

**City of Franklin
Plan Commission Meeting
July 19, 2018
Minutes**

Approved
August 9, 2018

A. Call to Order and Roll Call

Mayor Steve Olson called the July 19, 2018 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 Commissioners Kevin Haley, Patricia Hogan Adam Burckhardt and David Fowler, City Engineer Glen Morrow and Alderman Mark Dandrea. Also present were Principal Planner Orrin Sumwalt, Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of July 5, 2018. Commissioner Hogan moved and Alderman Dandrea seconded approval of the July 5, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

4. NISENBAUM HOMES & REALTY, INC. REZONING FOR FUTURE MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

Rezoning application by Gregory Nisenbaum, President of Nisenbaum Homes & Realty, Inc., to rezone property located at 6704 South Lovers Lane Road from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District, to allow for a future multi-family residential development; Tax Key No. 747-9979-000.

Planning Manager Joel Dietl presented the request by Gregory Nisenbaum, President of Nisenbaum Homes & Realty, Inc., to rezone property located at 6704 South Lovers Lane Road from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District, to allow for a future multi-family residential development.

The Official Notice of Public Hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:02 p.m. and closed at 7:03 p.m.

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District (6704 South Lovers Lane Road) (approximately 0.44 acres). On voice vote all voted 'aye'. Motion carried (6-0-0).

3. MIDTOWN GAS & LIQUOR CONVENIENCE STORE WITH

Planning Manager Joel Dietl presented the request by Jujhar, LLC, d/b/a Midtown Gas & Liquor, to operate an

OUTSIDE PARKING AND STORAGE AREA FOR SEMI-TRACTOR TRAILERS AND OTHER VEHICLES. Special Use application by Jujhar, LLC, d/b/a Midtown Gas & Liquor, to operate an existing gas station and convenience store [the existing gas station and convenience store is a legal non-conforming use and the proposed Special Use approval will make the use conforming] and for an outside parking and storage area for semi-tractor trailers and other vehicles over 8,000 pounds rated Gross Vehicle Weight, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11123 West Forest Home Avenue; Tax Key No. 704-9978-003.

existing gas station and convenience store [the existing gas station and convenience store is a legal non-conforming use and the proposed Special Use approval will make the use conforming] and for an outside parking and storage area for semi-tractor trailers and other vehicles over 8,000 pounds rated Gross Vehicle Weight, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11123 West Forest Home Avenue.

The Official Notice of Public Hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:09 p.m.

City Engineer Morrow moved and Commissioner Burckhardt seconded a motion to postpone and continue the subject matter and public hearing to the September 6, 2018 Plan Commission meeting. On voice vote all voted ‘aye’. Motion carried (6-0-0).

2. HALQUIST STONE OFFICE/SHOWROOM DEMOLITION AND REPLACEMENT. Special Use Amendment application by Halquist Stone Company, Inc. to allow for demolition of the existing office/showroom and construction of an approximately 4,207 square foot replacement office/showroom and to allow for changes to the outdoor landscaping showroom and off-street parking, upon property zoned B-4 South 27th Street Mixed-Use Commercial District, South 27th Street Design Overlay District, FW Floodway District and FC Floodplain Conservancy District, located at 2875 West Ryan Road; Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0353B.7. Pedestrian considerations (awnings or other weather protection features within thirty (30) feet of all customer entrances along a building).

Planning Manager Joel Dietl presented the request by Halquist Stone Company, Inc. to allow for demolition of the existing office/showroom and construction of an approximately 4,207 square foot replacement office/showroom and to allow for changes to the outdoor landscaping showroom and off-street parking, upon property zoned B-4 South 27th Street Mixed-Use Commercial District, South 27th Street Design Overlay District, FW Floodway District and FC Floodplain Conservancy District, located at 2875 West Ryan Road; Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0353B.7. Pedestrian considerations (awnings or other weather protection features within thirty (30) feet of all customer entrances along a building).

- b. 15-3.0355B.3.b. Building Materials and Colors (exterior building materials shall convey an impression of durability). Tax Key No. 902-9965-009.

