

**City of Franklin  
Plan Commission Meeting  
September 19, 2019  
Minutes**

Approved  
**October 3, 2019**

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

Mayor Steve Olson called the September 19, 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 Mayor Steve Olson, Commissioner Adam Burckhardt, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners Patty Hogan, David Fowler and Kevin Haley. Also present were Planning Manager Joel Dietl, Associate Planner Régulo Martínez-Montilva and City Attorney Jesse Wesolowski.

Mayor Steve Olson indicated he would be voting on each item.

**B. Approval of Minutes**

- 1. Regular Meeting of September 5, 2019. Alderman Dandrea moved and Commissioner Burckhardt seconded approval of the September 5, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-3).

**C. Public Hearing Business Matters**

- 1. **None.**

**D. Business Matters**

**1. PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM’S WHOLESALE CLUB) EXISTING BUILDING PARKING LOT AND SIGNAGE MODIFICATIONS.** Unified Development Ordinance §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club) Minor Amendment application by Wal-Mart Real Estate Business Trust, to allow for parking modifications as follows: restriping and designating 10 parking spaces for customer pickup of online grocery orders and adding pedestrian/crosswalk striping across the front drive aisle from the front walk along the building to the grocery pickup

Planning Manager Joel Dietl presented the Minor Amendment application by Wal-Mart Real Estate Business Trust, to allow for parking modifications as follows: restriping and designating 10 parking spaces for customer pickup of online grocery orders and adding pedestrian/crosswalk striping across the front drive aisle from the front walk along the building to the grocery pickup spaces; signage modifications as follows: installation of nine new directional signs located throughout the parking lot to direct traffic flows and direct customers to the designated parking area [each of the directional site signs is three (3) square feet in area, which will add an additional 27 square feet in signage to the site, bringing the total sign area to 630.73 square feet-the allowable sign area for the site is calculated as follows: 651 square feet frontage x 1.5 = 976.5 allowable square feet sign area] and relocating the existing ‘Pickup’ wall sign from the west side of the north elevation to the east side of the north elevation adjacent to the new

spaces; signage modifications as follows: installation of nine new directional signs located throughout the parking lot to direct traffic flows and direct customers to the designated parking area [each of the directional site signs is three (3) square feet in area, which will add an additional 27 square feet in signage to the site, bringing the total sign area to 630.73 square feet-the allowable sign area for the site is calculated as follows: 651 square feet frontage x 1.5 = 976.5 allowable square feet sign area] and relocating the existing ‘Pickup’ wall sign from the west side of the north elevation to the east side of the north elevation adjacent to the new pickup parking area, for property zoned Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club) located at 6701 South 27th Street; Tax Key No. 714-0003-002.

**2. CHAD E. LARSEN AND JENNIFER L. LARSEN DECK AND ACCESSORY STRUCTURE ADDITION TO EXISTING HOME.**

Miscellaneous application by Chad E. Larsen and Jennifer L. Larsen, to allow for construction of an approximately 350 square foot deck and approximately 10 foot by 15 foot 4-post open accessory structure with a roof within an existing “20 Foot Drainage Easement” (platted as part of the Serenity Estates Subdivision Plat) along the rear of the property line (deck and covered accessory structure extend approximately 4 feet into the drainage easement (total area of structures proposed within the easement is approximately 140 square feet)), property located at 6904 South Harvard Drive, zoned R-6 Suburban Single-Family Residence District; Tax Key No. 741-0086-000.

pickup parking area, for property zoned Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club) located at 6701 South 27th Street.

City Engineer Morrow moved and Commissioner Burckhardt seconded a motion determining the proposed amendment to be a minor amendment. On voice vote, all voted ‘aye’; motion carried. (4-0-3).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend §15-3.0418 of the Unified Development Ordinance, Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club) to allow for parking lot and signage modifications (6701 South 27th Street) subject to installation of only four new directional signs. On voice vote, all voted ‘aye’; motion carried. (4-0-3).

Planning Manager Joel Dietl presented the Miscellaneous application by Chad and Jennifer Larsen, to allow for construction of an approximately 350 square foot deck and approximately 10 foot by 15 foot 4-post open accessory structure with a roof within an existing “20 Foot Drainage Easement” (platted as part of the Serenity Estates Subdivision Plat) along the rear of the property line (deck and covered accessory structure extend approximately 4 feet into the drainage easement (total area of structures proposed within the easement is approximately 140 square feet)), property located at 6904 South Harvard Drive.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of a resolution authorizing the installation of a deck and accessory structure within the “20 foot drainage easement” plat restriction, upon lot 5 in Serenity Estates subdivision (6904 South Harvard Drive), subject to the conditions that access to the easement shall be granted by the property owner whenever requested by the City, that the City shall be held harmless in the event that any damage would occur to the deck and/or the accessory structure due to its location within the easement or by City maintenance of the easement, and further technical corrections. On voice vote, all voted ‘aye’; motion carried. (4-0-3).

