

**City of Franklin
Plan Commission Meeting
October 5, 2017
Minutes**

Approved
October 19, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the October 5, 2017 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 Commissioners Patricia Hogan, Kevin Haley and David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Also present were Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

B. Approval of Minutes

- 1. Regular Meeting of September 21, 2017.

Commissioner Hogan moved and Commissioner Haley seconded approval of the September 21, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Business Matters

- 1. O'REILLY AUTOMOTIVE STORES, INC.; "AUTO AND HOME SUPPLY STORES" USE.** Special Use application by O'Reilly Automotive Stores, Inc., for construction of a 7,228 square foot O'Reilly Auto Parts store with associated parking, landscaping, fencing and lighting, upon an approximately 0.72 acre property, zoned B-4 South 27th Street Mixed-Use Commercial District, located at 7251 South 27th Street; Requested Waivers of South 27th Street Design Overlay District Standards:
 - a. 15-3.0352A. Parking required and location regulated (fifty (50) percent of the off-street parking spaces shall be located directly between the front facade of the building and the public street).
 - b. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.]).
 - c. 15-3.0353C.3. Pedestrian considerations (pedestrian and bicycle access within the development and connections to adjacent properties).
 - d. 15-3.0353C.4. Pedestrian considerations (sidewalks along the entire length of façade, leaving room for

Planning Manager Joel Dietl presented the request by O'Reilly Automotive Stores, Inc., for construction of a 7,228 square foot O'Reilly Auto Parts store with associated parking, landscaping, fencing and lighting, upon an approximately 0.72 acre property, zoned B-4 South 27th Street Mixed-Use Commercial District, located at 7251 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 7:06 and closed at 7:10.

a. Commissioner Fowler moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0352A. pertaining to parking, subject to striking language within Condition No. 15 related to relocating the building closer to South 27th Street. On voice vote, all voted 'aye'. Motion carried (5-0-0).

b. Commissioner Haley moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353B. pertaining to site furnishings.

Commissioner Morrow moved and Commissioner Fowler seconded a motion to reconsider Item b. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Commissioner Morrow seconded a motion to amend the main motion to require the applicant revise the site plan to include a minimum of one

foundation planting beds).
e. 15-3.0353C.5. Pedestrian considerations (pedestrian walkways from building entrances to public sidewalks or pedestrian/bike facilities).
f. 15-3.0353E. Bicycle and pedestrian amenities required (integrated bicycle parking and pedestrian furniture in appropriate quantities and location).
g. 15-3.0353F.1. Landscaping (building foundation landscaping for building frontage).
h. 15-3.0355A.8. and 9. Building Character and Design (sides of the building shall be designed with details that complement the front façade).
i. 15-3.0355B.3.a. and c. Building Materials and Colors (facades shall be varied and articulated; decorative patterns must be incorporated).
j. 15-3.0355B.6. Change in Relief of Building (building must include changes in relief on at least ten (10) percent of the primary façade).
k. 15-3.0355B.4.b. Roof Materials, Parapets, and Roof Pitch (flat roofs are permitted with detailed stepped parapets or detailed brick coursing).
l. 15-3.0355B.7.a., b. and c. Windows (windows shall include sills at the bottom and pediments at the top; windows: sixteen (16) square feet per story or six (6) percent of the facade, whichever is greater).
m. 15-3.0355B.8.d. Pedestrian Accessibility (building shall utilize a corner entrance to the building).
Tax Key No. 761-9956-001.

bench, one trash receptacle and one bicycle rack. On voice vote, all voted 'aye'. Motion carried (5-0-0).

On the main motion as amended, all voted 'aye'. Motion carried (5-0-0).

c. City Engineer Morrow moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0353C.3. pertaining to pedestrian and bicycle access. On voice vote, all voted 'aye'. Motion carried (5-0-0).

d. Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0353C.4. pertaining to sidewalks. On voice vote, all voted 'aye'. Motion carried (5-0-0).

e. Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353C.5. pertaining to pedestrian walkways with the insertion of “preferably at the northeast corner of the site, and to provide a sidewalk and curb and gutter along West Minnesota Avenue” following “South 27th Street” in Condition No. 17. On voice vote, all voted 'aye'. Motion carried (5-0-0).

f. Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353E. pertaining to bicycle parking and pedestrian furniture. On voice vote, all voted 'aye'. Motion carried (5-0-0).

g. Commissioner Hogan moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0353F.1. pertaining to landscaping. On voice vote, all voted 'aye'. Motion carried (5-0-0).

h. Commissioner Hogan moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0355A.8. and 9. pertaining to building character and design standards. On voice vote, all voted 'aye'. Motion carried (5-0-0).

