

CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE CITY OF FRANKLIN will conduct a public hearing on Thursday, October 8, 2020, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding an application by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, applicant, JHB Properties, LLC, property owner, for a Special Use 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) of the Unified Development Ordinance) (tenants have yet to be identified), properties located at 3825 West Aspen Way and 3707 West Aspen Way, zoned Planned Development District No. 39 (Mixed Use Business Park). The properties which are the subject of the application bear Tax Key Nos. 979-9002-000 and 979-9001-000, and are more particularly described as follows:

All of Lots 1 and 2 of Certified Survey Map No. 9243, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, described as follows: Commencing at the northwest corner of the Southwest 1/4 of said Section 36; Thence South 00°21'57" East along the west line of said Southwest 1/4, 1322.10 feet to the south line of said Certified Survey Map; Thence North 88°35'41" East along said south line, 1109.89 feet to the east right of way line of South Birch Street, the southwest corner of said Lot 2 and the Point of Beginning; Thence North 00°21'34" West along said east right of way line, 524.67 feet; Thence North 44°07'02" East, 15.69 feet to the south right of way line of West Aspen Way; Thence North 88°35'37" East along said south right of way line, 1301.60 feet to the west line of Outlot 1 of said Certified Survey Map; Thence South 01°24'19" East along said west line, 444.63 feet; Thence South 33°35'37" West along said west line, 58.55 feet; Thence South 88°35'41" West along said west line, 144.41 feet; Thence South 01°24'19" East along said west line, 43.00 feet to the aforesaid south line of said Certified Survey Map; Thence South 88°35'41" West along said south line, 1144.38 feet to the Point of Beginning.

This public hearing is being held pursuant to the requirements and standards of §§15-3.0701 General Standards for Special Uses, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit, of the City of Franklin Unified Development Ordinance. A copy of the proposed Special Use resolution in draft form is available and open for inspection by the public in the office of the City Clerk at Franklin City Hall, 9229 West Loomis Road,

Franklin, Wisconsin 53132, during normal business hours. The public is invited to attend the public hearing and to provide input. The proposed draft form resolution is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Franklin Common Council.

Dated this 16th day of September, 2020.

Sandra L. Wesolowski
City Clerk

N.B. Class II

Please publish: [9/23/20](#) and [9/30/20](#)