

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, JULY 19, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of July 5, 2018.

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

1. **MILWAUKEE COUNTY DEPARTMENT OF PARKS, RECREATION & CULTURE RYAN CREEK SNOWMOBILE BRIDGE REPLACEMENT.** Special Use application by Milwaukee County Department of Parks, Recreation & Culture, to replace an existing deteriorated snowmobile bridge (22 foot long by 12 foot wide) with an approximately 60 foot long by 12 foot wide bridge over Ryan Creek in Franklin Park (the bridge is located within the shoreland, floodway and wetlands associated with Ryan Creek), located at the Southeast 1/4 of the Northwest 1/4 of U.S. Public Land Survey Section 29, Township 5 North, Range 21 East, City of Franklin, Wisconsin, within Franklin Park, property zoned P-1 Park District and FW Floodway District; Tax Key No. 893-9995-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER AND PUBLIC HEARING CONTINUED FROM THE JULY 5, 2018 MEETING.]
2. **HALQUIST STONE OFFICE/SHOWROOM DEMOLITION AND REPLACEMENT.** Special Use Amendment application by Halquist Stone Company, Inc. to allow for demolition of the existing office/showroom and construction of an approximately 4,207 square foot replacement office/showroom and to allow for changes to the outdoor landscaping showroom and off-street parking, upon property zoned B-4 South 27th Street Mixed-Use Commercial District, South 27th Street Design Overlay District, FW Floodway District and FC Floodplain Conservancy District, located at 2875 West Ryan Road; Requested Waivers of South 27th Street Design Overlay District Standards:
  - a. 15-3.0353B.7. Pedestrian considerations (awnings or other weather protection features within thirty (30) feet of all customer entrances along a building).
  - b. 15-3.0355B.3.b. Building Materials and Colors (exterior building materials shall convey an impression of durability).

Tax Key No. 902-9965-009. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER AND PUBLIC HEARING CONTINUED FROM THE JULY 5, 2018 MEETING.]

3. **MIDTOWN GAS & LIQUOR CONVENIENCE STORE WITH OUTSIDE PARKING AND STORAGE AREA FOR SEMI-TRACTOR TRAILERS AND OTHER VEHICLES.** Special Use application by Jujhar, LLC, d/b/a Midtown Gas & Liquor, to operate an existing gas station and convenience store [the existing gas station and convenience store is a legal non-conforming use and the proposed Special Use approval will make the use conforming] and for an outside parking and storage area for semi-tractor trailers and other vehicles over 8,000 pounds rated Gross Vehicle Weight, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11123 West Forest Home Avenue; Tax Key No. 704-9978-003. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
  
4. **NISENBAUM HOMES & REALTY, INC. REZONING FOR FUTURE MULTI-FAMILY RESIDENTIAL DEVELOPMENT.** Rezoning application by Gregory Nisenbaum, President of Nisenbaum Homes & Realty, Inc., to rezone property located at 6704 South Lovers Lane Road from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District, to allow for a future multi-family residential development; Tax Key No. 747-9979-000. **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. **WILLIAM F. ZIMMERMANN LAND DIVISION.** Certified Survey Map application by William F. Zimmermann for division of an existing 8.15 acre parcel into three lots to allow for future single-family residential homes, for property zoned R-6 Suburban Single-Family Residence District, located at 8029 South 35th Street; Tax Key No. 808-9985-000.
  
2. **MENARDS WAREHOUSE AND ASSOCIATED OUTDOOR STORAGE YARD ADDITION.** Site Plan Amendment and Land Combination applications by Menard, Inc., for the construction of an approximately 22,670 square foot warehouse and approximately 23,084 square foot associated outdoor storage yard to the east of the existing Menards store and existing warehouse, enclosure of the overhang area on the south and east side of the existing building, fence extension and landscaping relocation [the Land Combination is being requested to combine Lots 2 and 3 of Certified Survey Map No. 7699 to accommodate the new warehouse and associated outdoor storage yard], for property zoned M-1 Limited Industrial District and C-1

Conservancy District, located at 10925 West Speedway Drive; Tax Key Nos. 704-1007-000 and 704-1010-001.

3. **ASPEN WOODS SUBDIVISION MONUMENT SIGN.** Sign Review application by Veridian Homes, LLC, for an approximately 4.2 foot high by approximately 9.33 foot wide subdivision monument sign within Outlot No. 5, near the intersection of West Blazing Star Road and West Puetz Road (the primary access point to the subdivision development), with surrounding landscaping, subdivision located at approximately South 51st Street and West Puetz Road, zoned R-3 Suburban/Estate Single-Family Residence District Special Use “Open Space Subdivision” Option No. 2; Tax Key No. 853-9995-010.

#### 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: August 9, 2018