i. Commissioner Haley moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355B.3.a. and c. pertaining to building materials and colors. On voice vote, all voted 'aye'. Motion carried (5-0-0).

j. Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0355B.6. pertaining to change in relief of building. On voice vote, all voted 'aye'. Motion carried (5-0-0).

k. Alderman Dandrea moved and Commissioner Fowler seconded a motion to waive the required standards under 15-

3.0355B.4.b. pertaining to roof materials, parapets, and roof pitch. On voice vote, all voted 'aye'. Motion carried (5-0-0).

l. Commissioner Haley moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0355B.7.a., b. and c. pertaining to windows. On voice vote, all voted 'aye'. Motion carried (5-0-0).

m. Commissioner Hogan moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0355B.8.d. pertaining to pedestrian accessibility. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and City Engineer Morrow seconded a motion to insert “in part to further assist in storm water management” following “provided” to Condition No. 8.a. of the draft resolution. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for an auto parts retail store upon property located at 7251 South 27th Street. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Business Matters

2. WOODLAND PRAIRIE CONDOMINIUMS UNIT NUMBER REDUCTION. Special Use Amendment application by Rick & Ron Development, LLC, to reduce the number of condominium units from 44 units to 32 units (The original site plan included 13 buildings (two 6 unit, five 4 unit and six 2 unit buildings). The applicant is requesting to revise the site plan to include 15 buildings consisting of all 2 unit buildings, except for Building No. 4, which has already been constructed as a 4 unit building. The applicant is also proposing two additional building types and associated landscaping changes, upon property zoned R-8 Multiple-Family Residence District, located at 6700-6799 South Prairiewood Lane; Tax Key Nos. 747-0038-000 through 747-0081-000. (The proposed amendment encompasses the entirety of and is the same bounded property as is in the existing Woodland Prairie Condominiums condominium plat;

Planning Manager Joel Dietl presented the request by Rick & Ron Development, LLC, to reduce the number of condominium units from 44 units to 32 units.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:50 and closed at 7:53.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution to amend Resolution No. 2006-6217 imposing conditions and restrictions for the approval of a Special Use for Woodland Prairie Condominiums (formerly Carleton Creek Condominiums) located at 6700-6799 South Prairiewood Lane to reduce the number of condominium units from 44 units to 32 units. On voice vote, all voted 'aye'. Motion carried (5-0-0).

the range of existing addresses and tax key numbers above are for the existing 44 units, which are intended to be reduced to 32 units [one 4 unit building and fourteen 2 unit buildings].)

D. Business Matters

1. BUFFALO BILL'S FARM AUTUMN OUTDOOR MARKET AND AMUSEMENT EVENT.

Temporary Use application by William Hinkel and Roselinda Hinkel, for the sale of pumpkins and decorative gourds as well as other amusement type activities, including a corn maze, corn play area and pedal cars, at Buffalo Bill's Farm located at 9612 West Oakwood Road, with dates of operation from October 6, 2017 through October 28, 2017, on Wednesday, Thursday and Friday from 3:00 p.m. to 6:00 p.m., and Saturdays and Sundays from 10:00 a.m. to 6:00 p.m., property zoned A-2 Prime Agricultural District and FW Floodway District; Tax Key No. 936-9997-000.

2. 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, on November 24, 2017, from 9:00 a.m. to 5:00 p.m., November 25, 2017 from 9:00 a.m. to 5:00 p.m. and November 26, 2017 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999-001 and 882-9987-001.

E. Adjournment

Planning Manager Joel Dietl presented the request by William Hinkel and Roselinda Hinkel, for the sale of pumpkins and decorative gourds as well as other amusement type activities, including a corn maze, corn play area and pedal cars, at Buffalo Bill's Farm located at 9612 West Oakwood Road, with dates of operation from October 6, 2017 through October 28, 2017, on Wednesday, Thursday and Friday from 3:00 p.m. to 6:00 p.m., and Saturdays and Sundays from 10:00 a.m. to 6:00 p.m., property zoned A-2 Prime Agricultural District and FW Floodway District.

Commissioner Fowler moved and Commissioner Hogan seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for an autumn outdoor market and amusement event upon property located at 9612 West Oakwood Road (Buffalo Bill's Farm) with the requirement that the applicant notify all abutting neighbors in writing of the event. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Planning Manager Joel Dietl presented the request 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, on November 24, 2017, from 9:00 a.m. to 5:00 p.m., November 25, 2017 from 9:00 a.m. to 5:00 p.m. and November 26, 2017 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District.

Commissioner Haley moved and Commissioner Fowler seconded a motion to approve 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). On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of October 5, 2017 at 7:59 p.m. All voted 'aye'; motion carried. (5-0-0).