The Official Notice of Public Hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:13 p.m. and closed at 7:13 p.m.

Waivers

- a. Commissioner Fowler moved and Commissioner

b. 15-3.0355B.3.b. Building Materials and Colors (exterior building materials shall convey an impression of durability). Tax Key No. 902-9965-009.

A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.
[SUBJECT MATTER AND PUBLIC HEARING CONTINUED FROM THE JULY 5, 2018 MEETING.]

Burckhardt seconded a motion to waive the required standards under 15-3.0353B.7. pertaining to pedestrian considerations. On voice vote all voted ‘aye’. Motion carried (6-0-0).

b. Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to waive the required standards under 15-3.0355B.3.b. pertaining to building materials and colors. On voice vote all voted ‘aye’. Motion carried (6-0-0).

Special Use Amendment

Alderman Dandrea moved and Commissioner Fowler seconded a motion to recommend approval of a resolution to amend Resolution No. 92-3901 imposing conditions and restrictions for the approval of a special use for Halquist Stone located at 2875 West Ryan Road to allow for demolition of the existing Halquist Stone office/showroom and construction of an approximately 4,207 square foot replacement office/showroom and to allow for changes to the outdoor landscaping showroom and off-street parking, subject to striking Conditions 7 and 8 from the draft resolution. On voice vote all voted ‘aye’. Motion carried (6-0-0).

1. MILWAUKEE COUNTY DEPARTMENT OF PARKS, RECREATION & CULTURE RYAN CREEK SNOWMOBILE BRIDGE REPLACEMENT. Special Use application by Milwaukee County Department of Parks, Recreation & Culture, to replace an existing deteriorated snowmobile bridge (22 foot long by 12 foot wide) with an approximately 60 foot long by 12 foot wide bridge over Ryan Creek in Franklin Park (the bridge is located within the shoreland, floodway and wetlands associated with Ryan Creek), located at the Southeast 1/4 of the Northwest 1/4 of U.S. Public Land Survey Section 29, Township 5 North, Range 21 East, City of Franklin, Wisconsin, within Franklin Park, property zoned P-1 Park District and FW Floodway District; Tax Key No. 893-9995-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS**

Planning Manager Joel Dietl presented the request by Milwaukee County Department of Parks, Recreation & Culture, to replace an existing deteriorated snowmobile bridge (22 foot long by 12 foot wide) with an approximately 60 foot long by 12 foot wide bridge over Ryan Creek in Franklin Park (the bridge is located within the shoreland, floodway and wetlands associated with Ryan Creek), located at the Southeast 1/4 of the Northwest 1/4 of U.S. Public Land Survey Section 29, Township 5 North, Range 21 East, City of Franklin, Wisconsin, within Franklin Park, property zoned P-1 Park District and FW Floodway District.

The Official Notice of Public Hearing was read in to the record by Principal Planner Orrin Sumwalt and the Public Hearing was opened at 7:25 p.m. and closed at 7:25 p.m.

Commissioner Fowler moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow for replacement of an existing snowmobile bridge over Ryan Creek in Franklin Park use

MEETING UPON THIS MATTER.
[SUBJECT MATTER AND PUBLIC
HEARING CONTINUED FROM THE
JULY 5, 2018 MEETING.]

(located at the Southeast 1/4 of the Northwest 1/4 of U.S.
Public Land Survey section 29, Township 5 North, Range
21 East, City of Franklin, Wisconsin, within Franklin Park).
On voice vote all voted ‘aye’. Motion carried (6-0-0).

D. Business Matters

**1. WILLIAM F. ZIMMERMANN
LAND DIVISION.** Certified Survey
Map application by William F.
Zimmermann for division of an existing
8.15 acre parcel into three lots to allow
for future single-family residential
homes, for property zoned R-6
Suburban Single-Family Residence
District, located at 8029 South 35th
Street; Tax Key No. 808-9985-000.

Planning Manager Joel Dietl presented the request by
William F. Zimmermann for division of an existing 8.15 acre
parcel into three lots to allow for future single-family
residential homes, for property zoned R-6 Suburban Single-
Family Residence District, located at 8029 South 35th Street.

