

**City of Franklin
Plan Commission Meeting
March 9, 2023
Minutes**

Approved
March 23, 2023

A. Call to Order and Roll Call

Mayor Steve Olson called the March 9, 2023 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 and Kevin Haley and City Engineer Glen Morrow. Absent was Alderwoman Shari Hanneman, Commissioners Adam Burckhardt and Patricia Hogan. Also present was Associate Planner Marion Ecks and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meetings of February 9, 2023 and February 23, 2023.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the February 9, 2023 and February 23, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-3).

C. Public Hearing Business Matters

1. JILLY’S CAR WASH FACILITY DEVELOPMENT. Special Use, Site Plan and Certified Survey Map applications by Jonathan J. Zimmerman, President of Jilly’s, LLC (Devo Properties/Rawson LLC, property owner), to allow for the development of a single-story building housing offices and a car wash facility (approximately 6,373 square feet including office, car wash bay, mechanical equipment and employee booth), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting, with hours of operation Monday through Saturday, from 7:00 a.m. to 8:00 p.m. and on Sunday, from 8:00 a.m. to 7:00 p.m. (stormwater facilities will be shared with the adjoining Sendik’s Food Market property, using an existing pond to the north of these parcels), on vacant property (1.4910 acres) proposed to be divided into three lots (the car wash facility will be located on the future Lot 1), located at 5450 West Rawson Avenue, such property being zoned M-1 Limited Industrial District and OL-2

The Official Notice of Public Hearing for a Special Use was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:13 p.m. and closed at 7:21 p.m..

Special Use

Associate Planner Marion Ecks presented the request by Jonathan J. Zimmerman, President of Jilly’s, LLC (Devo Properties/Rawson LLC, property owner), to allow for the development of a single-story building housing offices and a car wash facility (approximately 6,373 square feet including office, car wash bay, mechanical equipment and employee booth), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting, with hours of operation Monday through Saturday, from 7:00 a.m. to 8:00 p.m. and on Sunday, from 8:00 a.m. to 7:00 p.m. (stormwater facilities will be shared with the adjoining Sendik’s Food Market property, using an existing pond to the north of these parcels), on vacant property (1.4910 acres) proposed to be divided into three lots (the car wash facility will be located on the future Lot 1), located at 5450 West Rawson Avenue, such property being zoned M-1 Limited Industrial District and OL-2 General Business Overlay District; Tax Key No. 741-9996-001.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for the development of a single-story building housing offices and

General Business Overlay District; Tax Key No. 741-9996-001.

a car wash facility (Jilly’s Car Wash), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting upon property located at 5450 West Rawson Avenue. On voice vote, all voted ‘aye’; motion carried. (4-0-3).

Site Plan

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan for the development of a single-story building housing offices and a car wash facility (Jilly’s Car Wash), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting (located at 5450 West Rawson Avenue). On voice vote, all voted ‘aye’; motion carried. (4-0-3).

Certified Survey Map

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot Certified Survey Map, being a redivision of all of lot 1 of Certified Survey Map No. 8120, located in the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (at 5450 West Rawson Avenue). On voice vote, all voted ‘aye’; motion carried. (4-0-3).

D. Business Matters

1. UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE TASK FORCE: informative session by City Development Staff re: articles: 10. Planned Development Districts and 11. Nonconforming Structures, Lots and Uses.

Discussion only, no action taken.

Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of March 9, 2023 at 7:57 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-3).