

**City of Franklin
Plan Commission Meeting
May 7, 2020
Minutes**

Approved
May 21, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the May 7, 2020 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, Adam Burckhardt and Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present were Associate Planner Régulo Martínez, Assistant Planner Marion Ecks, City Development Director Calli Berg and City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of April 23, 2020.

Alderman Dandrea moved and Commissioner Leon seconded approval of the April 23, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT. Rezoning application by Mills Hotel Wyoming, LLC, to rezone Lot No. 84 (24.05 acres) of the Ryan Meadows Subdivision development from M-1 Limited Industrial District to M-2 General Industrial District, property generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G; part of Tax Key No. 891-9010-002 [*this Rezoning application is being submitted in conjunction with a Site Plan application for Copart, Inc., which is a global online vehicle auction company*]. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER AND PUBLIC HEARING CONTINUED FROM THE APRIL 9, 2020 MEETING.]

Associate Planner Régulo Martínez presented the request by Mills Hotel Wyoming, LLC, to rezone Lot No. 84 (24.05 acres) of the Ryan Meadows Subdivision development from M-1 Limited Industrial District to M-2 General Industrial District, property generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G; part of Tax Key No. 891-9010-002.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:04 p.m. and closed at 7:22 p.m.

Rezone (continued from April 9, 2020 Plan Commission meeting)

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone lot 84 of the approved final plat for “Ryan Meadows” subdivision from M-1 Limited Industrial District to M-2 General Industrial District (generally located on the east side of Monarch Drive, south of Chicory Street, area

commonly known as Area G) (approximately 24.0541 acres). On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT.

Natural Resource Features Special Exception application by Mills Hotel Wyoming, LLC, (Daniel L. Mathson and Virginia K. Mathson, property owners) for the purpose of grading and development of approximately 9,969 square feet of wetland, 19,268 square feet of wetland buffer and 34,002 square feet of wetland setback (which includes the buffer area as well), identified as W-2 in the Ryan Creek watershed, resulting from a Certified Survey Map land division to develop the property generally located at West Loomis Road and West Ryan Road, such property being zoned M-2 General Industrial District; Tax Key No. 939-9994-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [THE PUBLIC HEARING FOR THIS APPLICATION WAS PREVIOUSLY NOTICED FOR THE PLAN COMMISSION MEETING ON APRIL 9, 2020 AND THE PLAN COMMISSION THEN DECIDED TO CONTINUE AND PUT THE MATTER TO THE MAY 7, 2020 PLAN COMMISSION MEETING.]

D. Business Matters

1. ASKREN WRESTLING ACADEMY: CONVERSION OF AN EXISTING CUSTOM AUTO BODY AND PAINT SHOP TO A WRESTLING ACADEMY GYMNASIUM.

Special Use and Site Plan applications by Benjamin M. Askren, Askren Wrestling Academy, LLC (Askren Properties, LLC, property owner) to allow for a wrestling gymnasium and instruction use (in an existing custom auto body and paint

Assistant Planner Marion Ecks presented the request by Mills Hotel Wyoming, LLC, (Daniel L. Mathson and Virginia K. Mathson, property owners) for the purpose of grading and development of approximately 9,969 square feet of wetland, 19,268 square feet of wetland buffer and 34,002 square feet of wetland setback (which includes the buffer area as well), identified as W-2 in the Ryan Creek watershed, resulting from a Certified Survey Map land division to develop the property generally located at West Loomis Road and West Ryan Road, such property being zoned M-2 General Industrial District; Tax Key No. 939-9994-000.

The Official Notice of Public hearing was read in to the record by Assistant Planner Marion Ecks and the Public Hearing was opened at 7:52 p.m. and closed at 7:59 p.m.

Natural Resource Special Exception (continued from April 9, 2020 Plan Commission meeting)

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of the Mills Hotel Wyoming, LLC Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the staff recommendations as presented at this meeting; and to review the Environmental Commission recommendations. On roll call vote, three (3) members voted 'aye' and two (2) voted 'nay'. The Mayor broke the tie. Motion carried (4-2-1).