Commissioner Fowler moved and Commissioner Haley
seconded a motion to recommend approval of a Resolution
conditionally approving a 3 lot Certified Survey Map, being
part of the Northeast 1/4 of the Northwest 1/4 of Section 13,
Town 5 North, Range 21 East, City of Franklin, Milwaukee
County, Wisconsin (8029 South 35th Street). On voice vote 5
voted ‘aye’ and 1 voted ‘nay’. Motion carried (5-1-0).

**3. ASPEN WOODS SUBDIVISION
MONUMENT SIGN.** Sign Review
application by Veridian Homes, LLC,
for an approximately 4.2 foot high by
approximately 9.33 foot wide
subdivision monument sign within
Outlot No. 5, near the intersection of
West Blazing Star Road and West Puetz
Road (the primary access point to the
subdivision development), with
surrounding landscaping, subdivision
located at approximately South 51st
Street and West Puetz Road, zoned R-3
Suburban/Estate Single-Family
Residence District Special Use “Open
Space Subdivision” Option No. 2; Tax
Key No. 853-9995-010.

Planning Manager Joel Dietl presented the request by
Veridian Homes, LLC, for an approximately 4.2 foot high by
approximately 9.33 foot wide subdivision monument sign
within Outlot No. 5, near the intersection of West Blazing
Star Road and West Puetz Road (the primary access point to
the subdivision development), with surrounding landscaping,
subdivision located at approximately South 51st Street and
West Puetz Road, zoned R-3 Suburban/Estate Single-Family
Residence District Special Use “Open Space Subdivision”
Option No. 2.

Commissioner Hogan moved and Commissioner Burckhardt
seconded a motion to approve a Resolution approving a
monument sign for Aspen Woods subdivision (at
approximately South 51st Street and West Puetz road (within
outlot No. 5 of the Aspen Woods subdivision plat). On voice
vote all voted ‘aye’. Motion carried (6-0-0).

**2. MENARDS WAREHOUSE AND
ASSOCIATED OUTDOOR
STORAGE YARD ADDITION.** Site
Plan Amendment and Land
Combination applications by Menard,
Inc., for the construction of an
approximately 22,670 square foot

Planning Manager Joel Dietl presented the request by
Menard, Inc., for the construction of an approximately
22,670 square foot warehouse and approximately 23,084
square foot associated outdoor storage yard to the east of the
existing Menards store and existing warehouse, enclosure of
the overhang area on the south and east side of the existing

warehouse and approximately 23,084 square foot associated outdoor storage yard to the east of the existing Menards store and existing warehouse, enclosure of the overhang area on the south and east side of the existing building, fence extension and landscaping relocation [the Land Combination is being requested to combine Lots 2 and 3 of Certified Survey Map No. 7699 to accommodate the new warehouse and associated outdoor storage yard], for property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 10925 West Speedway Drive; Tax Key Nos. 704-1007-000 and 704-1010-001.

building, fence extension and landscaping relocation [the Land Combination is being requested to combine Lots 2 and 3 of Certified Survey Map No. 7699 to accommodate the new warehouse and associated outdoor storage yard], for property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 10925 West Speedway Drive.

Land Combination

Alderman Dandrea moved and Commissioner Fowler seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for Tax Key Nos. 704-1007-000 and 704-1010-001 (10925 West Speedway Drive). On voice vote all voted ‘aye’. Motion carried (6-0-0).

Site Plan Amendment

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution amending the Site Plan for property located at 10925 West Speedway Drive to allow for construction of an approximately 22,670 square foot warehouse and approximately 23, 084 square foot associated outdoor storage yard to the east of the existing Menards store and existing warehouse, enclosure of the overhang area on the south and east side of the existing building, fence extension and landscaping relocation (tax key nos. 704-1007-000 and 704-1010-001). On voice vote all voted ‘aye’. Motion carried (6-0-0).

E. Adjournment

Commissioner Burckhardt moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of July 19, 2018 at 7:52 p.m. All voted ‘aye’; motion carried. (6-0-0).