

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MAY 5, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of April 21, 2016.

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

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **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.

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: May 19, 2016

City of Franklin
Plan Commission Meeting
April 21, 2016
Minutes

unapproved

Call to Order and Roll Call

- A. Alderman Mark Dandrea called the April 21, 2016 Regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were, City Engineer Glen Morrow, and Commissioners Kevin Haley, David Fowler and Patricia Hogan. Excused was Mayor Steve Olson. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

Approval of Minutes

Regular Meeting of April 7, 2016.

- B.
1. Commissioner Hogan moved and Commissioner Haley seconded approval of the April 7, 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

AMERICAN LOGISTICS LLC OVER-THE-ROAD TRUCKING COMPANY BUSINESS. Special Use application by American Logistics LLC, to operate an over-the-road trucking company business (hauling general freight such as paper products, parts, etc, in 53 foot dry freight vans), with hours of operation from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays, upon property zoned M-1 Limited Industrial District, located at 5825 West Ryan Road.

- C
1. Planning Manager Joel Dietl presented the request by American Logistics LLC for a Special Use application to operate an over-the-road trucking company business with hours of operation from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:05 p.m. and closed at 7:06 p.m.

City Engineer Glen Morrow moved to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for an over-the road trucking company business use upon property located at 5825 W. Ryan Road, subject to the fence being maintained in good repair, landscaping being planted within one year and wheel stops being required along S. 58th Street. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-0).

**WILLIAM J. SPACIEL AND
JACQUELINE A. SPACIEL
ADDITION TO EXISTING
DETACHED GARAGE
[recommendation to Board of Zoning
and Building Appeals].** Area

Exception application by William J. Spaciell and Jacqueline A. Spaciell, to allow for a 288 square foot addition on the north side of an existing detached garage [application requests an Area Exception from Table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of approximately 16.5%, exceeding the R 3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%], for property zoned R-3E Suburban/Estate Single-Family Residence District, located at 9212 West Grandview Court.

2. Planning Manager Joel Dietl presented the Area Exception application by William J. Spaciell and Jacqueline A. Spaciell to allow for a 288 square foot addition on the north side of an existing detached garage for property zoned R-3E Suburban/Estate Single-Family Residence District, located at 9212 West Grandview Court.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:25 p.m. and closed at 7:25 p.m.

Commissioner Fowler moved and Commissioner Hogan seconded the motion to recommend approval of an application for an Area Exception to allow for a 288 square foot addition on the north side of an existing detached garage [application requests an Area Exception from table 15-3.0204 of the Unified Development Ordinance to allow for a maximum lot coverage of approximately 16.5%, exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%]. On voice vote, all voted 'aye'. Motion carried. (4-0-0).

Business Matters

**THE SHOPPES AT WYNDHAM
VILLAGE (TARGET STORE)
SIGNAGE.** Master Sign Program Amendment application by SignArt Inc. to allow for a signage change (pharmacy sign replacement) on the Target store within the Shoppes at Wyndham Village shopping center, for property zoned CC City Civic Center District located at 7800 South Lovers Lane Road.

D.

1. Planning Manager Dietl presented the application by The Shoppes at Wyndham Village (Target Store) for a Master Sign Program Amendment for a signage change (pharmacy sign replacement) on the Target store within the Shoppes at Wyndham Village shopping center at 7800 S. Lovers Lane Road.

Commissioner Fowler moved and Commissioner Haley seconded a motion to approve a resolution approving an amendment to the Master Sign Program for the Shoppes at Wyndham Village commercial retail center. On voice vote, all voted 'aye'. Motion carried. (4-0-0).

Adjournment

- E. Commissioner Haley moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of April 21, 2016 at 7:31 p.m. All voted 'aye'. Motion carried. (4-0-0).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of May 5, 2016

Temporary Use

RECOMMENDATION: City Development staff recommends approval of the Temporary Use for Gus' Mexican Cantina, located at 6514 South Lovers Lane Road within the Garden Plaza commercial center, subject to the conditions in the attached resolution.

Project Name:	Gus' Mexican Cantina Temporary Use
Project Address:	6514 South Lovers Lane Road
Property Owner:	Hartland Meadows, LLC
Applicant:	Gus's Mexican Cantina, LLC
Agent:	Gus Hosseini
Zoning:	B-3 Community Business District
Use of Surrounding Properties:	Car dealership to the north; multi-family residential to the south and east; and vacant M-1 zoned land, Waterstone Bank and Menards to the west
2025 Comprehensive Plan:	Commercial
Action Requested:	Approval of the Temporary Use

BACKGROUND AND PROJECT DESCRIPTION

Please note:

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

On April 15, 2016, Mr. Gus Hosseini of Gus' Mexican Cantina submitted an application for a Temporary Use to host car shows at 6514 South Lovers Lane Road. The applicant is proposing to host a car show every Wednesday starting May 18, 2016 to October 26, 2015. The car shows will be held from 5:00 p.m. to 9:00 p.m. within the existing parking lot, adjacent to Gus' Mexican Cantina. There will be a total of 24 car shows.