Assistant Planner Marion Ecks presented the request by Benjamin M. Askren, Askren Wrestling Academy, LLC (Askren Properties, LLC, property owner) to allow for a wrestling gymnasium and instruction use (in an existing custom auto body and paint shop building which will be converted into an Askren Wrestling Academy gymnasium), property located at 9760 South 60th Street, and a Site Plan to allow for interior building alterations to the space, including adding two Americans with Disabilities Act restrooms, a small office and finish improvements, and minor exterior site modifications, including parking lot restriping (to include 16 parking spaces, including one

shop building which will be converted into an Askren Wrestling Academy gymnasium), property located at 9760 South 60th Street, and a Site Plan to allow for interior building alterations to the space, including adding two Americans with Disabilities Act restrooms, a small office and finish improvements, and minor exterior site modifications, including parking lot restriping (to include 16 parking spaces, including one Americans with Disabilities Act accessible space) and addition of wheel stops, property zoned M-1 Limited Industrial District; Tax Key No. 899-9993-004. [THE MATTER WAS OPENED AND CLOSED AT THE APRIL 9, 2020 MEETING AND THE SUBJECT MATTER WAS PUT OVER TO THE MAY 7, 2020 PLAN COMMISSION MEETING.]

2. MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT. Certified Survey Map application by Mills Hotel Wyoming, LLC, to subdivide Lot 84 (24.05 acres) of the Ryan Meadows Subdivision into two lots (Lot 1 has an area of 13.46 acres and Lot 2 has an area of 10.59 acres) [the proposed division will accommodate the proposed Copart, Inc. (*a global online vehicle auction company*) Site Plan, which will utilize Lot 2 for the storage of vehicles and an emergency ingress/egress], property is generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G, zoned M-2 General Industrial District (pending Common Council approval of a rezone application for this area); part of Tax Key No. 891-9010-002.

Americans with Disabilities Act accessible space) and addition of wheel stops, property zoned M-1 Limited Industrial District; Tax Key No. 899-9993-004. [THE MATTER WAS OPENED AND CLOSED AT THE APRIL 9, 2020 MEETING AND THE SUBJECT MATTER WAS PUT OVER TO THE MAY 7, 2020 PLAN COMMISSION MEETING.]

Special Use and Site Plan (continued from April 9, 2020 Plan Commission meeting)

City Engineer Morrow moved and Commissioner Leon seconded a motion to refer the Special Use and Site Plan to the Economic Development Commission for review and recommendation. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Associate Planner Régulo Martínez presented the request by Mills Hotel Wyoming, LLC, to subdivide Lot 84 (24.05 acres) of the Ryan Meadows Subdivision into two lots (Lot 1 has an area of 13.46 acres and Lot 2 has an area of 10.59 acres) [the proposed division will accommodate the proposed Copart, Inc. (*a global online vehicle auction company*) Site Plan, which will utilize Lot 2 for the storage of vehicles and an emergency ingress/egress], property is generally located on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G, zoned M-2 General Industrial District (pending Common Council approval of a rezone application for this area); part of Tax Key No. 891-9010-002.

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a 2 lot Certified Survey Map, being all of lot 84 in Ryan Meadows, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (generally on the east side of Monarch Drive, south of Chicory Street, area commonly known as Area G). On voice vote, all voted 'aye'. Motion carried (5-0-1).

