

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, OCTOBER 8, 2015, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of September 17, 2015.

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

1. **CARLISLE INTERCONNECT TECHNOLOGIES, INC. LIGHT MANUFACTURING OPERATION FACILITIES EXPANSION.** Planned Development Districts Amendment application by Carlisle Interconnect Technologies, Inc. to remove the approximately 3.7 acre western portion of the subject property from Planned Development District No. 7 (Franklin Industrial Park) and to add that area to Planned Development District No. 18 (Franklin Business Park), upon property zoned Planned Development District No. 7 (Franklin Industrial Park) and Planned Development District No. 18 (Franklin Business Park), located at 5300 West Franklin Drive; Tax Key No. 931-0017-003. **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. **TORBENSON SHOWS LLC HOLIDAY CRAFT AND GIFT EXPO AT THE MILWAUKEE COUNTY SPORTS COMPLEX.** Temporary Use application by James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, November 27, 2015 to November 29, 2015, on property zoned A-1 Agricultural District, FW Floodway District, FC Floodplain Conservancy District, C-1 Conservancy District and R-8 Multiple Family Residence District; Tax Key Nos. 852-9999-001 and 882-9987-001.

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: October 22, 2015

**City of Franklin**  
**Plan Commission Meeting**  
**September 17, 2015**  
**Minutes**

unapproved

**Call to Order and Roll Call**

- A. Mayor Steve Olson called the September 17, 2015 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 (arrived at 7:05 p.m.) and Commissioners David Fowler, Patricia Hogan, Scott Thinnes and City Engineer Glen Morrow. Excused was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski and Planning Manager Joel Dietl.

**Approval of Minutes**

Regular Meeting of September 3, 2015.

- B.
1. Commissioner Fowler moved and Commissioner Hogan seconded approval of the September 3, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

**Public Hearing Business Matters**  
**GUARDING YOUR ANGELS, INC.**  
**CHILD DAY CARE SERVICES.**

Special Use application by Guarding Your Angels, Inc. to operate a child day care services business upon property zoned B-3 Community Business District, located at 7260 South 76th Street; Tax Key No. 756-9993-011.

- C.
1. Planning Manager Dietl presented the application by Nara Colton, d/b/a as Guarding Your Angles, Inc. for a Special Use under Standard Industrial Classification Title No. 8351 "child day care services", to allow for a child day care services business use for property located at 7260 South 76th Street.

The Official Notice of Public Hearing for the Special Use was read in to the record by Planning Manager Dietl and the Public Hearing was opened at 7:05 p.m. and closed at 7:07 p.m.

Commissioner Fowler moved to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a child day care services business use upon property located at 7260 South 76th Street. Seconded by Commissioner Thinnes. On voice vote, all voted 'aye'. Motion carried.

**MONDA SALON, LLC BEAUTY SALON.** Special Use application by Monda Salon, LLC to operate a beauty salon business upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 210; Tax Key No. 704-9978-002.

2. Planning Manager Dietl presented the application by Monda Salon, LLC for a Special Use under Standard Industrial Classification title No. 7231 "Beauty shops", to allow for a beauty salon use for property located at 11113 West Forest Home Avenue.

The Official Notice of Public Hearing for the Special Use was read in to the record by Planning Manager Dietl and the Public Hearing was opened at 7:10 p.m. and closed at 7:12 p.m.

**Item C.2. (continued)**

Commissioner Fowler moved to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a beauty salon business use upon property located at 11113 West Forest Home Avenue. Seconded by Commissioner Thinnes. On voice vote, all voted 'aye'. Motion carried.

**Business Matters**

**D.** (None listed.)

**Adjournment**

**E.** Commissioner Morrow moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of September 17, 2015 at 7:15 p.m. All voted 'aye'; motion carried.

DRAFT



## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of October 8, 2015

## Planned Development District Amendment

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**RECOMMENDATION:** City Development Staff recommends approval of the proposed amendments of Planned Development District Nos. 7 and 18.

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<b>Project Name:</b>	PDD Nos. 7 and 18 Amendment and Site Plan Amendment (Carlisle Interconnect Technologies, Inc.)
<b>Project Address:</b>	5300 W. Franklin Drive
<b>Applicants:</b>	Patrick Cusick, Carlisle Interconnect Technologies, Inc. Deborah C. Tomczyk, Reinhart Boerner Van Deuren, S.C.
<b>Property Owner:</b>	P & JF-A, LLC.
<b>Current Zoning:</b>	Planned Development District No.7 (Franklin Industrial Park Phase II) and Planned Development District No. 18 (Franklin Business Park)
<b>2025 Comprehensive Plan:</b>	Commercial and Areas of Natural Resource Features
<b>Use of Surrounding Properties:</b>	Manufacturing and light industrial to the north, south and west, and areas of natural resource features to the east.
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the proposed Planned Development District Amendments.

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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 ordinance.

**INTRODUCTION:**

On September 3, 2015, representatives of Reinhart Boerner Van Deuren, S.C. and Computerized Structural Design, S.C., on behalf of Carlisle Interconnect Technologies, Inc., submitted a Planned Development District (PDD) application for the property located at 5300 W. Franklin Drive. The applicants propose to rezone the western (approximately 3.7 acre) portion of the subject property from Planned Development District No.7 (Franklin Industrial Park Phase II) to Planned Development District No. 18 (Franklin Business Park).

Solely for the Plan Commission's information, it can be noted that the applicants are also proposing the following additional changes for Community Development Authority and Common Council review and approval:

- amend PDD No. 18 to remove certain required setbacks from internal property lines;

- waive certain repurchase rights and certain required setbacks from internal property lines as currently set forth under the Declaration of Protective Covenants for the Franklin Business Park;
- release a restriction to allow for off-street parking in a designated Landscape Easement area as set forth on the final plat for the Franklin Business Park; and
- amend the current Site Plan for Carlisle Interconnect Technologies, Inc. to allow an approximately 30,000 square foot addition to the existing building and an associated expansion of the parking lot.