The applicant has had car shows at this property on an annual basis since 2012. This year is substantially similar to the car shows of previous years. Staff notes the following changes from last year (see below).

- The car shows went through August, not October
- 15 total shows last year. This year, weather permitting, there could be up to 24 shows
- The time was between 4:30 p.m. to 9:00 p.m., a half an hour earlier

The applicant is also planning to host a larger car show/fund raising event on July 31, 2016 from 9:00 a.m. to 3:00 p.m. This event will raise money to benefit the Tripoli Shriners. Staff has determined that this event is a Public Interest and Special Event, per Section 15-3.0804J. of the UDO, which states that a Public Interest and Special Event is an event held on a commercial property that is limited to no more than six times per year and each event shall be no longer than 14 days. Public interest events shall include but not be limited to outdoor food sale, outdoor car

wash, or other gathering for the benefit of the community, a particular service or a non-profit organization.

Public Interest and Special Events are allowed without the issuance of a Temporary Use Permit per Section 15-3.0804 of the UDO.

As the car shows hosted every Wednesday will exceed six times per year, a Temporary Use, subject to Plan Commission review and approval is required. Please note a Temporary Use Application and Permit will be required each year.

Staff presented the applicant with a more permanent solution to allow the car shows to be hosted on the subject property without application each year. This could be accomplished via a Unified Development Ordinance Text Amendment to allow SIC Code No. 7389 in the B-3 Community Business District as a permitted use. The applicant would then only be required to submit a Zoning Compliance Application and could hold the event every year without any further approvals. The applicant chose to submit the Temporary Use Application.

Staff is recommending the following conditions of approval:

1. The approval granted hereunder shall allow for such use on Wednesdays, from May 18, 2016 through October 26, 2016, from 5:00 p.m. to 9:00 p.m., and all approvals granted hereunder expiring at 9:00 p.m. on October 26, 2016.
2. The area utilized for outdoor food service and outdoor music shall be limited to the existing patio area on the north side of the building and adjacent to the entrance on the west side of the building, and shall meet all City noise ordinance requirements and standards.
3. All parking for these events (customers and show cars alike) shall be limited to the northern half of the Garden Plaza parking lot. Parking on streets and grass/open space areas is not allowed. Access into and out of the Garden Plaza shopping center shall not be obstructed at any time. Safe pedestrian access shall be maintained at all times.
4. Outdoor alcohol sales and consumption is limited to the patio on the north side of the building pursuant to the current liquor license issued to Gus's Mexican Cantina.
5. Trash receptacles shall be provided as necessary to collect all garbage and to prevent any littering generated by this event.
6. All other permits and approvals shall be obtained and complied with, including but not limited to signage, fire department requirements and health department requirements.
7. All event clean-up shall be completed by 10:00 a.m. the morning following the event.

STAFF RECOMMENDATION

City Development staff recommends approval of the Temporary Use for Gus' Mexican Cantina, located at 6514 South Lovers Lane Road within the Garden Plaza commercial center, subject to the conditions in the attached resolution.

RESOLUTION NO. 2016-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE
APPROVAL OF A TEMPORARY USE FOR A SEASONAL, WEEKLY CAR SHOW
UPON PROPERTY LOCATED AT APPROXIMATELY 6514 SOUTH LOVERS LANE
ROAD (GARDEN PLAZA SHOPPING CENTER)
(GUS'S MEXICAN CANTINA, LLC, APPLICANT)

WHEREAS, Gus's Mexican Cantina, LLC having petitioned the City of Franklin for the approval of a Temporary Use to allow for a seasonal, weekly car show, upon property located at approximately 6514 South Lovers Lane Road (northern half of the Garden Plaza Shopping Center, adjacent to Gus's Mexican Cantina) on Wednesdays from May 18, 2016 through October 26, 2016, from 5:00 p.m. to 9:00 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 Gus's Mexican Cantina, LLC for the approval of a Temporary Use to allow for a seasonal, weekly car show, 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 Wednesdays, from May 18, 2016 through October 26, 2016, from 5:00 p.m. to 9:00 p.m., and all approvals granted hereunder expiring at 9:00 p.m. on October 26, 2016.
2. The area utilized for outdoor food service and outdoor music shall be limited to the existing patio area on the north side of the building and adjacent to the entrance on the west side of the building, and shall meet all City noise ordinance requirements and standards.
3. All parking for these events (customers and show cars alike) shall be limited to the northern half of the Garden Plaza parking lot. Parking on streets and grass/open space areas is not allowed. Access into and out of the Garden Plaza shopping center shall not be obstructed at any time. Safe pedestrian access shall be maintained at all times.
4. Outdoor alcohol sales and consumption is limited to the patio on the north side of the building pursuant to the current liquor license issued to Gus's Mexican Cantina.

