

**City of Franklin
Plan Commission Meeting
April 22, 2021
Minutes**

Approved
May 6, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the April 22, 2021, 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, Patricia Hogan and Adam Burckhardt and Alderman Mark Dandrea, City Engineer Glen Morrow and City Attorney Jesse Wesolowski. Participating remotely was Commissioner Kevin Haley. Also present were Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Regular Meeting of April 8, 2021

Alderman Dandrea moved and Commissioner Hogan seconded approval of the April 8, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. ILLIE TINTS AUTOMOTIVE WINDOW TINTING SERVICE BUSINESS. Special Use application by Michael A. LaFuentes, owner of ILLIE Tints, LLC, to operate an automotive window tinting service business, with hours of operation from 9:00 a.m. to 5:00 p.m., Monday through Friday, and on Saturday from 9:00 a.m. to 2:00 p.m., in an existing building located at 8581 South 27th Street, property zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 832-9997-000.

Planning Manager Heath Eddy presented the request by Michael A. LaFuentes, owner of ILLIE Tints, LLC, to operate an automotive window tinting service business, with hours of operation from 9:00 a.m. to 6:00 p.m., Tuesday through Saturday, in an existing building located at 8581 South 27th Street, property zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 832-9997-000.

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:05 p.m. and closed at 7:05 p.m.

Alderman Dandrea 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 an automotive window tinting service business use upon property located at 8581 South 27th Street, with the addition of condition No. 4 to be prepared by staff relative to existing parking spaces encroaching into the right-of-way. On voice vote, all voted 'aye'. Motion carried (6-0-0).

D. Business Matters**1. FOREST PARK MIDDLE SCHOOL LAND COMBINATION.**

Land Combination application by Franklin Public Schools for combining three (3) properties located at West Forest Hill Avenue: 8225-8255, Forest Park Middle School (39.39 acres), 8429, formerly “Luxembourg Gardens” (9.68 acres) and 8459 (3.85 acres) [the resulting Forest Park Middle School site will be approximately 54 acres], properties zoned I-1 Institutional District; Tax Key Nos. 838-9978-000, 839-9990-000 and 839-9991-004.

2. FRANKLIN VILLAGE SHOPPING CENTER SIGNAGE.

Master Sign Program Amendment application by Franklin Village Properties, LLC, property owner, to allow for signage changes within the shopping center, specifically, to remove the anchor tenant sign from the Master Sign Program (such sign was approved as part of the Master Sign Program but never installed), remove the existing Franklin Village pole sign, its electronic message center and bollards, and increase the multi-tenant pylon sign area from 152 square feet to 235 square feet [the alterations to the existing multi-tenant pylon sign are limited to sign cabinets (the location and structure of this sign will remain), this multi-tenant sign currently has 1 header cabinet and 7 tenants cabinets, while the applicant is proposing 1 header cabinet, 1 electronic message center and 1 tenants cabinet that may allow up to 16 tenant signs (the overall sign area with this amendment will be reduced from 917 square feet to 900 square feet, a 17 square foot decrease)], for property zoned B-3 Community Business District, located at 7101-7131 South 76th Street (Franklin Village); Tax Key No. 755-0038-001.

Principal Planner Régulo Martínez-Montilva presented the request by Franklin Public Schools for combining three (3) properties located at West Forest Hill Avenue: 8225-8255, Forest Park Middle School (39.39 acres), 8429, formerly “Luxembourg Gardens” (9.68 acres) and 8459 (3.85 acres) [the resulting Forest Park Middle School site will be approximately 54 acres], properties zoned I-1 Institutional District; Tax Key Nos. 838-9978-000, 839-9990-000 and 839-9991-004.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for tax key nos. 838-9978-000, 839-9990-000 and 839-9991-004 (8225-8255, 8429 and 8459 West Forest Hill Avenue). On voice vote, all voted ‘aye’. Motion carried (6-0-0).

