

**City of Franklin
Plan Commission Meeting
December 17, 2020
Minutes**

Approved
January 7, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the December 17, 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 Burckhardt, City Engineer Glen Morrow and Alderman Mark Dandrea. Also present were Planning Manager Heath Eddy, Principal Planner Regulo Martinez-Montilva, Associate Planner Marion Ecks and City Attorney Jesse Wesolowski. Commissioner Kevin Haley and Patricia Hogan and Director of Economic Development Calli Berg participated remotely.

B. Approval of Minutes

1. Regular Meeting of December 3, 2020

Commissioner Leon moved and Commissioner Burckhardt seconded approval of the December 3, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. **NOVA SALON SUITES, LLC FULL SERVICE HAIR SALON.**
Special Use application by Nova Salon Suites, LLC, to operate a hair salon (four 1,118 square foot hair salon suites (subleased to independent contractor hair stylists who each have their own licenses and insurance), with one chair in each suite, a break room with a sink, a washer and dryer, new flooring and a new acoustical ceiling, with hours of operation generally from 9:00 a.m. to 9:00 p.m., Tuesday through Saturday) in Suite A of the multi-tenant building located at 10700 West Venture Drive, property zoned M-1 Limited Industrial District; Tax Key No. 705-8989-011.

Associate Planner Marion Ecks presented the request by Nova Salon Suites, LLC, to operate a hair salon (four 1,118 square foot hair salon suites (subleased to independent contractor hair stylists who each have their own licenses and insurance), with one chair in each suite, a break room with a sink, a washer and dryer, new flooring and a new acoustical ceiling, with hours of operation generally from 9:00 a.m. to 9:00 p.m., Tuesday through Saturday) in Suite A of the multi-tenant building located at 10700 West Venture Drive, property zoned M-1 Limited Industrial District; Tax Key No. 705-8989-011.

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:04 p.m. and closed at 7:06 p.m.

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a hair salon use upon property located at 10700 West Venture Drive, Suite A. On voice vote, all voted 'aye'. Motion carried (6-0-0).

D. Business Matters

2. SERVI INVESTMENTS, LLC CREATION OF A NEW 5 ACRE LOT. Certified Survey Map application by P. Kenneth Servi, Servi Investments, LLC, to create a new 5.079 acre lot out of two unplatted properties currently owned by Sacred Heart Monastery, Franklin, Milwaukee County, Wisconsin and Congregation of the Priests of the Sacred Heart, Inc. [the proposed lot is subject to an existing fuel line easement, regulatory floodplain and wetlands, and upon approval of this Certified Survey Map, the applicant would submit separate applications to combine the newly created lot with the 5 acre lot to the south (Tax Key No. 796-99887-001) and propose a residential subdivision of approximately 10.5 acres], properties located at 11595 West Forest Home Avenue, zoned R-3 Suburban/Estate Single-Family Residence District, FC Floodplain Conservancy District, FW Floodway District and C-1 Conservancy District; Tax Key Nos. 751-9998-002 and 751-9999-000.

Principal Planner Regulo Martinez-Montilva presented the request by P. Kenneth Servi, Servi Investments, LLC, to create a new 5.079 acre lot out of two unplatted properties currently owned by Sacred Heart Monastery, Franklin, Milwaukee County, Wisconsin and Congregation of the Priests of the Sacred Heart, Inc. [the proposed lot is subject to an existing fuel line easement, regulatory floodplain and wetlands, and upon approval of this Certified Survey Map, the applicant would submit separate applications to combine the newly created lot with the 5 acre lot to the south (Tax Key No. 796-99887-001) and propose a residential subdivision of approximately 10.5 acres], properties located at 11595 West Forest Home Avenue, zoned R-3 Suburban/Estate Single-Family Residence District, FC Floodplain Conservancy District, FW Floodway District and C-1 Conservancy District; Tax Key Nos. 751-9998-002 and 751-9999-000.

