ x 25’ units. Building “C” is 4,800 square feet, is connected to the south end of Building B, and contains sixteen 10’ x 30’ units. The existing building will house the remaining 913 units.

The two outdoor vehicle storage areas are located at the northwest and southwest corners of the existing building. Staff has concerns with the proposed outdoor vehicle storage areas as such a use is not an allowed use within PDD No. 13, is not an allowed use within the B-3 and other adjacent zoning districts, and is not compatible with the 27th Street Design Standards. Therefore, should the City wish to approve the proposed self-storage use, staff recommends that the applicant remove the outdoor vehicle storage use from its Project Narrative and any other applicable elements of its submittal, for staff review and approval prior to issuance of a Building Permit. Should the outdoor vehicle storage areas be approved, staff would note its concern that such areas would be visible to the public (to a certain extent), would be unsightly, and could expand in size or in types of items stored beyond that indicated by the applicant. Therefore, staff suggests that the applicant revise the Site Plan to indicate that: only storage of licensed vehicles in operating condition such as boats and RV’s be allowed at this site; and that a 8-foot high decorative sight-proof fence or wall be placed to totally enclose the two storage areas; for staff review and approval prior to issuance of a Building Permit.

The Site Plan provided by the applicant does not include noted dimensions of drive aisle widths, parking space sizes, snow storage square footages, square feet of outdoor vehicle storage areas, building sizes, fence height, etc. Staff recommends that the applicant submit a dimensioned and more detailed Site Plan for staff review and approval prior to issuance of a Building Permit. Staff has discussed several of these issues with the applicant and from the scaled drawing finds that all setback, parking space sizes, quantity of snow storage, etc. requirements appear to be met.

Parking:

PDD No. 13 states that the applicant shall provide the minimum off-street parking and loading as required by Section 14 of the City of Franklin Zoning Code (the City’s zoning ordinance prior to the current Unified Development Ordinance). That section does not specifically address self-storage uses and states that uses not listed shall provide parking in accordance with the Plan Commission recommendation and as required by the Mayor and Common Council. The most similar standard provided is for Warehouse, Storage, Wholesale, and Mail Order Establishments, which requires one parking space for each fifteen hundred square feet of floor space, or when the number of employees is specifically indicated, one parking space per each two employees employed on the premises.

It can be noted that Table 15-5.0203 of the UDO requires a Standard Parking Ratio of one space per 10 storage units. The site contains 948 storage units; therefore, 95 parking spaces are required. The applicant is providing just six parking spaces.

Staff also researched and compared the parking requirements for self-storage uses from other communities. Staff found that there was a wide range, with some standards similar to the UDO standard and others requiring just one parking space per 100 storage units. *The Dimensions of Parking, Fifth Edition*, published by the Urban Land Institute recommends a ratio of 1.75 parking spaces per 100 storage units. This ratio would require 17 parking spaces, and staff finds that this ratio would be more

appropriate than the UDO standard. Therefore, staff recommends that the applicant revise the Site Plan to provide a minimum of 17 parking spaces for staff review and approval prior to issuance of a Building Permit. Staff suggests that the additional parking spaces be provided along the north elevation next to the proposed six parking spaces.

Contrary to the Architectural Site Plan, the applicant's Project Data indicates that nine parking spaces will be provided within the existing warehouse. Staff believes the Project Data is in error and reflects the earlier submittal, which has since been revised. Therefore, staff recommends that the applicant revise the Project Narrative, Project Data, Landscape Plan, and any other applicable elements of its submittal, to identify the correct amount, location, and type of parking and access, for staff review and approval prior to issuance of a Building Permit.

All parking space sizes comply with Section 15-5.0202B. of the UDO, which states that the size of each parking space shall be neither less than 180 square feet nor less than 9-feet in width.

One ADA accessible parking space is provided adjacent to the main entrance, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO, which requires a minimum of one accessible parking spaces for off-street parking lots with 1 to 25 parking spaces.

Landscaping:

Planned Development District No. 13 references Section 15.7 of the previous City of Franklin Zoning Ordinance for review of landscaping plans by the Architectural Review Board. The Plan Commission now serves as the review board for commercial projects and as such, a detailed Landscape Plan has been provided for review.

Staff recommended to the applicant that the Landscape Plan comply with Division 15-5.0300, Required Landscaping, of the UDO. Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces. As the property abuts less intense residential uses, a 20% increase is also required per Section 15-5.0302C.1. of the UDO. Furthermore, Section 15-5.0302B.3. of the UDO requires a minimum of five plantings per property for each type.

Given that the applicant is providing 6 parking spaces on the property, 6 plantings of each type are required (which would still be appropriate should staff's recommended 17 parking spaces be provided), which includes the 20% increase. The Landscape Plan includes 11 canopy/shade trees, 17 evergreen trees, 2 decorative trees and 38 shrubs. The UDO allows the replacement of decorative trees with shade trees when appropriate. Staff does not object to the increased number of shade trees versus decorative trees; therefore, staff finds that a sufficient number of plantings have been provided. Staff also notes that the UDO allows credit for preserving existing landscaping. The Landscape Plan illustrates existing trees and vegetation that will remain; however, the necessary information has not been provided for staff to calculate the extent of the credit the applicant could receive.

Staff recommends that a planting guaranty of 2-years be provided by the landscape contractor and that guarantee noted on the Landscape Plan per Section 15-5.0303G.3. of the UDO prior to issuance of an Occupancy Permit.

Staff recommends that the applicant verify that the existing landscaped trees and shrubs noted on the Landscaping Plan be field verified, and if dead or in poor health, be replaced and noted as such on the Landscape Plan, for staff review and approval prior to issuance of an Occupancy Permit.

Staff would note that the applicant is requesting waivers from South 27th Street Design Overlay District standards. As such, the Plan Commission may wish to consider requiring additional landscaping and consider any such landscaping enhancements as compensation for some of the requested waivers to the South 27th Street Design Overlay District standards.

Lighting:

The applicant has provided a Lighting Plan with photometrics. The Lighting Plan includes 28 wall pack lights. Twenty-six lights will be mounted at 7-feet and two at 12-feet. The maximum footcandles is 8.5 and footcandles levels at the property lines is 0.0.

The Lighting Plan is in conformance with Division 15-5.0400 of the UDO.

Staff would note that the applicant is requesting waivers from South 27th Street Design Overlay District standards. As such, the Plan Commission may wish to consider requiring additional lighting features or enhancements and consider any such changes as compensation for some of the requested waivers to the South 27th Street Design Overlay District standards.

Architecture:

The applicant is utilizing metal panels, fiber cement panels, stone veneer and metal roofs for the three proposed buildings, and is proposing minor façade changes to the existing building.

Building A, which consists of a 26-foot tower feature (and three first floor self-storage units) primarily consists of metal panels and an aluminum storefront glass feature. As the subject building is highly visible to the public, and to be more consistent with the architectural materials of the existing adjacent buildings, staff recommends that the applicant revise the architectural elevations to replace the metal panels with fiber cement panels and stone and/or brick, utilize opaque darkly tinted windows, and replace the overhead storage door on the east elevation with a man door, for staff review and approval prior to issuance of a Building Permit.

Buildings B (9' 4" high) and C (10' 4" high) each contain 16 overhead doors, and metal panels/trim, on the east elevations. The west elevation of both buildings are primarily fiber cement panels with stone veneer columns to break up the elevations. The north elevation of Building B and south elevation of Building C are similarly designed with fiber cement panels and stone veneer columns on the ends.

The applicant is also proposing modifications to the existing building. The north elevation will be remodeled to include a new entrance feature consisting of metal panels, storefront glass and a metal canopy (replacing three existing truck doors). The applicant is also removing the existing man door on the north elevation near the Hobby Lobby portion of the building, and is proposing faux overhead doors to replace all but one of the existing truck dock doors. On the west elevation of the existing building, the applicant is also replacing the two existing truck dock doors with faux overhead doors. On the south elevation, the applicant is adding 19 faux overhead doors and removing the western-most existing man door.

