

**City of Franklin
Plan Commission Meeting
May 23, 2019
Minutes**

Approved
June 6, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the May 23, 2019 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, Adam Burckhardt, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioners Kevin Haley and David Fowler. Also present were Planning Manager Joel Dietl, Principal Planner Ben Kohout, City Attorney Jesse Wesolowski and Alderwoman Kristin Wilhelm.

B. Approval of Minutes

- 1. Regular Meeting of May 9, 2019. Commissioner Hogan moved and Commissioner Burckhardt seconded approval of the May 9, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. STAR TRUCKING LLC OVER-THE-ROAD TRUCKING COMPANY BUSINESS. Natural Resource Features Special Exception application by Boris Strbac, owner, Star Trucking LLC, to allow an existing gravel parking area and to remain within protected natural resource features consisting of 0.102 acres of wetland buffer and 0.22 acres of shore buffer (of which 0.106 acres are also wetland setback) to construct a gravel parking lot for an over-the-road trucking company business with a maximum of thirteen semi-trucks and trailers parked overnight on the east side of the property, such property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11141 West Forest Home Avenue; Tax Key No. 704-9990-003.

Planning Manager Joel Dietl presented the request by Boris Strbac, owner, Star Trucking LLC, to allow an existing gravel parking area and to remain within protected natural resource features consisting of 0.102 acres of wetland buffer and 0.22 acres of shore buffer (of which 0.106 acres are also wetland setback) to construct a gravel parking lot for an over-the-road trucking company business with a maximum of thirteen semi-trucks and trailers parked overnight on the east side of the property, such property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11141 West Forest Home Avenue.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ben Kohout and the Public Hearing was opened at 7:05 and closed at 7:10.

Commissioner Burckhardt moved and no one seconded a motion to recommend approval of the Start Trucking LLC Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations. Therefore the motion failed due to lack of a second.

Alderman Dandrea moved and Commissioner Hogan

seconded a motion to recommend denial of the Star Trucking LLC Natural Resource Features Special Exception. On voice vote, all voted 'aye'. Motion was approved (4-0-2).

2. WOODLAND’S EDGE AT FRANKLIN SENIOR INDEPENDENT LIVING APARTMENT COMPLEX DEVELOPMENT. Special Use

Amendment application by Herman & Kittle Properties, Inc., for construction of a 48-unit senior independent living apartment complex consisting of 6 separate one-story cottage style buildings (one 12-unit, approximately 10,000 square feet, one 10-unit, approximately 8,400 square feet, one 8-unit, approximately 6,800 square feet, and three 6-unit buildings, approximately 6,750 square feet each, with 8 units proposed as market rate units) (30 one-bedroom and 18 two-bedroom units) and a separate clubhouse, and associated landscaping, lighting, sanitary sewer, storm sewer and building elevation plans [the facility will be designed, marketed and restricted to those 55 years and older with household incomes of 30%, 50% and 60% of Area Median Household Income], upon property zoned R-8 Multiple-Family Residence District, located at 3709 West College Avenue; Tax Key No. 713-9996-003 [this application is amending Resolution No. 2017-7330, which approved a Special Use Amendment allowing a two story, 48 unit multi-family senior independent living apartment complex development use (formerly named “The Lakeview at Franklin”) that did not move forward following use and site plan approvals].

Planning Manager Joel Dietl presented the request by Herman & Kittle Properties, Inc., for construction of a 48-unit senior independent living apartment complex consisting of 6 separate one-story cottage style buildings (one 12-unit, approximately 10,000 square feet, one 10-unit, approximately 8,400 square feet, one 8-unit, approximately 6,800 square feet, and three 6-unit buildings, approximately 6,750 square feet each, with 8 units proposed as market rate units) (30 one-bedroom and 18 two-bedroom units) and a separate clubhouse, and associated landscaping, lighting, sanitary sewer, storm sewer and building elevation plans [the facility will be designed, marketed and restricted to those 55 years and older with household incomes of 30%, 50% and 60% of Area Median Household Income], upon property zoned R-8 Multiple-Family Residence District, located at 3709 West College Avenue.

The Official Notice of Public hearing was read in to the record by Principal Planner Kohout and the Public Hearing was opened at 7:24 p.m. and closed at 8:02 p.m.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution to amend Resolution No. 2017-7246 imposing conditions and restrictions for the approval of a Special Use for a single-story, 48 unit multi-family senior independent living apartment complex development use located at 3709 West College Avenue to allow for construction of Woodland’s Edge at Franklin 48 unit senior independent living apartment complex subject to addition of the suggestion in the staff report pertaining to architecture and that all resident parking be provided in garages. On voice vote, all voted 'aye'. Motion carried (4-0-2).

D. Business Matters

2. TAX INCREMENTAL DISTRICT NO. 5 PLANNED

City Attorney Jesse Wesolowski presented the request by the Developer who has requested the issuance of temporary

DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) BALLPARK COMMONS SPORTS ANCHORED MIXED-USE DEVELOPMENT PROJECT TEMPORARY OCCUPANCY PERMITS FOR THE BUILDING C1 (OFFICE/RETAIL) AND THE STADIUM USES AND ADDITIONAL/FUTURE BUILDINGS USES.

The Developer has requested the issuance of temporary occupancy permits for the Building C1 (office/retail) and the Stadium uses north of West Rawson Avenue in the Ballpark Commons development and additional/future buildings uses. This subject is provided for the Plan Commission’s information.

occupancy permits for the Building C1 (office/retail), the Stadium uses north of West Rawson Avenue, and additional/future building uses in the Ballpark Commons development.

