

**City of Franklin
Plan Commission Meeting
March 21, 2019
Minutes**

Approved
April 18, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the March 21, 2019 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, Kevin Haley, Patricia Hogan and Adam Burckhardt, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Fowler and City Attorney Jesse Wesolowski. Also present was Planning Manager Joel Dietl and Principal Planner Benjamin Kohout.

B. Approval of Minutes

- 1. Regular Meeting of March 7, 2019.

Commissioner Hogan moved and Commissioner Haley seconded approval of the March 7, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (6-0-1).

C. Public Hearing Business Matters

1. REPACORP, INC. REMOVAL OF TWO BUILDINGS AND EXPANSION OF EXISTING BUILDING. Rezoning, Site Plan Amendment and Land Combination applications by Ener-Con Companies Inc., c/o FHCC, LLC, as follows:
Rezoning: to rezone Outlot 2 of Certified Survey Map No. 6595 from R-3 Suburban/Estate Single-Family Residence District to M-1 Limited Industrial District as required by a previous City approval and to ensure that the entire property is zoned M-1 Limited Industrial District; **Site Plan Amendment:** for the removal of two smaller existing buildings on the northeastern portion of the Repacorp, Inc. property, and to expand the existing building on the northern portion of the property [the proposed approximately 40,120 square foot building expansion will be located on the east side of the existing building, with proposed site changes including parking lot changes

Planning Manger Joel Dietl presented the request by Ener-Con Companies Inc., c/o FHCC, LLC, as follows:
Rezoning: to rezone Outlot 2 of Certified Survey Map No. 6595 from R-3 Suburban/Estate Single-Family Residence District to M-1 Limited Industrial District as required by a previous City approval and to ensure that the entire property is zoned M-1 Limited Industrial District;
Site Plan Amendment: for the removal of two smaller existing buildings on the northeastern portion of the Repacorp, Inc. property, and to expand the existing building on the northern portion of the property [the proposed approximately 40,120 square foot building expansion will be located on the east side of the existing building, with proposed site changes including parking lot changes on the south side of the proposed building addition, an access drive along the northeast corner of the subject property, loading docks on the north side of the building addition, and a driveway connection to South 112th Street];
Land Combination: to combine both the parcel to the north (6858 South 112th Street) and the parcel to the south (generally located on the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building)) with the main parcel (11301 – 11311 West Forest Home Avenue) as

on the south side of the proposed building addition, an access drive along the northeast corner of the subject property, loading docks on the north side of the building addition, and a driveway connection to South 112th Street];

Land Combination: to combine both the parcel to the north (6858 South 112th Street) and the parcel to the south (generally located on the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building)) with the main parcel (11301 – 11311 West Forest Home Avenue) as required by a previous City approval (Resolution No. 98-4777) and to allow a truck loading dock to cross a property boundary; addresses, zoning and Tax Key Nos. as follows:

Rezoning: generally located on the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building), R-3 Suburban/Estate Single-Family Residence District, 748-9997-008;

Site Plan Amendment: 11301 West Forest Home Avenue, M-1 Limited Industrial District, 748-9994-003;

Land Combination: 11301-11311 West Forest Home Avenue, 6858 South 112th Street and generally the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building), R-3 Suburban/Estate Single-Family Residence District (748-9997-008) and M-1 Limited Industrial District (748-0067-000 and 748-9994-003).

required by a previous City approval (Resolution No. 98-4777) and to allow a truck loading dock to cross a property boundary; addresses, zoning and Tax Key Nos. as follows:

Rezoning: generally located on the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building), R-3 Suburban/Estate Single-Family Residence District, 748-9997-008;

Site Plan Amendment: 11301 West Forest Home Avenue, M-1 Limited Industrial District, 748-9994-003;

Land Combination: 11301-11311 West Forest Home Avenue, 6858 South 112th Street and generally the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building), R-3 Suburban/Estate Single-Family Residence District (748-9997-008) and M-1 Limited Industrial District (748-0067-000 and 748-9994-003).

The Official Notice of Public hearing was read in to the record by Principal Planner Benjamin Kohout and the Public Hearing was opened at 7:05 p.m. and closed at 7:18 p.m..

Rezoning:

Commissioner Burckhardt moved and Commissioner Hogan seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to M-1 Limited Industrial District (generally located on the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building) (approximately 4.35 acres). On voice vote, all voted 'aye'. Motion carried (6-0-1).

Site Plan Amendment:

Commissioner Haley moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution amending the Site Plan for property located at 11301 West Forest Home Avenue to allow for removal of two smaller existing buildings on the northeastern portion of the Repacorp, Inc. property and to expand the existing building on the northern portion of the property along with parking lot changes, the addition of an access drive, loading docks and a driveway connection to South 112th Street (Tax Key No. 748-9994-003). On voice vote, all voted 'aye'. Motion carried (6-0-1).

Land Combination:

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for Tax Key Nos. 748-9994-003, 748-9997-008 and 748-0067-000 (11301 – 11311 West Forrest Home Avenue, 6858 South 112th Street and general the east side of West Forest Home Avenue, approximately 1,200 feet north of the intersection of West Forest Home Avenue and West Rawson Avenue (south of the existing general warehouse building)). On voice vote, all voted 'aye'. Motion carried (6-0-1).

D. Business Matters

1. None.

E. Adjournment

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to adjourn the Plan Commission meeting of March 21, 2019 at 7:30 p.m. All voted 'aye'; motion carried. (6-0-1).