

**City of Franklin
Plan Commission Meeting
July 5, 2018
Minutes**

Approved
July 19, 2018

A. Call to Order and Roll Call

Mayor Steve Olson called the July 5, 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 and Patricia Hogan and City Engineer Glen Morrow. Excused were Commissioners David Fowler, Adam Burckhardt and Alderman Mark Dandrea. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of June 21, 2018.

Commissioner Hogan moved and Commissioner Haley seconded approval of the June 21, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-3).

C. Public Hearing Business Matters

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.

Planning Manager Joel Dietl presented the request by the 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 Nick Fuchs and the Public Hearing was opened at 7:02 p.m.

Commissioner Haley moved and Commissioner Hogan seconded a motion to postpone and continue the subject matter and public hearing to the July 19, 2018 Plan Commission meeting. On voice vote all voted 'aye'. Motion carried (4-0-3).

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; Tax Key No. 902-9965-009.

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.

The Official Notice of Public Hearing was read in to the record by Principal Planner Nick Fuchs and the Public Hearing was opened at 7:05 p.m.

Commissioner Hogan moved and Commissioner Haley seconded a motion to postpone and continue the subject matter and public hearing to the July 19, 2018 Plan Commission meeting. On voice vote all voted ‘aye’. Motion carried (4-0-3).

3. ROOT RIVER CHURCH SPACE RENTAL FOR WORSHIP AND CLASSROOMS, WITHIN FOREST HOME CORPORATE CENTER.

Special Use application by Root River Church Inc., to occupy space on the first and second floor within Forest Home Corporate Center for weekly worship gatherings (first floor) and children’s classrooms (second floor), with estimated time usage as follows: Mondays through Fridays from 8:00 a.m. to 5:00 p.m., Tuesday evenings between 6:00 p.m. and 9:00 p.m., Fridays, two per month, from 6:00 p.m. to 8:30 p.m., Saturdays between 10:00 a.m. and 6:00 p.m., Sundays between 8:00 a.m. and 1:00 p.m. and additional hours in the future (evenings and weekends), as needed, for classes and social gatherings outside of the standard hours, for the property located at 11311 West Forest Home Avenue, zoned M-1 Limited Industrial District; Tax Key No. 748-9994-003.

Planning Manager Joel Dietl presented the request by Root River Church Inc., to occupy space on the first and second floor within Forest Home Corporate Center for weekly worship gatherings (first floor) and children’s classrooms (second floor), with estimated time usage as follows: Mondays through Fridays from 8:00 a.m. to 5:00 p.m., Tuesday evenings between 6:00 p.m. and 9:00 p.m., Fridays, two per month, from 6:00 p.m. to 8:30 p.m., Saturdays between 10:00 a.m. and 6:00 p.m., Sundays between 8:00 a.m. and 1:00 p.m. and additional hours in the future (evenings and weekends), as needed, for classes and social gatherings outside of the standard hours, for the property located at 11311 West Forest Home Avenue.

The Official Notice of Public Hearing was read in to the record by Principal Planner Nick Fuchs and the Public Hearing was opened at 7:08 p.m. and closed at 7:09 p.m.

City Engineer Morrow 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 rental of space within Forest Home Corporate Center for weekly worship gatherings and children’s classrooms use upon property located at 11311 West Forest Home Avenue. On voice vote all voted ‘aye’. Motion carried (4-0-3).

4. OAKWOOD AT RYAN CREEK SUBDIVISION ROAD AND STORM WATER MANAGEMENT POND WITHIN THE 100 YEAR FLOOD PLAIN. Special Use application by Neumann Developments, Inc., to allow for a road and storm water management pond within the 100 Year Flood Plain (per Federal Emergency Management Agency mapping) [Section 15-3.0604 of the UDO allows “Roadways” and “Water quality ponds” as Special Uses in the FW Floodway Zoning District], which will require the following impacts: approximately 19,335 square feet of disturbance of wetland, wetland buffer, wetland setback and floodplain for construction of the proposed South Creekview Court (Note that these natural resources overlap, and the Special Use approval is for the impacts to the floodplain only. The other natural resource impacts are subject to review under Ordinance No. 2016-2224 An Ordinance to Amend the Unified Development Ordinance Text to Add a Footnote to Table 15-4.0100 to Provide That All Public (Federal, State, County, and City Owned) Streets, Sidewalks and Trails Construction Shall Conditionally Not Be Subject to the Natural Resource Features Protection Standards Following the Review and Approval of an Application Therefore by the Common Council.) and approximately 12,634 square feet of impacts to wetland buffer, wetland setback, floodplain and shoreland setback for the proposed public trail and storm water management pond along the north side of the property (These resources overlap, and the Special Use is for approval of the trail and pond impacts to the floodplain. The other impacts will be reviewed as required under Ordinance No. 2016-2224.), all amounting to approximately 31,969 square feet of total impacts. The