The City Attorney further noted that this subject was provided for the Plan Commission’s information, and that no action was required.

3. POLISH COMMUNITY CENTER PARKING LOT EXPANSION AND CREATION.

Unified Development Ordinance §15-3.0433 Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) Minor Amendment and Site Plan Amendment applications by Polish Heritage Alliance, Inc., applicant/property owner, Planned Development District No. 28 Amendment to allow additional parking spaces, in excess of the current number of parking spaces allowed by Planned Development District No. 28; Site Plan Amendment to expand the easterly parking lot to create 36 new parking stalls, 360 feet of new curb and gutter, 122 feet of storm sewer, lights and grading work (12,687 square feet of additional paved asphalt surface), removal of 28 existing trees which will be replaced with evergreen and canopy/shade trees, and to construct a new parking lot on the southwest side of the Polish

Planning Manager Joel Dietl presented the request by Polish Heritage Alliance, Inc., applicant/property owner, Planned Development District No. 28 Amendment to allow additional parking spaces, in excess of the current number of parking spaces allowed by Planned Development District No. 28; Site Plan Amendment to expand the easterly parking lot to create 36 new parking stalls, 360 feet of new curb and gutter, 122 feet of storm sewer, lights and grading work (12,687 square feet of additional paved asphalt surface), removal of 28 existing trees which will be replaced with evergreen and canopy/shade trees, and to construct a new parking lot on the southwest side of the Polish

Minor Amendment Determination

City Engineer Morrow moved and Alderman Dandrea seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Planned Development District Ordinance Amendment

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to recommend approval of an Ordinance to amend §15-3.0433 of the Unified Development Ordinance, Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) to allow for additional parking (6941 South 68th Street) All voted “aye”. Motion carried (4-0-2).

Site Plan Amendment

Commissioner Hogan moved and City Engineer Morrow seconded a motion to approve a Resolution amending the Site Plan for property located at 6941 South 68th Street to allow for expansion of the easterly parking lot and creation of a southwest parking lot for the Polish Community Center (Tax Key No. 743-8978-004) with addition of a new condition, condition number 8, removing the proposed conditions pertaining to required UDO landscaping standards and that the applicant shall instead replace all existing native trees and all landscape plan required trees as they are removed or may die within this or other future projects within five years of such project approvals, on a one to one basis with native trees on the premises, or, if no room is available for the viable survival of said replacement trees on the premises, with an approved street tree placement, as approved by the City Engineer or designee, and that the applicant shall present a landscaping plan reflecting this condition subject to staff review and approval prior to final approval of this parking lot project showing the proposed planting placement and tree species satisfying these landscaping standards for this project. All voted “aye”. Motion carried (4-0-2).

1. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) BASEBALL STADIUM TEMPORARY USES AND STADIUM SIGNAGE REVIEW REQUIREMENT.

The applicant is required, for the first annual review, to submit all plans and details for all semi-portable, semi-temporary, temporary, and product hawking structures, uses, and activities planned to occur at the stadium, to the Plan Commission for review and approval pursuant to Condition No. 4. of Plan Commission Resolution No. 2018-016; the applicant is required to submit a stadium Sign Plan clearly identifying all sign types, sizes, locations, colors, materials and lighting, and clearly identify which signage is viewable outside of the stadium, to the Plan Commission for review and approval pursuant to Condition No. 13. of Plan Commission Resolution No. 2018-016;

Planning Manager Joel Dietl presented a PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) BASEBALL STADIUM TEMPORARY USES AND STADIUM SIGNAGE REVIEW REQUIREMENT. The applicant is required, for the first annual review, to submit all plans and details for all semi-portable, semi-temporary, temporary, and product hawking structures, uses, and activities planned to occur at the stadium, to the Plan Commission for review and approval pursuant to Condition No. 4. of Plan Commission Resolution No. 2018-016; the applicant is required to submit a stadium Sign Plan clearly identifying all sign types, sizes, locations, colors, materials and lighting, and clearly identify which signage is viewable outside of the stadium, to the Plan Commission for review and approval pursuant to Condition No. 13. of Plan Commission Resolution No. 2018-016; property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District, located at approximately 7005 South Ballpark Drive.

Commissioner Hogan moved and Alderman Dandrea seconded a motion to further revise the applicant’s proposed baseball stadium temporary uses request as set forth in the Project Description/Analysis section of the Staff Report to

property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District, located at approximately 7005 South Ballpark Drive.

the Plan Commission Meeting of May 23, 2019 subject to: addition of staff comment #1; revision of staff comment #2 to also approve fireworks on the opening week Thursday and Monday for this year only; revision of staff comment #3 to allow the scout camp out use subject to the provision of additional details to, and approvals from, the Police, Fire, and Health Departments, and that plans be submitted for City review at least two weeks before each event; and addition of staff comments #4, 5, 6, 7, and 8 All voted “aye”. Motion carried (4-0-2).

Commissioner Hogan moved and City Engineer Morrow seconded a motion to approve the Baseball Stadium signage subject to the staff’s review and approval. All voted “aye”. Motion carried (4-0-2).

Adjournment

Commissioner Hogan moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of May 23, 2019 at 9:17 p.m. All voted ‘aye’; motion carried. (4-0-2).