**BACKGROUND:**

It can be noted that the subject 13.7 acre property was once three separate parcels, Lot 1 of Block 3 of the Franklin Industrial Park, and Lots 1 and 2 of Block 3 of the Franklin Business Park. Lot 1 of the Franklin Industrial Park (the 3.7 acre western-most portion of the subject area) is located within Planned Development District No. 7, which PDD was approved by the Common Council on June 18, 1985. Lots 1 and 2 of the Franklin Business Park (the remaining 10 acre eastern portion of the subject area) are located within Planned Development District No. 18, which PDD was approved by the Common Council on October 19, 1993.

The original building and parking lot were constructed in 1992 for Electronic Cable Specialists Inc. and were located entirely within Lot 1 of the Franklin Industrial Park (PDD No. 7).

On September 9, 1997, the Common Council approved a Land Combination of Lot 1 of the Franklin Industrial Park and Lot 1 of the Franklin Business Park. Furthermore, that Land Combination specifically stated that:

“The entirety of the combined parcel shall subject to the terms and provisions of Planned Development District No. 18 – Franklin Business Park and all recorded restrictions and protective covenants for the Franklin Business Park; excepting such structures or installations constructed or installed by Buyer on Lot 1, Block 3 in Franklin Industrial Park Addition No. 1, existing prior to the date of this land combination permit, which structures and improvements shall be deemed legal nonconforming structures and improvements, which shall only be deemed such to the extent they do not conform to the terms and provisions of Planned Development District No. 18 and the aforesaid restrictions and protective covenants for the Franklin Business Park.”

In 1998, an approximately 18,200 square foot addition to the building and an associated parking lot addition, extending into Lot 1 of the Franklin Business Park, were built.

On December 21, 1999, the Common Council approved a Land Combination of Lot 2 of the Franklin Business Park with Lot 1 of the Franklin Business Park and with Lot 1 of the Franklin Industrial Park.

On October 1, 2009, Carlisle Companies Inc. had acquired Electronic Cable Specialists Inc. and announced that it would operate as Carlisle Interconnect Technologies Inc.

Currently, all three lots have been combined into one lot pursuant to the Land Combinations noted above. However, the western portion of the subject area (and the original portion of the building and parking lot) is still zoned Planned Development District No. 7, while the eastern portion of the subject area (and the later building addition and parking lot addition), is still zoned Planned Development District No. 18.

**PROJECT DESCRIPTION/ANALYSIS:**

In part to more clearly identify that only one zoning district and one set of zoning standards, protective covenants, easements, etc. applies to the entire subject property, the applicants have requested approval of the subject rezoning.

**Planned Development District Amendments:**

As shown on the attached map, approximately 3.7 acres is proposed to be removed from Planned Development District No. 7 and added to Planned Development District No. 18.

The applicants are also requesting that PDD No. 18 be amended so that the building, parking and driveway setbacks at Section .02(9) and (10) not apply to interior property lines when two or more contiguous parcels under one ownership have been combined by means of a Land Combination Permit. A copy of the Site Plan (which will be reviewed by the Community Development Authority) is attached for informational purposes.

It can be noted that in all other aspects, it appears that the existing and proposed development is generally in conformance with the land use and zoning standards (such as use, setbacks, Land/Building Ratio, etc.) set forth in PDD No. 18.

Staff has therefore determined that the proposed changes comply with the Intent of Planned Development Districts, Conformance with the Adopted Comprehensive Master Plan, and Minimum Area and Use Requirements and Other Standards of planned development districts as set forth in Division 15-3.0400 of the Unified Development Ordinance.

**Comprehensive Master Plan Amendment.**

**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."*

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies existing and future land uses for both the Business Park and the Industrial Park as Commercial, and the subject property as Commercial and Areas of Natural Resource Features. In addition, the property is currently developed and the use is not envisioned to change. Therefore, there is no change to the Comprehensive Master Plan, and in all other aspects, the project appears to be consistent with the Plan.

**CONCLUSION:**

Planning Department staff recommends approval of the subject rezoning from Planned Development District No. 7 (Franklin Industrial Park Phase II) to Planned Development District No. 18 (Franklin Business Park).

## ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE TO AMEND §15-3.0412 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 7 (FRANKLIN INDUSTRIAL PARK) TO REMOVE AN APPROXIMATELY 3.7 ACRE AREA OF PROPERTY AND TO AMEND §15-3.0423 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 18 (FRANKLIN BUSINESS PARK) TO ADD THAT APPROXIMATELY 3.7 ACRE AREA OF PROPERTY AND TO ALLOW FOR AN APPROXIMATE 30,000 SQUARE FOOT ADDITION TO THE EXISTING BUILDING AND APPROXIMATELY 75 ADDITIONAL PARKING SPACES AND TO ELIMINATE REQUIRED SETBACKS FOR INTERIOR PARCEL LINES WHERE CONTIGUOUS PARCELS HAVE BEEN COMBINED BY LAND COMBINATION PERMIT  
(CARLISLE INTERCONNECT TECHNOLOGIES, INC., APPLICANT)  
(5300 WEST FRANKLIN DRIVE)

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WHEREAS, §15-3.0412 of the Unified Development Ordinance provides for and regulates Planned Development District No. 7 (Franklin Industrial Park), same having been created by Ordinance No. 85-864; and

WHEREAS, §15-3.0423 of the Unified Development Ordinance provides for and regulates Planned Development District No. 18 (Franklin Business Park), same having been created by Ordinance No. 93-1279 and later amended by Ordinance Nos. 1997-1437, 2000-1627, 2003-1743, 2005-1851 and 2012-2094; and

WHEREAS, Planned Development District No. 7 (Franklin Industrial Park) (Parcel 1) and Planned Development District No. 18 (Franklin Business Park) (Parcel 2 and Parcel 3) currently include those lands which support the Carlisle Interconnect Technologies, Inc. light manufacturing operation facilities, such lands parcels having previously been combined by land combination permit, legally described as follows:

Parcel 1: Lot 1, Block 3, in Franklin Industrial Park, being a Subdivision of lands in part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 26, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM that part conveyed to the City of Franklin by Warranty Deed recorded September 26, 1994 as Document No. 7006131. Tax Key No. 931-0017-003.

Parcel 2: Lot 1 Block 3, in Franklin Business Park, being a redivision of Certified Survey Map No. 4875, and part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Town 5

North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, as corrected by Surveyor's Affidavit of Correction recorded March 30, 1994 as Document No. 6928328 and Franklin Business Park Affidavit of Correction recorded September 19, 1994 as Document No. 7003047. Tax Key No. 931-0017-003.

Parcel 3: Lot 2, Block 3, in Franklin Business Park, being a redivision of Certified Survey Map No. 4875, and part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, as corrected by Surveyor's Affidavit of Correction recorded March 30, 1994 as Document No. 6928328 and Franklin Business Park Affidavit of Correction recorded September 19, 1994 as Document No. 7003047; Tax Key No. 931-0017-003; and

WHEREAS, the property which is the subject of the application for rezoning from Planned Development District No. 7 (Franklin Industrial Park) to Planned Development District No. 18 (Franklin Business Park) is more particularly described as follows:

Parcel 1: Lot 1, Block 3, in Franklin Industrial Park, being a Subdivision of lands in part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 26, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM that part conveyed to the City of Franklin by Warranty Deed recorded September 26, 1994 as Document No. 7006131. Tax Key No. 931-0017-003; and

WHEREAS, Carlisle Interconnect Technologies, Inc., applicant, in addition to the removal of property from Planned Development District No. 7 (Franklin Industrial Park) and addition of that area to Planned Development District No. 18 (Franklin Business Park), having petitioned for an amendment to Planned Development District No. 18 (Franklin Business Park), to eliminate required setbacks for interior parcel lines where contiguous parcels have been combined by land combination permit, to allow for construction of an approximately 30,000 square foot addition to the existing building and approximately 75 additional parking spaces; and

WHEREAS, the subject petition was before the Economic Development Commission on September 28, 2015, the Commission having recommended approval thereof to the Common Council; and

WHEREAS, the subject petition was before the Community Development Authority on October 8, 2015, the Authority having recommended approval thereof to the Common Council in conjunction with the Authority's conditional approval of a Site Plan for the Carlisle Interconnect Technologies, Inc. facilities expansion project; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 8th day of October, 2015, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed Planned Development Districts amendments 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 accepted the recommendations of the Economic Development Commission, the Community Development Authority and the Plan Commission and having determined that the proposed amendments to Planned Development District No. 7 (Franklin Industrial Park) and Planned Development District No. 18 (Franklin Business Park) are consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and 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: §15-3.0412 Planned Development District No. 7 (Franklin Industrial Park), §15-3.0423 Planned Development District No. 18 (Franklin Business Park), and §15-3.0102 (Zoning Map), of the Unified Development Ordinance of the City of Franklin, Wisconsin, be and the same are hereby amended to remove the property described below from Planned Development District No. 7 (Franklin Industrial Park) zoning designation and to add the property to Planned Development District No. 18 (Franklin Business Park):

Lot 1, Block 3, in Franklin Industrial Park, being a Subdivision of lands in part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 26, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM that part conveyed to the City of Franklin by Warranty Deed recorded September 26, 1994 as Document No. 7006131. Tax Key No. 931-0017-003.

SECTION 2: §15-3.0423 Planned Development District No. 18 (Franklin Business Park) of the Unified Development Ordinance of the City of Franklin is hereby amended to create a Subsection (13) to read as follows:

"(13) Multiple Parcel Sites

The building setback provisions of Subsection (9) herein and parking

driveway setbacks of Subsection (10) herein shall apply only to the property lines of the boundary of any Combined Parcel and shall not apply any interior property lines common to two of more contiguous parcels within the Combined Parcel. For the purposes of this paragraph, "Combined Parcel" shall mean any two or more contiguous parcels of land held under one ownership provided such parcels are used as one zoning lot and have been combined by Land Combination Permit as set forth in §15.9.0115 of this Ordinance."

SECTION 3: Any structure or structure installation existing prior to the effective date of this Ordinance or constructed after such date which would be nonconforming under §§15-3.0423(9) or (10), but which comply with Section 2 of this Ordinance, shall be deemed conforming for the purposes of §§15-3.1006, 15-3.1007 and 15-3.1008 of the Unified Development Ordinance.

SECTION 4: 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 5: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 6: 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 \_\_\_\_\_, 2015, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

ATTEST:

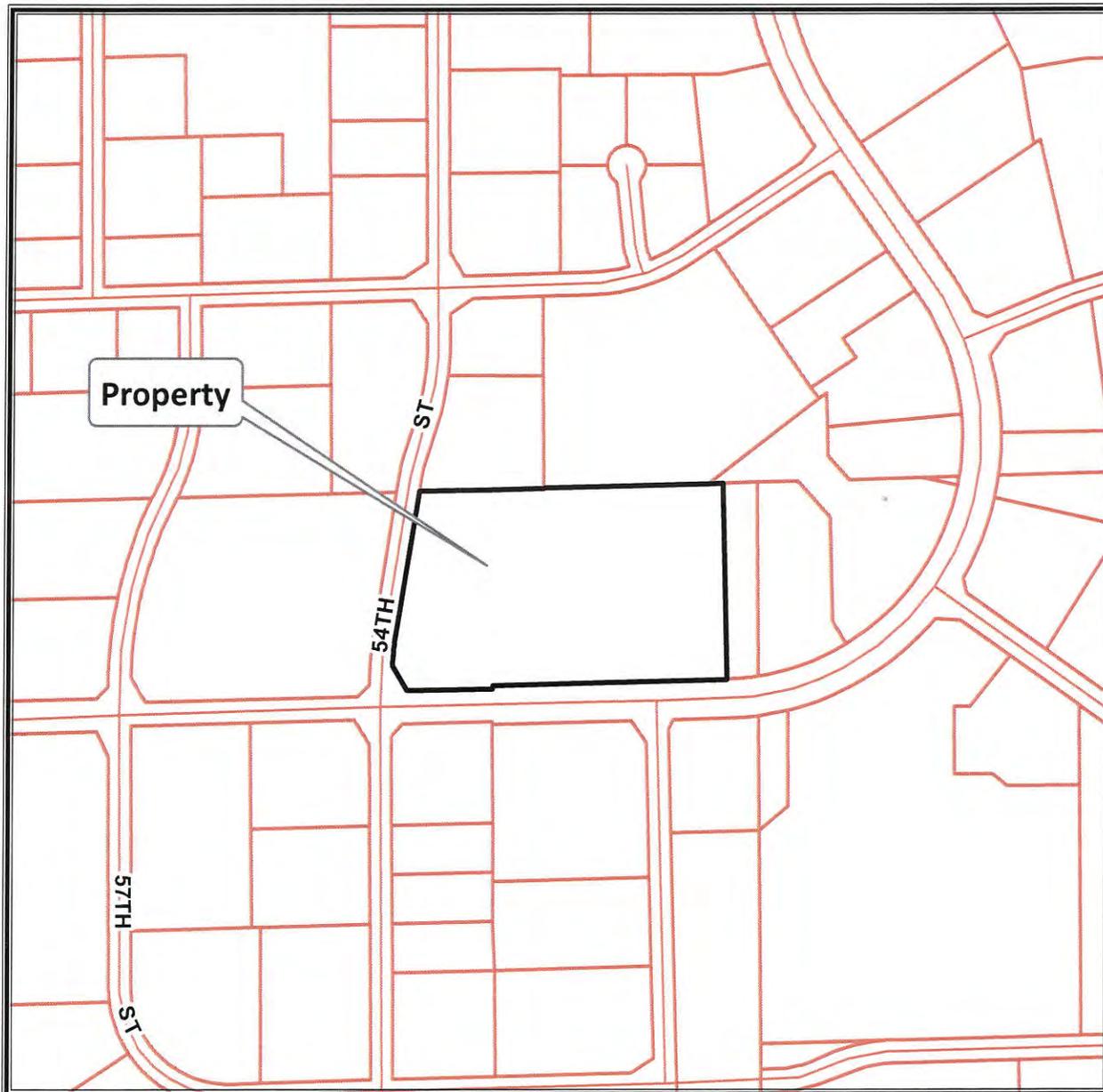
\_\_\_\_\_  
Stephen R. Olson, Mayor

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

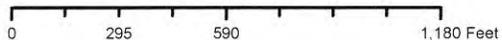
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



5300 W. Franklin Drive  
TKN 931-0017-003



Planning Department  
(414) 425-4024



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

5300 W. Franklin Drive  
TKN 931-0017-003



Planning Department  
(414) 425-4024

0 100 200 400 Feet

  
**NORTH**  
2013 Aerial Photo

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

**PROJECT SUMMARY FOR  
PROPOSED EXPANSION OF  
LIGHT MANUFACTURING OPERATION  
AT 5300 WEST FRANKLIN DRIVE**

Carlisle Interconnect Technologies, Inc. proposes to expand its light manufacturing operation at 5300 West Franklin Drive. The site consists of three separate parcels with a combined gross land area of approximately 13.7 acres, as legally described in the attached Exhibit A. Pursuant to City of Franklin Resolutions 97-4618 and 99-4956 the City has issued Land Combination Permits which combine the three separate parcels into a single zoning lot (collectively, the "Site"). Parcels 2 and 3 are zoned Planned Development District (PDD) No. 18 (Franklin Business Park). Parcel 1 is also zoned PDD but is not part of PDD No. 18.

Carlisle seeks a PDD amendment to change the zoning of Parcel 1 to PDD No. 18. Concurrent with this PDD amendment process Carlisle is seeking Site Plan Review for the project. Carlisle intends to proceed with construction of the expansion upon approval of the PDD amendment and Site Plan.

1. Description of Proposed Building Expansion and Site Work. Carlisle intends to construct 29,872 of additional building space along the east end of the existing building together with approximately 92 new parking spaces (the "Project"). Site Plans and Building Elevation plans depicting the proposed construction are included in the PDD application.

The proposed building expansion and site work will not require changes, additions or extensions of public facilities.

Two new catch basins will be constructed in the new parking area. They will take the storm water to an existing catch basin located near the existing drive on Franklin Drive. No new water will be conveyed to the streets. The proposed work may include an expansion of the storm water pipe that connects to the public storm water pipe in the Franklin Street.

The proposed development will be adequately served by off-street parking and truck service facilities. After expansion of the facility, there will be 349 off-street parking spaces serving the facility. An additional loading area will be constructed at the northeast corner of the proposed building expansion.

The operational character, physical plant arrangement, and architectural design of the facility will be compatible with the latest in performance standards and industrial development design and will not result in adverse effects upon the property values of the

surrounding neighborhood. As depicted on the building plans, the architecture of the proposed building expansion is compatible with the existing building. Façade treatment of the building expansion has been designed to match the existing building, including window sills and masonry accent bands. In addition, the south and west elevations of the proposed expansion have been designed with recessed masonry panels with 4" offset to match the fenestration of the existing building.

The proposed expansion is properly related to the total transportation system of the community and will not result in an adverse effect on the safety and efficiency of the public streets.

The total average intensity of development within the PDD Planned Development District will be compatible with the City of Franklin Comprehensive Master Plan, elements thereof, and the detailed planning district plans for the area.

2. Uses. Uses at the Site will be consistent with the permitted uses under PDD No. 18. The Site is currently used for light industrial and manufacturing and related ancillary and accessory uses. Expansion of the facility will expand but not change the uses at the Site.

3. Setbacks. Setbacks are depicted on the Site Plan. Existing and proposed building, parking and driveway setbacks from West Franklin Drive, 54th Street and the north and east property lines of the Site comply with PDD No. 18. PDD No. 18 requires building setbacks of 25 feet and parking and driveway setbacks of 15 feet from any property line not abutting a public right-of-way. The existing building and future expansion as well as existing and proposed parking are located across the common property lines of Parcels 1 and 2 and thus do not meet the setback requirements for property lines not abutting a public right-of-way. The proposed amendment to PDD No. 18 addresses this issue by providing that where two or more contiguous parcels of land held under one ownership have been combined pursuant to a Land Combination Permit, building setbacks shall apply only to the property lines of the boundary of such combined parcel and shall not apply to any interior property lines common to contiguous parcels within the combined parcel.

4. Fiscal Impact of the Project on the City of Franklin. Fiscal impacts of the Project on the City of Franklin will be positive and include additional building value and the anticipated creation of thirty-one full time jobs.