Planning Manager Joel Dietl presented the request by Neumann Developments, Inc., to allow for a road and storm water management pond within the 100 Year Flood Plain (per Federal Emergency Management Agency mapping) [Section 15-3.0604 of the UDO allows “Roadways” and “Water quality ponds” as Special Uses in the FW Floodway Zoning District], which will require the following impacts: approximately 19,335 square feet of disturbance of wetland, wetland buffer, wetland setback and floodplain for construction of the proposed South Creekview Court (Note that these natural resources overlap, and the Special Use approval is for the impacts to the floodplain only. The other natural resource impacts are subject to review under Ordinance No. 2016-2224 An Ordinance to Amend the Unified Development Ordinance Text to Add a Footnote to Table 15-4.0100 to Provide That All Public (Federal, State, County, and City Owned) Streets, Sidewalks and Trails Construction Shall Conditionally Not Be Subject to the Natural Resource Features Protection Standards Following the Review and Approval of an Application Therefore by the Common Council.) and approximately 12,634 square feet of impacts to wetland buffer, wetland setback, floodplain and shoreland setback for the proposed public trail and storm water management pond along the north side of the property (These resources overlap, and the Special Use is for approval of the trail and pond impacts to the floodplain. The other impacts will be reviewed as required under Ordinance No. 2016-2224.), all amounting to approximately 31,969 square feet of total impacts. The property is located at approximately 10100 South 76th Street.

The Official Notice of Public Hearing was read in to the record by Principal Planner Nick Fuchs and the Public Hearing was opened at 7:14 p.m. and closed at 7:18 p.m.

City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow for a road and storm water management pond within the 100 year flood plain use with a minimum of one to one mitigation of the floodplain upon property located at approximately 10100 South 76th Street (Oakwood at Ryan Creek subdivision). On voice vote all voted ‘aye’. Motion carried (4-0-3).

property is located at approximately 10100 South 76th Street, zoned R-2 Estate Single-Family Residence District; Tax Key No. 934-9992-010.

D. Business Matters

1. ASPEN WOODS SUBDIVISION DEVELOPMENT. Final Plat application by Veridian Homes, LLC, to subdivide the existing approximately 46 acre property at approximately South 51st Street and West Puetz Road, to create a 74 lot subdivision with 69 R-3 Suburban/Estate Single-Family Residence District lots (home sites ranging in size from 13,554 square feet to 41,296 square feet), five outlots, and a small, private neighborhood park [the applicant has received Special Use approval via Resolution No. 2018-7367 to utilize the Special Use “Open Space Subdivision” Option 2 development standards]; Tax Key No. 853-9995-010.

Planning Manager Joel Dietl presented the request by Veridian Homes, LLC, to subdivide the existing approximately 46 acre property at approximately South 51st Street and West Puetz Road, to create a 74 lot subdivision with 69 R-3 Suburban/Estate Single-Family Residence District lots (home sites ranging in size from 13,554 square feet to 41,296 square feet), five outlots, and a small, private neighborhood park [the applicant has received Special Use approval via Resolution No. 2018-7367 to utilize the Special Use “Open Space Subdivision” Option 2 development standards].

Commissioner Haley moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for Aspen Woods subdivision (at approximately South 51st Street and West Puetz Road. On voice vote all voted ‘aye’. Motion carried (4-0-3).

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 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,

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 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.

Commissioner Morrow moved and Commissioner Haley seconded a motion to table the matter to the July 19, 2018 Plan Commission meeting. On voice vote all voted ‘aye’. Motion carried (4-0-3).

located at 10925 West Speedway Drive;
Tax Key Nos. 704-1007-000 and 704-
1010-001.

E. Adjournment

City Engineer Morrow moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of July 5, 2018 at 7:34 p.m. All voted ‘aye’; motion carried. (4-0-3).