As the south elevation of the existing building is highly visible to the public, and to be more consistent with the existing and adjacent buildings, staff recommends that the applicant revise the architectural elevations to replace the faux overhead doors on the south elevation with stone veneer columns or pilasters with brick or stone at their base, for staff review and approval prior to issuance of a Building Permit.

Staff would note that the applicant is requesting waivers from South 27th Street Design Overlay District standards. As such, the Plan Commission may wish to consider requiring additional architectural features or enhancements and consider any such changes as compensation for some of the requested waivers to the South 27th Street Design Overlay District standards.

Signage:

The applicant has noted on the Site Plan, Sheet AS.1, that they are proposing a sign to be added to the existing monument sign adjacent to S. 27th Street and plan to utilize the existing directional sign adjacent to the cross-access to Wal-Mart to the north. A wall sign is also illustrated on the east elevation of Building A.

PDD No. 13 states that signs shall be in conformance with the provisions of the City of Franklin Sign Ordinance. As such, *staff recommends review and approval of all signage by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department, prior to installation of any signage.*

Grading, Drainage, Erosion Control and Storm Water Management:

The development is entirely within the existing impervious surface area of the site. The applicant will be adding some greenspace and staff anticipates that there will be minor grade changes. *Staff recommends that the applicant submit a grading, drainage, erosion control and storm water management plan for review and approval by the Engineering Department prior to issuance of a Building Permit.*

Natural Resource Protection Plan and Conservation Easement:

A NRPP and Conservation Easement was recently provided as part of the Condominium Plat and Certified Survey Map Applications earlier this year, which included a Wetland Delineation Report dated October 26, 2015, from R.A. Smith National, Inc. The report included a study area encompassing the westernmost greenspace portion of the property, starting from the edge of the existing pavement. The vast majority of the greenspace area is wetland. The area also contains floodplain. Based upon the applicant's plans, all new development is located within existing impervious areas and outside the recently delineated natural resource features.

South 27th Street Design Overlay District Standards and Necessary Waivers:

The subject property is located within the South 27th Street Design Overlay District. This zoning district contains special architectural, parking and landscaping standards for sites with new buildings or for projects that result in an increase in floor area of fifty (50) percent or more over the floor area of the existing building at the time of the addition. The proposed new buildings must meet these standards.

The Design Overlay District authorizes the Plan Commission to waive any of the District standards by 5 votes of all the members of the Plan Commission provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary.

However, staff does not believe that the applicant has provided any supplemental design elements or improvements to compensate for waiver of any of the standards noted below. The applicant's requested, and other required waivers, include:

- **Section 15-3.0352C.2. Other requested parking reductions.**

“If a parking reduction is requested for any reason other than shared parking, or a parking reduction beyond forty (40) percent is requested for shared parking arrangements, technical documentation shall be furnished by the applicant during the site plan review process to indicate, to the satisfaction of the Plan Commission, that actual off-street parking demand for that particular use is less than the required amount or that sufficient on-street parking is available in the area.”

The applicant provided additional parking information in the attached Project Data letter. However, staff does not agree with the amount of parking provided by the applicant. Instead, and as previously noted, staff recommends approval of the requested waiver provided that the applicant revises the Site Plan to include 17 parking spaces.

- **15-3.0353B. Coordination of site furnishings.**

“Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.”

Site furnishings (benches, trash receptacles, bicycle racks, etc.) have not been provided. The applicant provided comment related to site furnishings in the attached Project Data letter. Staff concurs that such furnishings would not be appropriate for the proposed self-storage use, but that supplemental design elements or improvements would be needed to waive this standard. Staff recommends approval of the requested waiver provided that the applicant provides decorative lighting for Building A and decorative lighting fixtures for Buildings B and C for staff review and approval prior to issuance of a Building Permit.

- **15-3.0353C.3., 4. and 5. Pedestrian considerations.**

“3. The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.”

“4. Sidewalks shall be provided along the entire length of any facade containing a public entrance, leaving room for foundation planting beds.”