**3. ROBERT G. MONTGOMERY LAND COMBINATION.** Land Combination application by Robert G. Montgomery, for combining two parcels into one parcel on South 116th Street, specifically, the parcel at 8570 South 116th Street and adjacent parcel abutting 8628 South 116th Street, for the purpose of re-building a residential dwelling, property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District; Tax Key Nos. 842-9995-004 and 842-9995-002.

Planning Manager Joel Dietl presented the Land Combination application by Robert Montgomery, for combining two parcels into one parcel on South 116th Street, specifically, the parcel at 8570 South 116th Street and adjacent parcel abutting 8628 South 116th Street, for the purpose of re-building a residential dwelling, property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District.

Mayor Olson moved and Commissioner Burckhardt seconded a motion to recommend approval of a resolution conditionally approving a land combination for tax key nos. 842-9995-004 and 842-9995-002 (8570 south 116th street and adjacent vacant parcel abutting 8628 south 116th street). On voice vote, 3 voted ‘aye’ and 1 voted ‘nay’. (3-1-3) Therefore, the resolution conditionally approving a land combination was not recommended for approval, as the concurring vote of four members of the Plan Commission is required for such actions.

**4. 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 29, 2019, from 9:00 a.m. to 5:00 p.m., November 30, 2019 from 9:00 a.m. to 5:00 p.m. and December 1, 2019 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.

Planning Manager Joel Dietl presented the Temporary Use application by 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 29, 2019, from 9:00 a.m. to 5:00 p.m., November 30, 2019 from 9:00 a.m. to 5:00 p.m. and December 1, 2019 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.

Alderman Dandrea moved and City Engineer Morrow 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. (4-0-3).

**5. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) INDOOR SPORTS COMPLEX BUILDING AND SITE REVISIONS (BUILDING S3/C2).** Site Plan Amendment application (Indoor Sports Complex and 3-story office building/Site Plan has been approved by the City but not yet constructed) by River Rock Performance Properties, LLC, applicant

Planning Manager Joel Dietl presented the Site Plan Amendment application by River Rock Performance Properties, LLC, for removal of a portion of the northern side of the building which had included a storage room and a refuse and service room (and associated architectural changes to that portion of the building façade); removal of the third floor build out/proposed use of residential apartments, juice bar/food prep/serving area, locker rooms, etc.; removal of an associated third/fourth floor clerestory; deferral of installation of required pedestrian site amenities until some undetermined future date and deferral of certain required landscaping until some undetermined future date,

and BPC County Land, LLC, property owner, for (including but not limited to): removal of a portion of the northern side of the building which had included a storage room and a refuse and service room (and associated architectural changes to that portion of the building façade); removal of the third floor build out/proposed use of residential apartments, juice bar/food prep/serving area, locker rooms, etc.; removal of an associated third/fourth floor clerestory; deferral of installation of required pedestrian site amenities until some undetermined future date and deferral of certain required landscaping until some undetermined future date, upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7085 and 7095 south Ballpark Drive; Tax Key No. 744-1005-000.

#### Adjournment

upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7085 and 7095 south Ballpark Drive;

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to approve a resolution amending the site plan for properties located at 7085 and 7095 south ballpark drive to revise certain aspects of the indoor sports complex and 3-story office building site plan, including but not limited to removal of a portion of the northern side of the building which had included a storage room and a refuse and service room (and associated architectural changes to that portion of the building façade), removal of the third floor build out/proposed use of residential apartments, juice bar/food prep/serving area, locker rooms, etc., removal of an associated third/fourth floor clerestory, deferral of installation of required pedestrian site amenities until some undetermined future date and deferral of certain required landscaping until some undetermined future date (tax key no. 744-1005-000), subject to minor technical corrections as discussed at the meeting, including minor architectural changes on the south elevation of the building and removal of condition number four and condition number 5 from the draft resolution. On voice vote, all voted ‘aye’; motion carried. (4-0-3).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to adjourn the Plan Commission meeting of September 19, 2019 at 7:40 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-3).