GUS'S MEXICAN CANTINA, LLC – TEMPORARY USE
RESOLUTION NO. 2016-____

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5. Trash receptacles shall be provided as necessary to collect all garbage and to prevent any littering generated by this event.
6. All other permits and approvals shall be obtained and complied with, including but not limited to signage, fire department requirements and health department requirements.
7. All event clean-up shall be completed by 10:00 a.m. the morning following the event.

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

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

APPROVED:

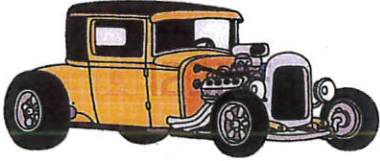
Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

COME ON OUT TO THE CRUISE NIGHT AT GUS' MEXICAN CANTINA



Every Wednesday from 5 to 9PM starting on the third Wed. in May and running through October
(Weather permitting)

GUS WILL BE SERVING UP HAMBURGERS, BRATS, AND HOT DOGS ON THE GRILL OUTSIDE ALONG WITH
CHIPS AND PEPSI PRODUCTS AT VERY REASONABLE PRICES.

AND OF COURSE THERE WILL BE A DJ CRANKING OUT THE TUNES FOR YOUR ENJOYMENT.

So bring out your classic car, street rod, truck, custom or whatever you have to show and meet old
friends and maybe make some new ones. Don't have a car to show? Come on out anyway and be
a spectator and join the fun!

Franklin

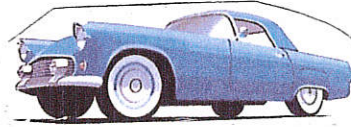
GUS' MEXICAN CANTINA 6514 S. LOVERS LANE RD. FRANKLIN, WI APR 11 2016
WWW.GUSMEXICANCANTINA.COM

414-425-4499

City Development



**GUS' MEXICAN CANTINA
1ST ANNUAL
BENEFIT CAR SHOW**



SUNDAY, JULY 31st, 2016 (Rain or Shine)

MUSIC BY SLICK RICK'S ROCK & ROLL SHOW

**ALL MAKES AND MODELS OF VEHICLES ARE WELCOME
9AM TO 3PM DONATION \$10 DAY OF SHOW**

SPECTATORS WELCOME, AND ADMITTED FREE

**ALL PROCEEDS FROM THIS EVENT
WILL BE DONATED TO THE
TRIPOLI SHRINERS**

**THIS WILL BE A SHOW & SHINE EVENT, HOWEVER
FOUR TROPHIES WILL BE AWARDED TO VEHICLES AS
SELECTED BY SHRINE MEMBERS**

**—FOOD AND DRINKS WILL BE AVAILABLE AT GUS'—
—THERE WILL BE A 50/50 RAFFLE—
—TWO 60" FLAT SCREEN TVs WILL BE RAFFLED—
RAFFLE AT 2PM (NEED NOT BE PRESENT TO WIN)**

**THE NSRA INSPECTION TEAM WILL BE ON-SITE IF
YOU WOULD LIKE TO HAVE YOUR RIDE CHECKED OUT**

**GUS' MEXICAN CANTINA 6514 S. LOVERS LANE RD. FRANKLIN, WI
WWW.GUSMEXICANCANTINA.COM**

414-425-4499

NO CARRY INS, PLEASE

Franklin

APR 11 2016

City Development



za Retail Center
6516 South 108th Street
Franklin, Wisconsin

Garden Plaza Retail Center

[illegible]

SHEET TITLE	Existing S&C Plan (Informational Only)

REVISIONS

APPROVALS - PROJECTS CONT.
RECEIVED 10/10/10

PROJECT DATA	
Dollar	0.0000
Job No.	0000
Project No.	
SHEET NO.	

SP1.1

10 EXISTING SITE / UTILITY PLAN
SCALE: 1" = 40'-0"

PLATE 100

SUBJECTS - DOUGLAS
 2410 E. Diamond Road
 Pasadena, California 91106
 Phone (214) 242-7030

UTILITY PLAN

 T.C. MİLLÎ EĞİTİM BAKANLIĞI T.C. BİLİM, TEKNOLOJİ VE SANAAT BAKANLIĞI	ÖZEL	İZMİR İZMİR İLİ İZMİR İLİ
	OKUL	
	ADRESİ	

NOTE: THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXACT LOCATIONS IN THE FIELD.

SURVEY DOCUMENT DISCLAIMER:

THE SITE UTILITY PLAN DOCUMENT IS DATED 02-28-90, WAS PREPARED BY SLATKIN ASSOCIATES, INC., 21119 HILTHURST ROAD, FAIRFAX, VA 22030 FOR THE ORIGINAL LANDOWN PLAZA CENTER OWNER, THE REDHORN COMPANY. WE NOT RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF THIS ORIGINAL SITE SURVEY DOCUMENT. THIS DOCUMENT IS FOR INFORMATION ONLY.

BUILDING SPECIFICATIONS

SITE INFORMATION:
ZONING DISTRICT:
CITY OF FRANKLIN 5-3
SITE AREA:
442,910 sq. (0.017) ACRES
PERM. COMM. AREA:

