

**City of Franklin
Plan Commission Meeting
June 8, 2017
Minutes**

Approved
June 22, 2017

A. Call to Order and Roll Call

Alderman Mark Dandrea called the June 8, 2017 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 Patricia Hogan and Kevin Haley and City Engineer Glen Morrow. Excused were members Patrick Leon, David Fowler and Mayor Olson. Also present was Associate Planner Orrin Sumwalt and Planning Manager Joel Dietl.

B. Approval of Minutes

- 1. Regular Meeting of May 18, 2017. Commissioner Hogan moved and Commissioner Haley seconded approval of the May 18, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-0).

C. Public Hearing Business Matters

1. GAZEBO PARK APARTMENT COMPLEX ACCESSORY BUILDING CONSTRUCTION. Special Use Amendment application by GPark LLC, for construction of an accessory building (5 car detached garage) which will replace exterior parking spaces just south of the northernmost building on the Gazebo Park Apartment Complex property located at approximately 6300-6346 South 35th Street, zoned R-8 Multiple-Family Residence District; Tax Key No. 714-9990-004.

Planning Manager Joel Dietl presented the request by GPark LLC, for construction of an accessory building (5 car detached garage) which will replace exterior parking spaces just south of the northernmost building on the Gazebo Park Apartment Complex property located at approximately 6300-6346 South 35th Street.

The Official Notice of Public Hearing was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:03 p.m. and closed at 7:04 p.m.

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a Resolution to amend Resolution Nos. 79-1562, 83-2091, 85-2581, 2009-6579, 2012-6812 and 2014-7007 imposing conditions and restrictions for the approval of a Special Use for the Gazebo Park Apartment Complex property located at approximately 6300-6346 South 35th Street to allow for the construction of an accessory building. On voice vote, all voted 'aye'. Motion carried (4-0-0).

2. NUMBER OF BUILDINGS ON A RESIDENTIAL ZONING DISTRICT LOT UNIFIED DEVELOPMENT

Planning Manager Joel Dietl presented the request by the City of Franklin to amend Section 15-2.0206 [and such other sections as determined necessary to be consistent with the purposes of the proposed amendment] to allow a single-family

ORDINANCE TEXT AMENDMENT.

Unified Development Ordinance Text Amendment application by the City of Franklin to amend Section 15-2.0206 [and such other sections as determined necessary to be consistent with the purposes of the proposed amendment] to allow a single-family residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure. [Section 15-2.0206 of the Unified Development Ordinance requires in part that in all residential zoning districts excepting the R-1E District, only one principal building may be located, erected, or moved onto a lot.]

residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure.

The Official Notice of Public Hearing was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:07 p.m. and closed at 7:11 p.m.

City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text to amend Section 15-2.0206 to allow a single-family residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure with the City Attorney’s added language and replacing “City Engineer” with “Building Inspector.” On voice vote, all voted 'aye'. Motion carried (4-0-0).

D. Business Matters

1. THE ROCK SPORTS COMPLEX SPRECHER BEER CAFÉ.

Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment application by Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, to allow for placement of a Sprecher Beer Café at The Rock Sports Complex, within the four fields located on the north end of the site located at 7900 West Crystal Ridge Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key No. 744-8980-001.

Planning Manager Joel Dietl presented the request by Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, to allow for placement of a Sprecher Beer Café at The Rock Sports Complex, within the four fields located on the north end of the site located at 7900 West Crystal Ridge Drive.

City Engineer Morrow moved and Commissioner Haley seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Haley moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend Section 15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) to allow for placement of a Sprecher Beer Café at The Rock Sports Complex together with a description, to be drafted by staff, that the subject concession stand is unique and that Condition Nos. 2 and 3 of Section 1 be struck from the draft ordinance. On voice vote, all voted 'aye'. Motion carried (4-0-0).

2. EXTRA SPACE STORAGE

SIGNAGE. Sign plans submitted by Innovative Signs, Inc. as required by Condition No. 10 of Resolution No. 2016-7208, to allow for the installation of five signs consisting of three wall signs, a monument/directional sign and a tenant

Planning Manager Dietl presented the request by Innovative Signs, Inc. as required by Condition No. 10 of Resolution No. 2016-7208, to allow for the installation of five signs consisting of three wall signs, a monument/directional sign and a tenant panel on the existing monument sign shared with Hobby Lobby for property located at 6805 South 27th Street. City Engineer Morrow moved and Commissioner Hogan

panel on the existing monument sign shared with Hobby Lobby (178.74 square foot wall sign on the south elevation of the existing building that reads “ExtraSpaceStorage”, 45.45 square foot wall sign above the entrance on the north elevation of the existing building that reads “OFFICE”, 35.4 square foot wall sign at the top of the east elevation of Building A that reads “ExtraSpaceStorage”, 20.22 square foot single-sided monument sign located adjacent to the ingress/egress from South 27th Street that reads “ExtraSpaceStorage” and a 55 square foot double-sided tenant panel on the existing monument sign that reads “ExtraSpaceStorage”), located at 6805 South 27th Street

seconded a motion to approve a Resolution approving signage for Extra Space Storage facility. On voice vote, all voted 'aye'. Motion carried (4-0-0).

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of June 8, 2017 at 8:02 p.m. All voted 'aye'; motion carried. (4-0-0).