Principal Planner Régulo Martínez-Montilva presented the request by Franklin Village Properties, LLC, property owner, to allow for signage changes within the shopping center, specifically, to remove the anchor tenant sign from the Master Sign Program (such sign was approved as part of the Master Sign Program but never installed), remove the existing Franklin Village pole sign, its electronic message center and bollards, and increase the multi-tenant pylon sign area from 152 square feet to 235 square feet [the alterations to the existing multi-tenant pylon sign are limited to sign cabinets (the location and structure of this sign will remain), this multi-tenant sign currently has 1 header cabinet and 7 tenants cabinets, while the applicant is proposing 1 header cabinet, 1 electronic message center and 1 tenants cabinet that may allow up to 16 tenant signs (the overall sign area with this amendment will be reduced from 917 square feet to 900 square feet, a 17 square foot decrease)], for property zoned B-3 Community Business District, located at 7101-7131 South 76th Street (Franklin Village); Tax Key No. 755-0038-001.

Alderman Dandrea moved and Commissioner Leon seconded a motion to adopt a Resolution approving an Amendment to the Master Sign Program for Franklin Village Shopping Center to allow for signage changes (7101-7131 South 76th Street) . On voice vote, all voted ‘aye’. Motion carried (6-0-0).

3. BALLPARK COMMONS MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL BUILDING INDOOR SPORTS COMPLEX WITHIN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) INCREASE IN MAXIMUM SIGNAGE. Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Amendment (Major) application by Christopher D. Buday, River Rock Performance Properties, LLC (BPC County Land, LLC, property owner), to allow for signage changes, specifically, to increase the total sign face area (City of Franklin Municipal Code allows a maximum of approximately 750 square feet) for the new Indoor Sports Complex located at 7095 South Ballpark Drive, within Ballpark Commons, to a total of 12,507 square feet in area distributed in 38 signs, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1005-000. [THE PUBLIC HEARING FOR THIS APPLICATION WAS PREVIOUSLY NOTICED FOR, OPENED AND CLOSED AT THE APRIL 8, 2021 MEETING AND THE SUBJECT MATTER IS CONTINUED FROM THE APRIL 8, 2021 PLAN COMMISSION MEETING.]

Principal Planner Regulo Martinez-Montilva presented the request by Christopher D. Buday, River Rock Performance Properties, LLC (BPC County Land, LLC, property owner), to allow for signage changes, specifically, to increase the total sign face area (City of Franklin Municipal Code allows a maximum of approximately 750 square feet) for the new Indoor Sports Complex located at 7095 South Ballpark Drive, within Ballpark Commons, to a total of 12,507 square feet in area distributed in 38 signs, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1005-000.

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend §15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (the Rock Sports Complex/Ballpark Commons), to increase the maximum permitted sign face area of approximately 750 square feet to 10,633 square feet (distributed between 29 signs) for the indoor sports complex (at approximately 7095 South Ballpark Drive), with a sign area reduction of 50% for the illuminated North ID wall sign. On voice vote, all voted ‘aye’. Motion carried (6-0-0).

4. KIDS CONNECTION CHILDCARE CENTER DAYCARE FACILITY. Site Plan application by Kristopher A. Kraussel/B & B Investments of Rawson, LLC (Kristopher A. Kraussel and Tina M. Kraussel, property owners) to allow for construction of a 10,509 square foot single-story building as well as an associated 3,419 square foot playground (aluminum fencing around the perimeter) on the east side of the building, 47 parking spaces, two driveways with

Principal Planner Régulo Martínez-Montilva presented the request by Kristopher A. Kraussel/B & B Investments of Rawson, LLC (Kristopher A. Kraussel and Tina M. Kraussel, property owners) to allow for construction of a 10,509 square foot single-story building as well as an associated 3,419 square foot playground (aluminum fencing around the perimeter) on the east side of the building, 47 parking spaces, two driveways with connection to Rawson Avenue, landscaping, outdoor lighting and a bioretention basin on the west end of the property for onsite storm water management (a turn lane on Rawson Avenue, in the eastbound lane of traffic, will be constructed per Milwaukee County requirements), with hours of operation