5. Consistency with the Comprehensive Master Plan. The City of Franklin Comprehensive Plan contemplates the 2025 land use of the Site to be Commercial. The Project will allow for an expansion of the existing uses at the Site and will not change the uses at the Site.

6. Operational Information. Carlisle designs, manufactures and integrates cable wire harnesses and metal installation support structures at the Site.

7. Building Schedule. Carlisle intends to begin construction of the Project upon approval. Construction will proceed expeditiously to allow Carlisle to expand its operations at the Site as soon as possible.

8. Estimate of Project Value including Site Improvement Costs. The total cost of the Project including site improvement costs is estimated to be \$3,033,000.

## EXHIBIT A

### Legal Description

#### Parcel 1:

Lot 1, Block 3, in Franklin Industrial Park, being a Subdivision of lands in part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 26, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin.

EXCEPTING THEREFROM that part conveyed to the City of Franklin by Warranty Deed recorded September 26, 1994 as Document No. 7006131.

#### Parcel 2:

Lot 1, Block 3, in Franklin Business Park, being a redivision of Certified Survey Map No. 4875, and part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, as corrected by Surveyor's Affidavit of Correction recorded March 30, 1994 as Document No. 6928328 and Franklin Business Park Affidavit of Correction recorded September 19, 1994 as Document No. 7003047.

#### Parcel 3:

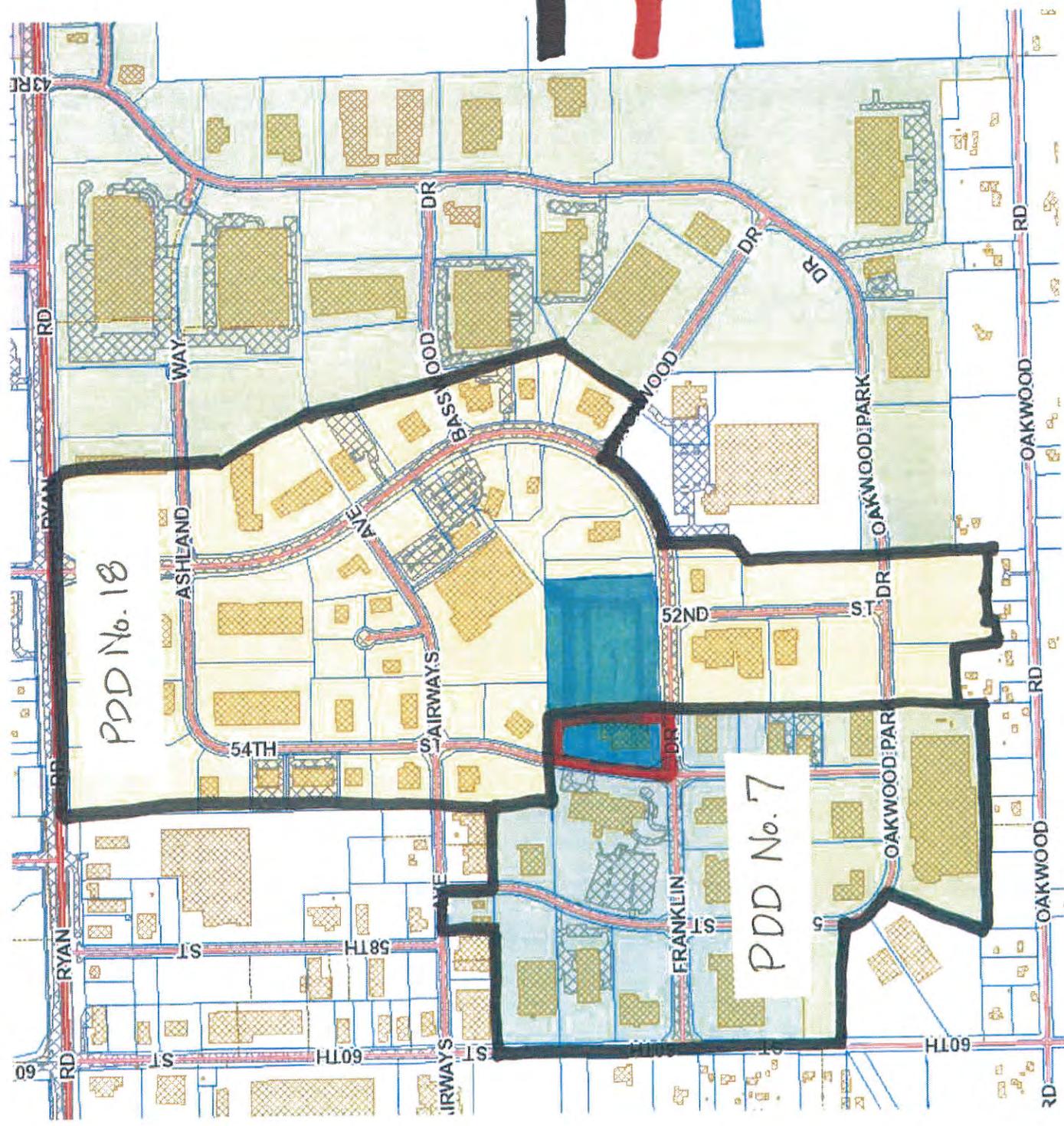
Lot 2, Block 3, in Franklin Business Park, being a redivision of Certified Survey Map No. 4875, and part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, as corrected by Surveyor's Affidavit of Correction recorded March 30, 1994 as Document No. 6928328 and Franklin Business Park Affidavit of Correction recorded September 19, 1994 as Document No. 7003047.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 5300 West Franklin Drive, Franklin, WI

Tax Key Number: 931-0017-003

Existing PDD Boundary  
Proposed Change in Boundary  
Applicant's Site



PDD No. 18

PDD No. 7





**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**

Meeting of October 8, 2015

**Temporary Use**

**RECOMMENDATION:** City Development Staff recommends approval of a Temporary Use for the Holiday Craft & Gift Exposition, to be held November 27 – November 29, 2015 at the Milwaukee County Sports Complex, located at 6000 West Ryan Road.

<b>Project Name:</b>	Holiday Craft & Gift Exposition
<b>Project Address:</b>	6000 West Ryan Road
<b>Property Owner:</b>	Milwaukee County
<b>Applicant:</b>	Torbenson Shows, LLC
<b>Agent:</b>	Jim Torbenson
<b>Zoning:</b>	A-1 Agricultural District; FW Floodway District, FC Floodplain Conservancy District; C-1 Conservancy District; and R-8 Multiple Family Residence District
<b>Use of Surrounding Properties:</b>	Agriculture and recreational uses to the north and east, residential uses to the south and east, and floodplain and open space uses to the west.
<b>Comprehensive Plan:</b>	Park District
<b>Applicant Action Requested:</b>	Approval of a Temporary Use for the Holiday Craft & Gift Exposition to be held at the Milwaukee County Sports Complex November 27 – November 29, 2015.

**INTRODUCTION:**

Please note:

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

On September 8, 2015, Mr. Jim Torbenson filed a Temporary Use Application with the Department of City Development, requesting approval to use the Milwaukee County Sports Complex located at 6000 West Ryan Road for a Holiday Craft & Gift Exposition. The applicant is proposing to hold the event from 9:00 AM to 7:00 PM on Friday, November 27; from 9:00 A.M. to 5:00 P.M. on Saturday, November 28; and from 10 A.M. to 4:00 P.M. on Sunday, November 29. Setup is scheduled from 7:00 A.M. to 8:00 P.M. on Wednesday, November 25 and from 7:00 A.M. to 7:00 P.M. Take down is scheduled from 4:00 P.M. to 8:00 P.M. on Sunday, November 29.

According to the applicant, the Holiday Craft & Gift Exposition offers unique crafts made and sold by vendors, along with holiday-themed gifts. The Holiday Craft & Gift Exposition was held for thirty-five consecutive years during the same weekend at the Wisconsin State Fair grounds until it moved to the

Milwaukee County Sports Complex 2012. According to the applicant, the 2014 event at the Milwaukee County Sports Complex was well advertised and well attended.

### **HISTORY:**

The City of Franklin previously worked with Milwaukee County on a Memorandum of Understanding regarding authorized uses available on the subject property and a more efficient process for the governmental review of applications for such uses. Non-sports related or “miscellaneous” events are currently subject to obtaining an Extraordinary Entertainment and Special Event License, if required by the City Clerk’s office, and/or a Temporary Use Permit. The Plan Commission has previously granted Temporary Use approvals for several events proposed at the Milwaukee County Sports Complex, including the following: Wisconsin Grandsons of Liberty “Tea Party” Program, Ahmadiyya Movement in Islam Annual Retreat, the Shee Yee Community Festival, IMS Barter event and Milwaukee Hmong New Year Celebration.

### **CURRENT POLICY:**

Section 15-3.0804 of the Unified Development Ordinance (UDO) states “A Temporary Use is an activity that is short-term in nature, will be conducted for only a specified limited period of time, and for a specific use that is not the permanent use of the property, and which use though not already expressly authorized to be an actual use on the property, is incidental to or accessory to and compatible with and will not adversely affect adjoining properties.” This section further states, “The Zoning Administrator and designees of the City Planning Department may refer any application for a Temporary Use Permit to the Plan Commission for review and approval, where the Zoning Administrator or designee of the City Planning Department determines that the application involves an issue of interpretation as to whether the proposed temporary use is incidental or accessory to the existing use of the property, or is a use which is compatible, as required herein, or that there is a question as to whether the proposed temporary use may adversely affect adjoining property due to the nature of, size or area of, noise, debris, lighting, or the like or other resultant from the proposed temporary use. Plan Commission review and approval is required for any proposed temporary use of a type not specifically listed below.”

The subject use is not a listed temporary use within Section 15-3.0804 of the UDO. In addition, the existing Special Use for the Milwaukee County Sports Complex only permits an indoor multi-purpose recreational and soccer facility, offices for the Wisconsin Soccer Association, outdoor fields, accessory parking, and park and concession facilities. Therefore, staff has determined that the request requires Plan Commission review and approval.

### **ANALYSIS:**

As previously mentioned, the show will offer unique crafts made and sold by vendors, along with holiday-themed gifts. The applicant expects approximately 250 exhibitors and approximately 7,500 patrons over the course of the three-day event.

#### **Parking/Circulation:**

The Milwaukee County Sports Complex completed a parking lot reconstruction project in 2012. The Sports Complex now has approximately 551 standard-size striped parking spaces and fourteen (14) ADA accessible striped spaces. According to previous applications, Milwaukee County can provide space for an additional 150 parking spaces on site and along the road, for a total of 700 spaces.

In 2013 a portion of South 60<sup>th</sup> Street was transferred from Milwaukee County to the City after it was reconstructed. After speaking with the Police Department and Department of Public Works on the subject of parking along the City's portion of South 60<sup>th</sup> Street, Staff recommends the Franklin Police Department post the east side of South 60<sup>th</sup> Street from Ryan Road to approximately 300 feet north of Forest View Court with "Temporary No Parking" signs for the duration of the November 27<sup>th</sup> -29<sup>th</sup>, 2015, Holiday Craft & Gift Exposition.

According to the applicant, parking at least year's event was adequate and there were no issues with traffic congestion during the three day event. However, Staff recommends the applicant contact the Milwaukee County Sheriff's Department if parking demand exceeds parking capacity, or if vehicle stacking on the access driveway becomes congested and blocks emergency access to the facility.

**STAFF RECOMMENDATION:**

City Development Staff recommends approval of a Temporary Use for the Holiday Craft & Gift Exposition, to be held November 27 – November 29, 2015 at the Milwaukee County Sports Complex, located at 6000 West Ryan Road.