“5. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.”

Staff believes that pedestrian considerations would not be appropriate for the proposed self-storage use, but that supplemental design elements or improvements would be needed to waive this standard. Staff recommends approval of the required waivers provided that the applicant provides additional decorative foundation planting beds and green screens adjacent to the customer entrance on the north elevation of the existing building for staff review and approval prior to issuance of a Building Permit.

- **15-3.0353E. Bicycle and pedestrian amenities required.**

“The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location.”

Bicycle and pedestrian amenities have not been provided. The applicant provided comment related to amenities in the attached Project Data letter, and noted that the proposed plans include

provision of a decorative fence. Staff concurs that such amenities would not be appropriate for the proposed self-storage use, and that the decorative fence supplemental design element meets this waiver. Staff recommends that this waiver be granted.

- **15-3.0355A.2., 3., 5., 8., and 9. Building Character and Design.**

“2. All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.”

“3. Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.”

“5. Color choice shall complement the style and materials of the building’s façade and provide a pleasing relationship with adjoining buildings.”

“8. All visible sides of the building shall be designed with details that complement the front façade. Side facades that are visible from the public street shall receive equal design attention.”

“9. Building massing that creates modulation and articulation is encouraged.”

Staff believes these standards have not been met due to use of such materials as metal panels in Building A, the use of metal overhead doors on Buildings B and C, use of faux overhead doors on the existing building, etc. Instead, and as previously noted, staff recommends approval of the required waivers provided that the applicant: replace the metal panels with fiber cement panels and stone and/or brick, utilize opaque darkly tinted windows, and replace the overhead storage door on the east elevation with a man door on Building A; and replace the faux overhead doors on the south elevation of the existing building with stone veneer columns or pilasters with brick or stone at their base; for staff review and approval prior to issuance of a Building Permit.

- **15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9. Design Standards for Non-Residential Buildings [20,000 Square Feet or Less in Area]**

“1. Purpose and Intent.”

“3. Building Materials and Colors.”

“4. Roof Materials, Parapets, and Roof Pitch.”

“5. Building Facades.”

“6. Change in Relief of Building.”

“7. Windows.”

“8. Pedestrian Accessibility.”

“9. Landscaping/Streetscape.”

Staff believes these standards have not been met due to the lack of appropriate use of varied and articulated facades, windows, architectural details, exterior features, stone and brick, decorative concrete panels, façade colors, stepped parapets or brick coursing, landscaping, etc. and that supplemental design elements are needed to meet these waivers. In addition, staff believes that pedestrian accessibility and streetscaping would not be appropriate for the proposed self-storage

use. Therefore, staff recommends approval of the required waivers provided that the applicant: replace all faux overhead doors on the north and west elevations of the existing building with green screens or some other decorative feature; that all overhead doors on Buildings A, B, and C be replaced with decorative doors; and that additional landscaping be provided on the south side of the existing building; for staff review and approval prior to issuance of a Building Permit..

Fire Department Comments:

The Fire Department provided the applicant with a list of comments and requirements for compliance of fire protection standards. Staff recommends that the applicant address all Fire Department staff comments to the satisfaction of the Fire Chief, prior to issuance of an Occupancy Permit.

Staff Recommendation:

Based upon the preceding information, Department of City Development staff recommends denial of the Planned Development District Amendment to PDD No. 13 and of the associated Special Use for the Highland Development Ventures proposed self-storage development at 6805-6807 South 27th Street due to its lack of consistency with:

- a preponderance of the principles, goals, objectives, and standards contained within the City's Comprehensive Master Plan;
- the "South 27th Street Corridor Plan" which recommends that this area serve as a regional shopping center district comprised of large and mid-sized retail uses and supporting and complementary commercial uses such as restaurants and offices; and
- a preponderance of the site design general standards and architectural requirements of the South 27th Street Design Overlay District.

However, if the Plan Commission chooses to recommend approval of the subject proposal, staff recommends such approval be subject to the conditions set forth in the draft Ordinance and draft Resolution.