

**City of Franklin
Plan Commission Meeting
May 4, 2017
Minutes**

Approved
May 18, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the May 4, 2017 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 Commissioners, Patrick Leon and Kevin Haley and City Engineer Glen Morrow. Excused were Commissioners David Fowler, Patricia Hogan and Alderman Mark Dandrea. Also present was Principal Planner Nick Fuchs.

B. Approval of Minutes

- 1. Regular Meeting of April 20, 2017.

Commissioner Haley moved and Commissioner Leon seconded approval of the April 20, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-3).

C. Public Hearing Business Matters

1. INTERSTATE PARTNERS II WISCONSIN LLC MULTI-TENANT BUILDING DEVELOPMENT (2 BUILDINGS) CONSISTING OF COMMERCIAL, LIGHT INDUSTRIAL AND DISTRIBUTION SPACE. Special Use and Certified Survey Map applications by John Heller, President of Interstate Partners II Wisconsin LLC, for construction of 2 multi-tenant buildings totaling approximately 230,000 – 240,000 square feet (101,717 square foot multi-tenant building adjacent to West Oakwood Road upon Lot 2 of the proposed Certified Survey Map) upon property zoned Planned Development District No. 39 (Mixed-Use Business Park), located at the southwest corner of South 27th Street and West Oakwood Road; Tax Key No. 951-9994-001. The Certified Survey Map consists of dividing the 73.2925 acre parcel into 3 separate lots and 1 outlot. [Lot 1 is 10.0777 acres and is the furthest west parcel adjacent to West Oakwood Road (property anticipated to be used for

Principal Planner Nick Fuchs presented the request by John Heller, President of Interstate Partners II Wisconsin LLC, for construction of 2 multi-tenant buildings totaling approximately 230,000 – 240,000 square feet upon property zoned Planned Development District No. 39 (Mixed-Use Business Park), located at the southwest corner of South 27th Street and West Oakwood Road; Tax Key No. 951-9994-001

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:01 p.m. and closed at 7:01 p.m.

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow for a multi-tenant building development consisting of commercial, light industrial and distribution space use upon property located at the Southwest corner of South 27th Street and West Oakwood Road, subject to striking Condition No. 4, amending Condition No. 5 to change the number 35 to 25 and inserting the word “each” between the words “percent” and “of” and striking Condition No. 13. On voice vote, all voted 'aye'. Motion carried (4-0-3).

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution conditionally approving a 3 Lot and 1 Outlot Certified Survey

a second phase of development for a 136,700 square foot building). Lot 2 is 7.5198 acres and contains the proposed flex space building. Lot 3 is 34.5330 acres and is reserved for future development. The outlot is 21.1620 acres and consists primarily of protected natural resource features.]

Map, being the Northwest ¼ and part of the Northeast ¼ of the Northeast ¼ of section 36, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, subject to amending Condition No. 6.a. to insert the word “building” between “dashed” and “setback” and striking Condition No. 7 and Condition No. 11. On voice vote, all voted 'aye'. Motion carried (4-0-3).

D. Business Matters

None.

E. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of May 4, 2017 at 7:38 p.m. All voted 'aye'; motion carried. (4-0-3)