## RESOLUTION NO. 2015-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE  
APPROVAL OF A TEMPORARY USE FOR A HOLIDAY CRAFT AND GIFT EXPO  
FOR PROPERTY LOCATED AT 6000 WEST RYAN ROAD  
(MILWAUKEE COUNTY SPORTS COMPLEX)  
(JAMES C. TORBENSON/TORBENSON SHOWS LLC, APPLICANT)

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WHEREAS, James C. Torbenson/Torbenson Shows LLC having petitioned the City of Franklin for the approval of a Temporary Use to allow for a holiday craft and gift expo, upon property located at 6000 West Ryan Road (Milwaukee County Sports Complex), for the dates of November 27, 2015, from 9:00 a.m. to 7:00 p.m., November 28, 2015, from 9:00 a.m. to 5:00 p.m. and November 29, 2015, from 10:00 a.m. to 4:00 p.m. (setup will take place on November 25, 2015 from 7:00 a.m. to 7:00 p.m. and set removal will take place on November 29, 2015, from 4:00 p.m. to 8:00 p.m.); and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of James C. Torbenson/Torbenson Shows LLC for the approval of a Temporary Use to allow for a holiday craft and gift expo, for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use on November 27, 2015, from 9:00 a.m. to 7:00 p.m., November 28, 2015, from 9:00 a.m. to 5:00 p.m. and November 29, 2015, from 10:00 a.m. to 4:00 p.m. (setup will take place on November 25, 2015 from 7:00 a.m. to 7:00 p.m. and set removal will take place on November 29, 2015, from 4:00 p.m. to 8:00 p.m.), and all approvals granted hereunder expiring at 4:00 p.m. on November 29, 2015.
2. The Franklin Police Department shall post the east side of South 60th Street from Ryan Road to approximately 300 feet north of Forest View Court with temporary "No Parking" signs for the duration of the November 27th – 29th, 2015, Holiday Craft & Gift Exposition.
3. The applicant shall contact the Milwaukee County Sheriff's Department if parking demand exceeds parking capacity, or if vehicle stacking on the access driveway becomes congested and blocks emergency access to the facility.

JAMES C. TORBENSON/TORBENSON SHOWS LLC – TEMPORARY USE  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 2

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Chairman

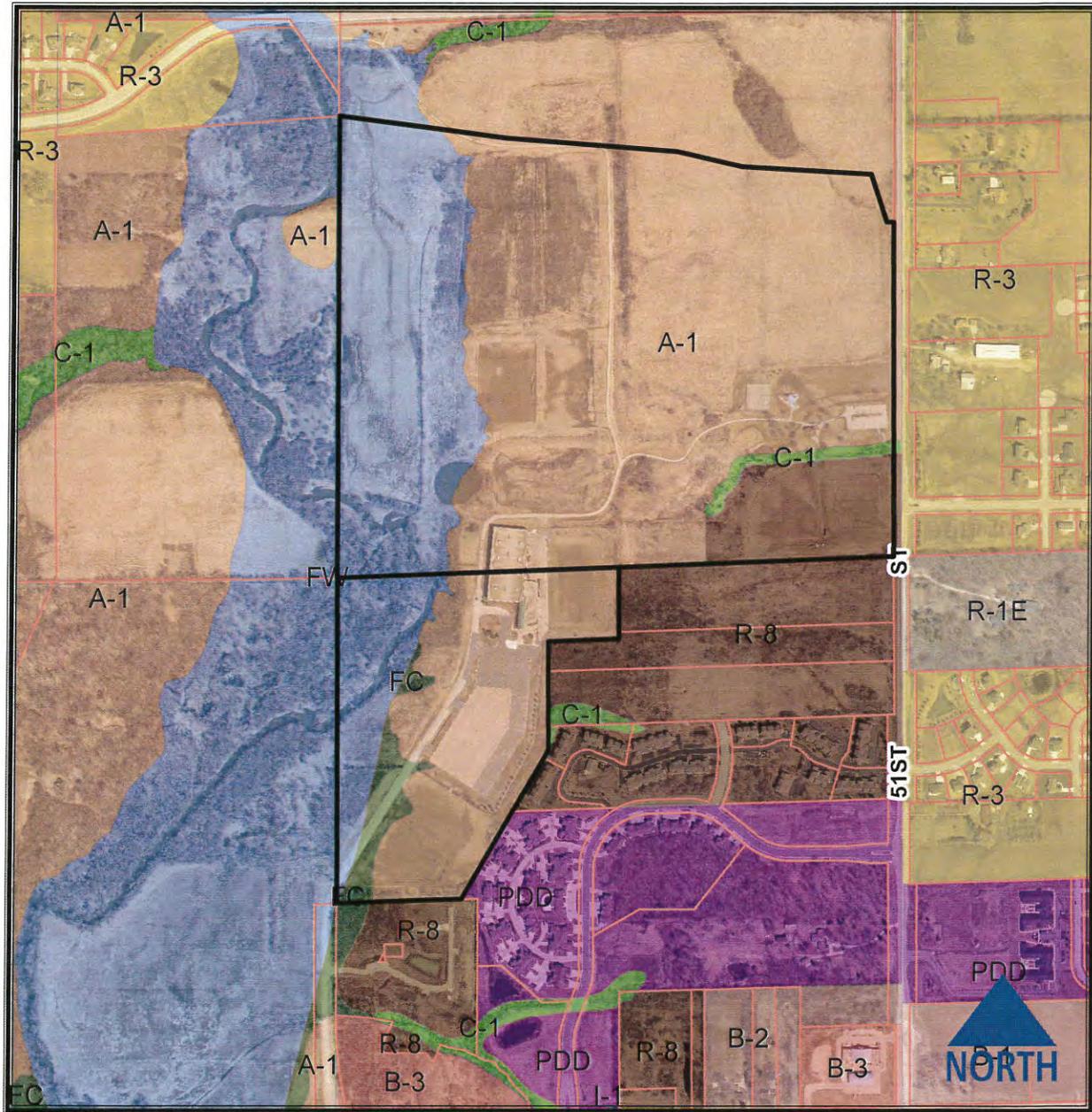
ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

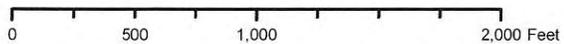
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



