

**City of Franklin
Plan Commission Meeting
August 6, 2020
Minutes**

Approved
August 20, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the August 6, 2020 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, Commissioners Patrick Leon and Adam Burchardt, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioners Kevin Haley and Patricia Hogan. Also present were Planning Manager Heath Eddy, Assistant Planner Marion Ecks and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of July 23, 2020.

Alderman Dandrea moved and Commissioner Leon seconded approval of the July 23, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. STATESMAN APARTMENTS PARKING SPACE ADDITION AND AMENITY CHANGE. Site Plan Amendment application by TI Investors of Franklin Apartments LLC to allow for the addition of 36 off-street parking spaces scattered throughout the Statesman Apartments multi-family residential development (current on-site parking insufficient to meet the current demand) and an amenity change, specifically, an addition to the current grilling and picnic area (via use of the paved area that was previously approved for outdoor fitness equipment) to accommodate additional grills, picnic tables and lawn games, property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 2950

Planning Manager Heath Eddy presented the request by TI Investors of Franklin Apartments LLC to allow for the addition of 36 off-street parking spaces scattered throughout the Statesman Apartments multi-family residential development (current on-site parking insufficient to meet the current demand) and an amenity change, specifically, an addition to the current grilling and picnic area (via use of the paved area that was previously approved for outdoor fitness equipment) to accommodate additional grills, picnic tables and lawn games, property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 2950 West Statesman Way; Tax Key No. 761-9001-000.

City Engineer Morrow moved and Commissioner Leon seconded a motion to approve a Resolution amending the Site Plan for the property located at 2950 West Statesman Way to allow for additional off-street parking spaces and an

West Statesman Way; Tax Key No. 761-9001-000.

amenity change (tax key no. 761-9001-000). On voice vote, all voted 'aye'. Motion carried (4-0-2).

2. ZUERN BUILDING PRODUCTS, INC. EXISTING WAREHOUSE SPACE RENOVATION INTO A BUILDING PRODUCTS SHOWROOM AND VARIOUS RELATED DOCK, DECK, STORAGE BUILDING AND EQUIPMENT REPLACEMENTS/ADDITIONS.

Site Plan Amendment application by Zuern Building Products, Inc. to allow for the renovation of the existing warehouse space into a building products showroom (demolition of existing interior walls, removal of an existing loading dock, construction of new partition walls, flooring, lighting and heating, ventilation and air conditioning system) with a new deck (approximately 700 square feet) on the east side of the building, pergola and new storefront entrance and windows, a new loading dock for a detached storage building, a new septic tank and pad mounted Air Handling Unit next to the existing mechanical equipment on the north side of the building and a new open air storage building with a floor area of approximately 12,000 square feet, property zoned M-1 Limited Industrial District, located at 9545 South 80th Street; Tax Key No. 896-9996-003.

Planning Manager Heath Eddy presented the request by Zuern Building Products, Inc. to allow for the renovation of the existing warehouse space into a building products showroom (demolition of existing interior walls, removal of an existing loading dock, construction of new partition walls, flooring, lighting and heating, ventilation and air conditioning system) with a new deck (approximately 700 square feet) on the east side of the building, pergola and new storefront entrance and windows, a new loading dock for a detached storage building, a new septic tank and pad mounted Air Handling Unit next to the existing mechanical equipment on the north side of the building and a new open air storage building with a floor area of approximately 12,000 square feet, property zoned M-1 Limited Industrial District, located at 9545 South 80th Street; Tax Key No. 896-9996-003

City Engineer Morrow moved and Commissioner Leon seconded a motion to approve a Resolution amending the Site Plan for property located at 9545 South 80th Street to allow for Zuern Building Products, Inc.'s existing warehouse space renovation into a building products showroom and various related dock, deck, storage building and equipment replacements/additions (tax key no. 896-9996-003), On voice vote, all voted 'aye'. Motion carried (4-0-2).

3. MILWAUKEE HABITAT FOR HUMANITY RESTORE CENTER BUILDING EXTERIOR AND SIGNAGE CHANGES.

Unified Development Ordinance §15- 3.0415 Planned Development District No. 10 (Riverwood Village-Bouraxis) Minor Amendment application by Dominic Jaehnke, Director of ReStore, Milwaukee Habitat for Humanity, Inc., to allow for exterior changes to the property located at 6939 West Riverwood Boulevard (former Gander Mountain store) (building interior will

Assistant Planner Marion Ecks presented the request by Dominic Jaehnke, Director of ReStore, Milwaukee Habitat for Humanity, Inc., to allow for exterior changes to the property located at 6939 West Riverwood Boulevard (former Gander Mountain store) (building interior will remain as is with the exception of removing an office space and adding vertical grab bars to the building to meet current Americans with Disabilities Act standards), including painting the existing building, installation of a drive aisle and canopy at the north east end of the building for a customer drop-off and pick-up location (donation drop off center), installation of new signage and minor parking lot changes consisting of stall eliminations and relocation,

remain as is with the exception of removing an office space and adding vertical grab bars to the building to meet current Americans with Disabilities Act standards), including painting the existing building, installation of a drive aisle and canopy at the north east end of the building for a customer drop-off and pick-up location (donation drop off center), installation of new signage and minor parking lot changes consisting of stall eliminations and relocation, property zoned Planned Development District No. 10 (Riverwood Village-Bouraxis); Tax Key No. 738-0071-000.

property zoned Planned Development District No. 10 (Riverwood Village-Bouraxis); Tax Key No. 738-0071-000 The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:16 p.m. and closed at 7:17 p.m.

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**

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend §15-3.0415 of the Unified Development Ordinance, Planned Development District No. 10 (Riverwood Village-Bouraxis) to allow for building exterior changes and to permit south elevation signage, with the addition of directional signage, for Milwaukee Habitat for Humanity Restore (6939 West Riverwood Boulevard). On voice vote, all voted 'aye'. Motion carried (4-0-2).

E. Adjournment

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to adjourn the Plan Commission meeting of August 6, 2020 at 7:26 p.m. On voice vote, all voted 'aye'; motion carried. (4-0-2).