3. COPART, INC. GLOBAL ONLINE VEHICLE AUCTION COMPANY BUILDING AND VEHICLE STORAGE YARD CONSTRUCTION. Site Plan application by Copart of Connecticut, Inc. to allow for construction of a 7,200 square foot building and vehicle storage yard for Copart, Inc. (on approximately 44-acres (approximately .5 acres are located within the City of Muskego)), a global online vehicle auction company specializing in asset liquidation services (including short-term storage and sales of assets, and ancillary receiving, shipping, lien sale and administrative activities-all assets liquidated intact) to institutional, commercial and private owners of used undamaged vehicles, trailers, watercraft, and powersports, industrial and construction equipment [Copart, Inc. is classified under Standard Industrial Classification No. 5012 Automobiles and Other Motor Vehicles, which is a Permitted Use in the M-2 General Industrial District (the applicant has concurrently submitted a Rezoning Application, requesting to rezone the property from M-1 Limited Industrial District to M-2 General Industrial District)], the development consisting of a building containing an office and shop space, as well as associated parking, landscaping, lighting, fencing, storm water management facilities, and a drop lot for receiving vehicles (a significant amount of space is dedicated for vehicle storage), with hours of operation Monday through Friday, from 8:00 a.m. to 5:00 p.m., upon property located at 10082 South 124th Street (approximately 72.636 acres of vacant land), zoned R-2 Estate/Single-Family Residence District, C-1 Conservancy District and R-8 Multiple-Family Residence District; Tax Key No. 939-9995-000 and a portion of Tax Key Nos. 939-9994-000 and 891-9010-002. [SUBJECT MATTER CONTINUED

Associate Planner Régulo Martínez presented the request by Copart of Connecticut, Inc. to allow for construction of a 7,200 square foot building and vehicle storage yard for Copart, Inc. (on approximately 44-acres (approximately .5 acres are located within the City of Muskego)), a global online vehicle auction company specializing in asset liquidation services (including short-term storage and sales of assets, and ancillary receiving, shipping, lien sale and administrative activities-all assets liquidated intact) to institutional, commercial and private owners of used undamaged vehicles, trailers, watercraft, and powersports, industrial and construction equipment [Copart, Inc. is classified under Standard Industrial Classification No. 5012 Automobiles and Other Motor Vehicles, which is a Permitted Use in the M-2 General Industrial District (the applicant has concurrently submitted a Rezoning Application, requesting to rezone the property from M-1 Limited Industrial District to M-2 General Industrial District)], the development consisting of a building containing an office and shop space, as well as associated parking, landscaping, lighting, fencing, storm water management facilities, and a drop lot for receiving vehicles (a significant amount of space is dedicated for vehicle storage), with hours of operation Monday through Friday, from 8:00 a.m. to 5:00 p.m., upon property located at 10082 South 124th Street (approximately 72.636 acres of vacant land), zoned R-2 Estate/Single-Family Residence District, C-1 Conservancy District and R-8 Multiple-Family Residence District; Tax Key No. 939-9995-000 and a portion of Tax Key Nos. 939-9994-000 and 891-9010-002. [SUBJECT MATTER CONTINUED FROM THE APRIL 9, 2020 MEETING]

Site Plan (continued from April 9, 2020 Plan Commission meeting)

City Engineer Morrow moved and Alderman Dandrea seconded a motion to approve a resolution approving a Site Plan for construction of a 7,200 square foot building and vehicle storage yard, along with associated parking, landscaping, lighting, fencing, stormwater management facilities and a drop lot for receiving vehicles, for a global online vehicle auction company specializing in asset liquidation services (10082 South 124th Street) subject to Common Council approval of the concurrent rezoning application and conditions as follows: compaction of soils shall be reviewed and approved by staff prior to the placement of gravel, masonry fencing shall be required along the west property line, permanent irrigation is not required as long as the applicant provides a 2-year landscape planting guarantee. On roll call vote, three (3)

FROM THE APRIL 9, 2020
MEETING]

members voted 'aye' and two (2) voted 'nay'. The Mayor
broke the tie. Motion carried (4-2-1).

E. Adjournment

Commissioner Haley moved and Commissioner Leon
seconded a motion to adjourn the Plan Commission meeting
of May 7, 2020 at 9:22 p.m.. On voice vote, all voted 'aye';
motion carried. (5-0-1).