# 6000 West Ryan Road TKN 882-9987-001 & 852-9999-001



**Planning Department  
(414) 425-4024**

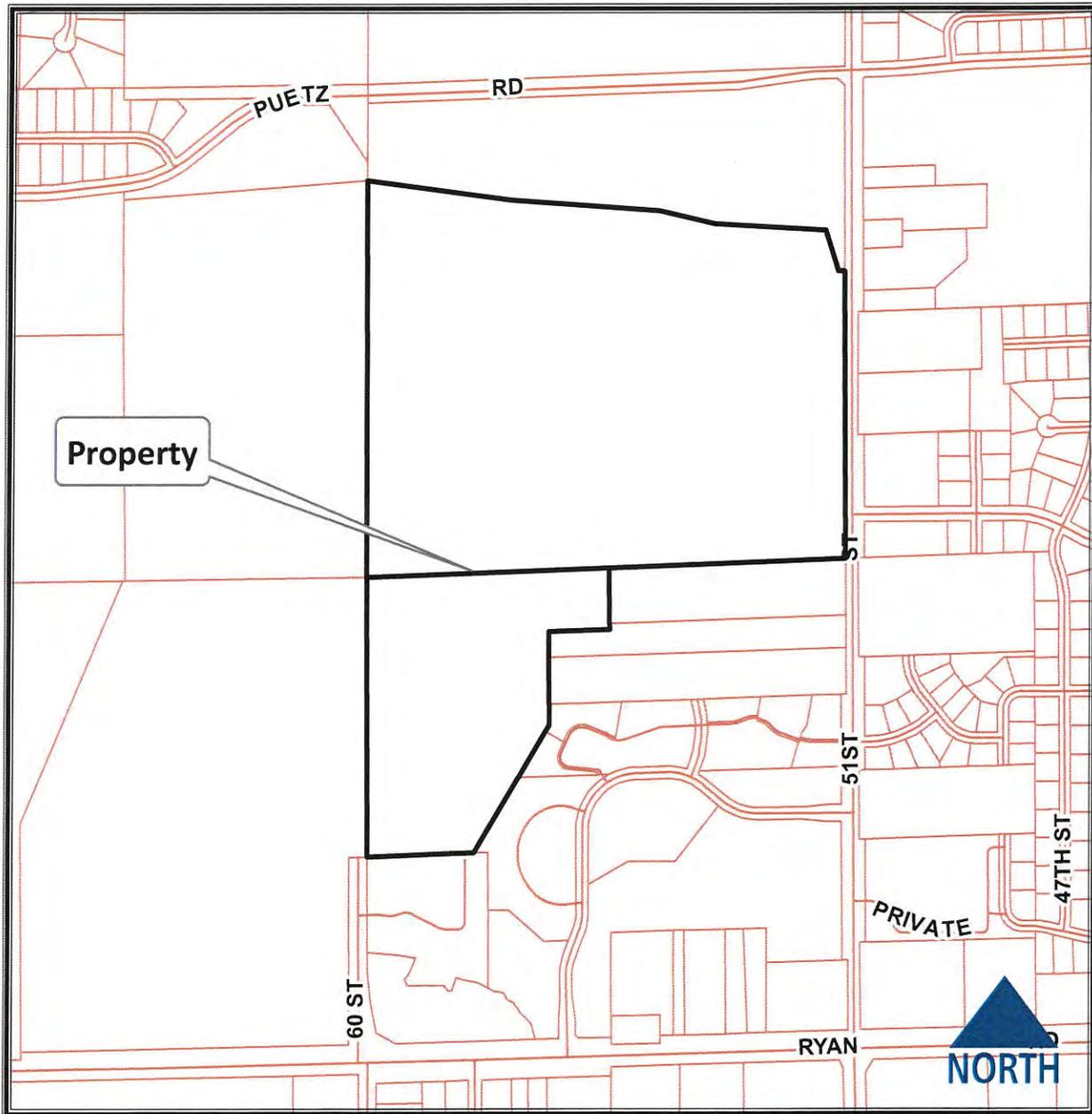


2013 Aerial Photo

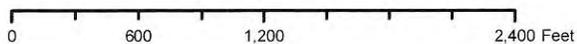
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



6000 West Ryan Road  
TKN 882-9987-001 & 852-9999-001



Planning Department  
(414) 425-4024



2013 Aerial Photo

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

Franklin

SEP 28 2015

City Development

Dear Franklin Planning Commission,

I am applying for a temporary use permit in order to rent the Milwaukee County Sports Complex at 6000 W Ryan Road for a Holiday Craft and Gift Expo to be held over Thanksgiving weekend, 2015. Move in would occur Wednesday November 25<sup>th</sup> from seven AM, to eight PM.

Attendance at the Craft Fair is approximated to be 8,500 to 9,000 over three days. The busiest day, Friday, fills the parking lot, but attendees stream in and out, typically spending two hours at the show. Parking has never extended beyond the lot. Crowds on Saturday and Sunday are somewhat smaller. Vendors park around the perimeter of the building or behind.

Food and drink concessions are handled by the Franklin Sports Complex solely.

We utilize a professional exposition vendor who provides colorful booth backdrops, electrical hookups, and rents tables and chairs to our vendors.

I have hired security for the 2014 and 2015 events, however The Milwaukee County Sheriff's Department was on premise and provided excellent security in 2014. I have called again to announce the show's presence over the Thanksgiving weekend. Once again, the contact at the Sheriff's department made no commitment or promise to have anyone present. Hopefully we will be fortunate again this year.

The Holiday Craft and Gift Expo will be a family themed show, catering mostly to Christmas Gift shoppers looking for unique decorations and gifts for the Christmas holidays. The show opens Friday from 9-7, Saturday 9-5, and Sunday 10-4. We will vacate the Sports Complex Sunday night by eight PM.

The Holiday Craft and Gift Expo is an ongoing show and sale involving unique crafts made and sold by vendors, along with Holiday themed gifts. The show has been running consecutively for nearly forty years at Wisconsin State Fair grounds on that same weekend before moving to the Franklin Sports Complex.

This would be our fourth year at the Franklin Sports Complex with the hope to continue to grow the event. We have an aggressive advertising campaign that includes TV, radio, and newspaper ads running a week prior and throughout the show weekend.

I believe the show has been a great use for the Sports Complex, and benefits Franklin. We hope to make the Holiday Craft and Gift Expo an annual Franklin event.

Best Regards,  
Jim Torbenson  
Holiday Craft and Gift Expo

# Wisconsin Holiday Craft & Gift Expo November 29 - December 1, 2013

Milwaukee County Sports Complex



920.540.8973 www.wolfriverexpo.com

