

**City of Franklin
Plan Commission Meeting
October 8, 2020
Minutes**

Approved
October 22, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the October 8, 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, Adam Burchardt, Kevin Haley and Patricia Hogan, and City Engineer Glen Morrow. Alderman Mark Dandrea participated remotely. Also present were Planning Manager Heath Eddy, Principal Planner Regulo Martinez-Montilva, City Attorney Jesse Wesolowski and Director of Administration Peggy Steeno.

B. Approval of Minutes

- 1. Regular Meeting of September 3, 2020.

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

C. Public Hearing Business Matters

- 1. **HSA COMMERCIAL REAL ESTATE INDUSTRIAL BUILDINGS DEVELOPMENT IN THE PROPOSED BUSINESS PARK IN PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK).** Special Use and Site Plan applications by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (JHB Properties, LLC, property owner), to allow for the development of two approximately 150,000 square foot Class A speculative industrial buildings at the west end of Elm Road (eCommerce/warehousing and distribution require a Special Use per Section 15-3.0444BB.3.a.e. of the Unified Development Ordinance) and overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238)

Planning Manager Heath Eddy presented the request by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (JHB Properties, LLC, property owner).

The Official Notice of Public hearing was read in to the record by Principal Planner Regulo Martinez-Montilva.

Commissioner Leon moved and Commissioner Haley seconded a motion to table and continue the Special Use request and public hearing to the October 22, 2020 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (6-0-0).

Site Plan

Commissioner Hogan moved and Commissioner Leon seconded a motion to table the Site Plan application approving a Resolution for a Site Plan for the development of two approximately 150,000 square foot class a speculative industrial building with associated parking, loading areas, a driveway connection between the two buildings, sidewalks, crosswalks and a stormwater detention pond (3825 West Aspen Way and 3707 West Aspen Way). On voice vote, all voted 'aye'. Motion carried (6-0-0).

of the Unified Development Ordinance) (tenants have yet to be identified), with parking for cars in front of the buildings on the future West Aspen Way and loading areas for trucks at the rear of the building, along with a driveway connection to the rear between the two buildings, street entrances from all future streets, three sidewalks and crosswalks that connect the building entrances to the public sidewalks on the opposite sides of the adjacent streets for pedestrian and bike access, and a stormwater detention pond on the east side of the site in a newly created outlot between the building and South Hickory Street [the proposed buildings are essentially identical, roughly two-story industrial buildings with entrance features on the front, and loading areas at the rear], properties located at 3825 West Aspen Way and 3707 West Aspen Way, zoned Planned Development District No. 39 (Mixed Use Business Park); Requested Waivers of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444B.D. Business Park Area Design Standards:

- a. 15-3.0444B.D.1.a.iv. Parking required and location regulated (parking in front of buildings shall be designed primarily for visitors and high turnover usage with employee parking to be located to the side-yard or rear-yard)-**request for all employee and visitor parking in front of the buildings.**
- b. 15-3.0444B.D.1.a.v.; 1.a.vi.; and 4.a.xi. Parking required and location regulated (loading and unloading areas shall be located to the side yard or rear-yard and screened so as to minimize their view from adjacent streets and sites) (all parking, loading, and unloading areas shall be screened from adjacent streets and sites utilizing landscaping, berms and/or decorative fences) and Building Character and Design (outside loading docks shall be located to the side-yard or rear-yard and screened from view from adjacent streets and sites by extended building walls, berms, decorative

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to table the requested waivers from the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444B.D. On voice vote, all voted 'aye'. Motion carried (6-0-0).

Commissioner Haley moved and Commissioner Hogan seconded a motion to table the requested waivers from the S. 27th Street Design Overlay District Standards waivers. On voice vote, all voted 'aye'. Motion carried (6-0-0).

fencing, and/or landscaping)-**request to waive requirement to screen the rear property line.**

c. 15-3.0444B.D.2.c.iii. Bicycle and pedestrian amenities ((sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities))-**request to provide pedestrian facilities in the parking lot.**

d. 15-3.0444B.D.4.a.iii. and iv. Building Character and Design (brick, stone, tile, and custom architectural masonry units are preferred primary materials for the solid (non-window) portion of new buildings or additions) (precast concrete, cast stone, plain/smooth concrete masonry units and EIFS are acceptable accent and secondary materials for the solid portion of new buildings or additions))-**request to use articulated, painted precast concrete wall panels for the exterior walls.**

e. 15-3.0444B.D.7. Supplemental Design Guidelines (it is intended that the applicable design guidelines set forth in the South 27th Street Corridor Plan, and the applicable design standards in the South 27th Street Design Overlay District, be utilized - as a supplemental guide - to the mandatory design standards set forth elsewhere in this [Planned Development District 39] Ordinance)-**request certain waivers of the South 27th Street Design Overlay District (§15-3.03051):**

Requested Waivers of South 27th Street Design Overlay District Standards:

a. 15-3.0352.A. Parking required and location regulated (not more than 50% of the off-street parking spaces shall be located directly between the front façade of the building and the public street))-**request for all employee and visitor parking in front of the buildings.**

b. 15-3.0353.C.4. Pedestrian considerations (sidewalks shall be provided along the entire length of any façade containing a public entrance,

leaving room for foundation planting beds)-**request to provide pedestrian facilities in the parking lot.**

c. 15-3.0353.C.7. Pedestrian considerations (the building shall provide awnings or other weather protection features within 30 feet of all customer entrances along a building)-**request for canopies or awnings only at tenant entrances.**

d. 15-3.0353.E. Bicycle and pedestrian amenities required (the development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location)-**request for waiver of this requirement.**

e. 15-3.0353.G. Central Areas/Features (each development which contains a building over 50,000 square feet in area shall provide public central area(s)...-**request for waiver of this requirement.**

f. 15-3.0355.B.3.b. Building Materials and Colors (exterior building materials shall convey an impression of durability)-**request to use precast concrete wall panels.**

g. 15-3.0355.B.5.a. Building Facades (decorative devices are expected at the roofline)-**request to use simple metal coping.**

h. 15-3.0355.B.7.a. Windows (windows which allow views to the interior activity or display areas are excepted)-**request for waiver of this requirement.**

i. 15-3.0355.C.4. Building Materials (building materials such as glass, brick, decorative concrete block, or stucco shall be used)-**request to use precast concrete wall panels.**

j. 15-3.0355.C.5 Building Design (A minimum of 20% of all the combined facades of the structure shall employ actual façade protrusions or recesses. A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor façades that face and are on properties that are in any part within 100

feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The integration of windows into building design is strongly encouraged-**request:** *“The proposed design provides façade articulation in the form of precast recesses and projections at the entrance areas for a total of 19.76% of each building’s perimeter. The proposed design also provides varying parapet heights at the entrance areas with a combined percentage of varied parapet being 19.52%. The proposed elevations indicate the relative heights to vary from 1’-2” to 5’-3”. An accent paint scheme and additional glazing are used to further accentuate the entrance areas. These recesses, projections and elevation changes are appropriate for the visual impact of the entrances and the proportions of each element. The north and west facades are within 100’ of the streets. The entries and windows represent 47.0% of the north façade length and 38.0% of the west façade length for a combined total of 45.45%.”* Tax Key Nos. 979-9002-000 and 979-9001-000 [the applicant seeks to obtain special use approval as a speculative industrial property].

2. STRAUSS BRANDS LLC MEAT PROCESSING FACILITY

CONSTRUCTION. Special Use and Site Plan applications by Strauss Brands LLC, for the development of a 152,035 square foot (total building footprint of the single-story building) meat processing facility (Phases I and II (staffed by approximately 261 employees in the production area and 11 employees in the office area)) designed to process 250 to 500 head of cattle per day, including cattle pens, a harvest floor, carcass coolers, fabrication areas, packaging areas, warehouse areas, shipping docks, operations offices, employee welfare spaces and associated mechanical support facilities and spaces (this use is classified under Standard

Planning Manager Heath Eddy presented the request by Strauss Brands LLC, for the development of a 152,035 square foot (total building footprint of the single-story building) meat processing facility (Phases I and II (staffed by approximately 261 employees in the production area and 11 employees in the office area)) designed to process 250 to 500 head of cattle per day, including cattle pens, a harvest floor, carcass coolers, fabrication areas, packaging areas, warehouse areas, shipping docks, operations offices, employee welfare spaces and associated mechanical support facilities and spaces (this use is classified under Standard Industrial Classification No. 2011, Meat Packing Plants, which is a Special Use in the M-1 Zoning District), on approximately 30.2 acres; the proposed Site Plan includes a building positioned north/south on the site (roughly centered on the site) with employee/visitor parking on the east side of the building (280 spaces) and an access drive located along the south, west, and north sides of the building for truck traffic, with all access to the site

Industrial Classification No. 2011, Meat Packing Plants, which is a Special Use in the M-1 Zoning District), on approximately 30.2 acres; the proposed Site Plan includes a building positioned north/south on the site (roughly centered on the site) with employee/visitor parking on the east side of the building (280 spaces) and an access drive located along the south, west, and north sides of the building for truck traffic, with all access to the site via Monarch Drive (two access drives will be provided, one for employee auto parking and one for truck receiving and shipping) (the western portion of the site is identified as future building expansion area) [the site is designed to detain all stormwater on-site in three (3) detention ponds; the ponds are designed with a capacity to accommodate the future phases of work as indicated on the site drawings], property located at the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (Lot 83 of Ryan Meadows Subdivision), zoned M-1 Limited Industrial District; Tax Key No. 891-1083-000.

via Monarch Drive (two access drives will be provided, one for employee auto parking and one for truck receiving and shipping) (the western portion of the site is identified as future building expansion area) [the site is designed to detain all stormwater on-site in three (3) detention ponds; the ponds are designed with a capacity to accommodate the future phases of work as indicated on the site drawings], property located at the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (Lot 83 of Ryan Meadows Subdivision), zoned M-1 Limited Industrial District; Tax Key No. 891-1083-000.

Commissioner Burckhardt left the room at 7:10 p.m. The Official Notice of Public hearing was read in to the record by Principal Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:28 p.m. and closed at 9:29 p.m.

Commissioner Hailey moved to recommend denial of the Special Use request. Motion not seconded; motion failed.

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a meat processing facility use upon property located at the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (Lot 83 of Ryan Meadows subdivision). On voice vote, 4 voted 'aye' and 1 voted 'no'. Motion carried (4-1-1).

Site Plan

Commissioner Leon moved and Commissioner Hogan seconded a motion to approve a Resolution approving a Site Plan for construction of a meat processing facility with associated cattle pen, a harvest floor, carcass coolers, fabrication areas, packaging areas, warehouse areas, shipping docks, operations offices, employee welfare spaces, associated mechanical support facilities and spaces, a future development area, stormwater ponds, parking lot and truck and employee vehicle entrance drives (the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (Lot 83 of Ryan Meadows subdivision). On voice vote, 4 voted 'aye' and 1 voted 'no'. Motion carried (4-1-1).

Commissioner Burckhardt rejoined the meeting at 10:37 p.m. Alderman Dandrea left the meeting at 10:38 p.m.

Plan Commission members dismissed for recess at 10:38 p.m. The meeting was called back to order at 10:48 p.m.

D. Business Matters

1. LAND SALE FROM THE CITY OF FRANKLIN TO A PRIVATE ENTITY. Miscellaneous application by the City of Franklin for the review and recommendation of a sale of an approximate 1,000 square foot parcel of land owned by the City (once used as a well site for the City of Franklin Water Utility, no longer in use; watermain piping has been removed and the well casing is still present, but the site has been abandoned per the Wisconsin Department of Natural Resources requirements), property located at 9619 South 60th Street, zoned M-1 Limited Industrial District; Tax Key No. 898-9991-001.

City Engineer Morrow presented the request by the City of Franklin for the review and recommendation of a sale of an approximate 1,000 square foot parcel of land owned by the City (once used as a well site for the City of Franklin Water Utility, no longer in use; watermain piping has been removed and the well casing is still present, but the site has been abandoned per the Wisconsin Department of Natural Resources requirements), property located at 9619 South 60th Street, zoned M-1 Limited Industrial District; Tax Key No. 898-9991-001.

Commissioner Burckhardt moved and Commissioner Leon seconded a motion to recommend approval of the land sale of the property located at 9619 South 60th Street. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. LAND SALE FROM A PRIVATE ENTITY TO THE CITY OF FRANKLIN. Miscellaneous application by the City of Franklin for the review and recommendation of a purchase of four parcels of land from KM Franklin Land Investment LLC, property owner, totaling approximately 21.4 acres, for the potential location of a City of Franklin elevated water storage tower for the Franklin Water Utility and potential development of a new City park, with the balance of the four parcels containing wetland delineation, property located at approximately the 8100 block of South Lovers Lane Road, zoned R-8 Multiple-Family Residence District and C-1 Conservancy District; Tax Key Nos. 801-9984-000, 801-9985-000, 801-9986-000 and 801-9987-000.

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City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of the land sale to the City of Franklin of the property located approximately in the 8100 block of South Lovers Lane Road. On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of October 8, 2020 at 10:58 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).