A. Waiver

(Requested Waiver of Unified Development Ordinance Part 7 required Plans, Plats, and Maps Division 15-7.0700 Certified Survey Map §15-7.0702 additional information)

Alderman Dandrea moved and Commissioner Hogan seconded a motion to waive the required standards under 15-7.0702K. pertaining to area contiguous to Certified Survey Map. On voice vote, all voted 'aye'. Motion carried (6-0-0).

B. Certified Survey Map

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a 2 lot Certified Survey Map, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 7, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (at 11595 West Forest Home Avenue). On voice vote, all voted 'aye'. Motion carried (6-0-0).

3. STRAUSS BRANDS LLC 9775 SOUTH 60TH STREET MEAT PROCESSING FACILITY SITE IMPROVEMENTS. Site Plan Amendment application by Strauss Brands LLC, to allow for changes to the parking lot of the existing Strauss facility, specifically, a new layout for the parking lot, including remediation of impacted conservation areas, protective

Associate Planner Marion Ecks presented the request by Strauss Brands LLC, to allow for changes to the parking lot of the existing Strauss facility, specifically, a new layout for the parking lot, including remediation of impacted conservation areas, protective fencing, installation of permeable paving, and a dry stormwater pond, for the property located at 9775 South 60th Street, bearing Tax Key No. 898-9997-004, zoned M-1 Limited Industrial District; and applicant Requested Waiver of Unified Development Ordinance Part 5 Design Standards Division

fencing, installation of permeable paving, and a dry stormwater pond, for the property located at 9775 South 60th Street, bearing Tax Key No. 898-9997-004, zoned M-1 Limited Industrial District; and applicant Requested Waiver of Unified Development Ordinance Part 5 Design Standards Division 15-5.0200 Traffic, Off-Street Parking and Loading, and Highway Access §15-5.0202 Off-Street Parking Requirements.:

a. §15-5.0202E.1. Concrete Curb and Gutter Required for All Off-Street Parking Areas. Concrete curb and gutter shall be installed surrounding all new driveway, parking lot and landscape islands. This provision may be waived by the Plan Commission for additions to existing structures located in areas without a predominance of curb and gutter when curb and gutter is not installed on the adjacent street right-of-way, or is not anticipated to be constructed on the street right-of-way in a future street reconstruction in a reasonable period of time.

15-5.0200 Traffic, Off-Street Parking and Loading, and Highway Access §15-5.0202 Off-Street Parking Requirements.:

a. §15-5.0202E.1. Concrete Curb and Gutter Required for All Off-Street Parking Areas. Concrete curb and gutter shall be installed surrounding all new driveway, parking lot and landscape islands. This provision may be waived by the Plan Commission for additions to existing structures located in areas without a predominance of curb and gutter when curb and gutter is not installed on the adjacent street right-of-way, or is not anticipated to be constructed on the street right-of-way in a future street reconstruction in a reasonable period of time.

A. Waiver

(Requested Waiver of Unified Development Ordinance Part 5 Design Standards Division 15-5.0200 traffic, off-street parking and loading, and highway access §15-5.0202 off-street parking requirements)

Alderman Dandrea moved and Commissioner Leon seconded a motion to waive the required standards under 15-5.0202E.1. pertaining to concrete curb and gutter required for all off-street parking areas. On voice vote, all voted 'aye'. Motion carried (6-0-0).

B. Site Plan Amendment

Alderman Dandrea moved and Commissioner Leon seconded a motion to approve a Resolution amending the Site Plan for the property located at 9775 South 60th Street (Strauss Brands) to allow for changes to the parking lot of the existing meat packing facility (tax key no. 898-9997-004). On voice vote, all voted 'aye'. Motion carried (6-0-0).

E. Adjournment

Commissioner Leon moved and Commissioner Hogan seconded a motion to adjourn the Plan Commission meeting of December 17, 2020 at 7:28 p.m. On voice vote, all voted 'aye'; motion carried. (6-0-0).