connection to Rawson Avenue, landscaping, outdoor lighting and a bioretention basin on the west end of the property for onsite storm water management (a turn lane on Rawson Avenue, in the eastbound lane of traffic, will be constructed per Milwaukee County requirements), with hours of operation Monday through Friday [child daycare services under Standard Industrial Classification Code No. 8351 is a Permitted Use in the B-4 South 27th Street Mixed-Use Commercial District], upon property located at 3030-3130 West Rawson Avenue (northwest corner of the intersection of Rawson Avenue and Riverwood Boulevard, approximately 2.21 acres of vacant land), zoned B-4 South 27th Street Mixed-Use Commercial District and FC Floodplain Conservancy District; Tax Key No. 738-9991-001, Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.])-**request for waiver of this requirement.**
- b. 15-3.0354C.1. Interior Landscaping for Off-street Parking Areas (a minimum of 20 square feet of interior landscaped island shall be provided per parking stall)-**request for waiver of this requirement.**
- c. 15-3.0355A.1. Building Character and Design (buildings located on prominent sites-such as key intersections, corners, terminations of street vistas, and on high points-shall be multi-story and exhibit quality architectural design to serve as landmarks)-**request for waiver of this requirement.**
- d. 15-3.0355B.8.d. Pedestrian Accessibility (buildings shall utilize a corner entrance to the building)-**request for waiver of this requirement.**
- e. 15-3.0355B.10.c. External Storage (all trash collection areas must be located within the structure, or behind the building in an enclosure)-**request for waiver of this requirement.**

Monday through Friday [child daycare services under Standard Industrial Classification Code No. 8351 is a Permitted Use in the B-4 South 27th Street Mixed-Use Commercial District], upon property located at 3030-3130 West Rawson Avenue (northwest corner of the intersection of Rawson Avenue and Riverwood Boulevard, approximately 2.21 acres of vacant land), zoned B-4 South 27th Street Mixed-Use Commercial District and FC Floodplain Conservancy District; Tax Key No. 738-9991-001, Requested Waivers of South 27th Street Design Overlay District Standards:

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

- a. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.])-**request for waiver of this requirement.**

Alderman Dandrea moved and Commissioner Leon seconded a motion to deny the waiver requested from required standards under 15-3.0353B. pertaining to site furnishings. On voice vote, all voted ‘aye’. Motion carried (6-0-0).

- b. 15-3.0354C.1. Interior Landscaping for Off-street Parking Areas (a minimum of 20 square feet of interior landscaped island shall be provided per parking stall)-**request for waiver of this requirement.**

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to waive the required standards under 15-3.0354C.1. pertaining to interior landscaping for off-street parking areas, with the condition that the hatched drop-off area shall be turned into a landscaped area. On voice vote, all voted ‘aye’. Motion carried (6-0-0).

- c. 15-3.0355A.1. Building Character and Design (buildings located on prominent sites-such as key intersections, corners, terminations of street vistas, and on high points-shall be multi-story and exhibit quality architectural design to serve as landmarks)-**request for waiver of this requirement.**

Alderman Dandrea moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355A.1. pertaining to building character and design. On voice vote, all voted ‘aye’. Motion carried (6-0-0).

d. 15-3.0355B.8.d. Pedestrian Accessibility (buildings shall utilize a corner entrance to the building)-request for waiver of this requirement.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to waive the required standards under 15-3.0355B.8.d. pertaining to pedestrian accessibility. On voice vote, all voted ‘aye’. Motion carried (6-0-0).

e. 15-3.0355B.10.c. External Storage (all trash collection areas must be located within the structure, or behind the building in an enclosure)-request for waiver of this requirement.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355B.10.c. external storage. On voice vote, all voted ‘aye’. Motion carried (6-0-0).

Site Plan

Motion 1

Commissioner Leon moved to deny a Resolution approving a Site Plan for construction of a daycare building, playground, parking lot, driveways and stormwater basin with associated landscaping, fencing and lighting (3030-3130 West Rawson Avenue). Motion died due to lack of a second.

Motion 2

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to adopt a Resolution approving a Site Plan for construction of a daycare building, playground, parking lot, driveways and stormwater basin with associated landscaping, fencing and lighting (3030-3130 West Rawson Avenue). On roll call, four (4) voted ‘aye’, two (2) voted ‘nay’, no absents. Motion carried (4-2-0).

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of April 22, 2021 at 8:32 p.m. On voice vote, all voted ‘aye’; motion carried. (6-0-0).