

***REVISED 4/8/2020**

*The Facebook page for the Economic Development Commission (<https://www.facebook.com/forwardfranklin/>) will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 9, 2020, 7:00 P.M.

[note: The proposed Creation of Tax Incremental District No. 9 Public Hearing and proposed Project Plan thereof item is not on this agenda as it remains a work in process at this time.]

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of March 19, 2020.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

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.**
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 (Lot 84 in Ryan Meadows Subdivision), such property being zoned R-2 Estate/Single-Family Residence District, C-1 Conservancy District and R-8 Multiple-Family Residence District; Tax Key No. 939-9994-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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3. **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

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- 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 Americans with Disabilities Act accessible space) and addition of wheel stops, property zoned M-1 Limited Industrial District; Tax Key No. 899-9993-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**
4. **PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 8, CITY OF FRANKLIN, WISCONSIN (THE “DISTRICT”).** A. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 8 (See the Public Hearing Notice which was published on March 25, 2020 & April 1, 2020). B. Consideration and possible action on “A Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8, City of Franklin, Wisconsin”. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
 5. **PROPOSED AMENDMENT OF BOUNDARIES AND PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, CITY OF FRANKLIN, WISCONSIN (THE “DISTRICT”).** A. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on March 25, 2020 & April 1, 2020). B. Consideration and possible action on “A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin”. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **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

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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.

E. **Adjournment**

*Supporting documentation and details of these agenda items are available in the Plan Commission Meeting Packet on the City of Franklin website www.franklinwi.gov.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: April 23, 2020