

**City of Franklin
Plan Commission Meeting
March 17, 2022
Minutes**

Approved
April 7, 2022

A. Call to Order and Roll Call

Mayor Steve Olson called the March 17 2022, 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, Patrick Leon and Adam Burckhardt and City Engineer Glen Morrow. Absent was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski and Planning Manager Heath Eddy.

B. Approval of Minutes

1. Regular Meeting of March 3, 2022.

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to approve the March 3, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. HSA COMMERCIAL REAL ESTATE INDUSTRIAL BUILDING DEVELOPMENT IN THE PROPOSED BUSINESS PARK IN PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK). Special Use application by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (SFT Franklin Oakwood, LLC, property owner), to allow for the development of an approximately 271,753 square foot speculative industrial building (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

Planning Manager Eddy presented the request by HSA Commercial Inc. d/b/a HSA Commercial Real Estate (SFT Franklin Oakwood LLC, property owner), to allow for the development of an approximately 271,753 square foot speculative industrial building to be used for eCommerce/warehousing and distribution, which requires a Special Use per Section 15-3.0444BB.3.a.e. of the Unified Development Ordinance, and for 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. The subject property is located along West Oakwood Road, which is the northwest 1/4 of the parcel adjacent to the future Hickory Street, and is legally identified as Lot 1 of Certified Survey Map No. 9362. The property is zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 951-9994-001.

The Official Notice of Public hearing for the Special Use was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:06 p.m. and closed at 7:06 p.m.

Motion 1

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to amend proposed Condition #4 to add the

Ordinance), property generally located at West Oakwood Road, the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 951-9994-001.

following to the end of the Condition: “and limited in duration to 24-48 continuous hours per vehicle.” On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Motion 2

Alderswoman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for the development of an approximately 271,753 square foot speculative industrial building to be used for e-commerce/warehousing and distribution, and for the approval of a special use for overnight parking for vehicles exceeding 8,000 pounds manufactured gross vehicle weight upon property generally located at west oakwood road, the northwest 1/4 of the parcel adjacent to the future hickory street (lot 1 of certified survey map no. 9362). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

On voice vote, all voted ‘aye’; motion carried. (5-0-1).

D. Business Matters

1. None.

Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of March 17, 2022 at 7:16 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).