

**City of Franklin
Plan Commission Meeting
November 4, 2021
Minutes**

Approved
November 18, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the November 4, 2021, 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, Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Adam Burckhardt and Kevin Haley. Excused were City Engineer Glen Morrow and Commissioner Patrick Leon. Also present was Associate Planner Marion Ecks. In attendance was Alderwoman Kristen Wilhelm.

B. Approval of Minutes

1. Regular Meeting of October 21, 2021 Commissioner Hogan moved and Commissioner Burckhardt seconded approval of the October 21, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. MUSKEGO WARRIORS INDOOR YOUTH BASEBALL CLUB. Special Use application by Muskego Warriors Youth Baseball, Inc., to allow for an indoor training facility including batting cages, pitching mounds and other baseball equipment (typical occupants would be 2-3 coaches/trainers and 10-15 youth athletes, from age 8 to 16 years old) with proposed hours of operation Monday through Friday, from 5:00 p.m. to 10:00 p.m. and weekends, from 12:00 p.m. to 6:00 p.m. (parking demand for this facility is 2-4 parking spaces) [this use is classified under Standard Industrial Classification No. 7997, "Membership sports & recreation clubs", which requires a Special Use permit in the M-1 Zoning District], in Unit 1 (10,952 square feet) of the multi-tenant building located at 11311 West Forest Home Avenue (interior improvements consisting of the addition of restrooms), property zoned M-1 Limited Industrial District; Tax Key No. 748-9994-003.

Associate Planner Ecks presented the request by Muskego Warriors Youth Baseball, Inc., to allow for an indoor training facility including batting cages, pitching mounds and other baseball equipment (typical occupants would be 2-3 coaches/trainers and 10-15 youth athletes, from age 8 to 16 years old) with proposed hours of operation Monday through Friday, from 5:00 p.m. to 10:00 p.m. and weekends, from 12:00 p.m. to 6:00 p.m. (parking demand for this facility is 2-4 parking spaces) [this use is classified under Standard Industrial Classification No. 7997, "Membership sports & recreation clubs", which requires a Special Use permit in the M-1 Zoning District], in Unit 1 (10,952 square feet) of the multi-tenant building located at 11311 West Forest Home Avenue (interior improvements consisting of the addition of restrooms), property zoned M-1 Limited Industrial District; Tax Key No. 748-9994-003.

The Official Notice of Public hearing was read into the record by Associate Planner Ecks and the Public Hearing was opened at 7:02 p.m. and closed at 7:11 p.m.

Alderwoman Hanneman moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a youth baseball club indoor training facility use upon property located at 11311 West Forest Home

Avenue, unit 1. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

D. Business Matters

1. SANIA INVESTMENTS LLC LAND COMBINATION. Land Combination application by Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, to combine the corner parcel on the southwest corner of South 27th Street and West Rawson Avenue (7103 South 27th Street, 16,440 square feet), recently purchased from the Wisconsin Department of Transportation, with the lot immediately to the west (2735 West Rawson Avenue, 20,568 square feet), their combined area amounting to 37,008 square feet, for eventual parking lot expansion, properties zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 761- 9950-003 and 761-9950-001.

Associate Planner Ecks presented the request by Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, to combine the corner parcel on the southwest corner of South 27th Street and West Rawson Avenue (7103 South 27th Street, 16,440 square feet), recently purchased from the Wisconsin Department of Transportation, with the lot immediately to the west (2735 West Rawson Avenue, 20,568 square feet), their combined area amounting to 37,008 square feet, for eventual parking lot expansion, properties zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 761- 9950-003 and 761-9950-001.

Commissioner Haley moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for tax key nos. 761-9950-003 and 761-9950-001 (2735 West Rawson Avenue and 7103 South 27th Street). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Adjournment

Commissioner Hogan moved and Alderwoman Hanneman seconded to adjourn the Plan Commission meeting of November 4, 2021 at 7:23 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).