

**City of Franklin
Plan Commission Meeting
April 9, 2020
Minutes**

Approved
April 23, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the April 9, 2020 regular Plan Commission meeting to order at 7:02 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patricia Hogan, Patrick Leon, Adam Burckhardt, Kevin Haley (arrived at 7:03 p.m.), Alderman Mark Dandrea and City Engineer Glen Morrow. Also present were Associate Planner Régulo Martínez-Montilva, Assistant Planner Marion Ecks, Alderman John Nelson and City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of March 19, 2020.

Commissioner Hogan moved and Alderman Dandrea seconded approval of the March 19, 2020 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

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*]. and the installation of a concrete apron for the garage, property located at 9323 West Puetz Road, zoned R-8 Multiple-Family Residence District; Tax Key No. 847-9980-000.

Associate Planner Régulo Martínez-Montilva presented the request 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]. and the installation of a concrete apron for the garage, property located at 9323 West Puetz Road, zoned R-8 Multiple-Family Residence District; Tax Key No. 847-9980-000.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:09 p.m. and closed at 7:34 p.m.

Commissioner Leon moved and Commissioner Hogan seconded a motion to table items C.1, C.2 and D.1 to the May 7, 2020, Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (6-0-0).

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

See item C.1.

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 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

Associate Planner Régulo Martínez-Montilva and Assistant Planner Marion Ecks presented the request by 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.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 8:05 p.m. and closed at 8:06 p.m.

Commissioner Leon moved and Alderman Dandrea seconded a motion to table item C.3 to the May 7, 2020, Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (6-0-0).

M-1 Limited Industrial District; Tax Key No. 899-9993-004.

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”.

Economic Development Director Calli Berg and Senior Municipal Advisor Dawn Gunderson Schiel presented the 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”.

The Official Notice of Public hearing was read in to the record by Economic Development Director Calli Berg and the Public Hearing was opened at 8:50 p.m. and closed at 8:51 p.m.

Commissioner Leon moved and Commissioner Hogan seconded a motion to adopt a Resolution designating proposed boundaries and approving a project plan for Tax Incremental District No. 8, City of Franklin, Wisconsin, with corrections by City Attorney. On voice vote, all voted 'aye'. Motion carried (6-0-0).

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”.

Economic Development Director Calli Berg and Senior Municipal Advisor Dawn Gunderson Schiel presented the 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”.

The Official Notice of Public hearing was read in to the record by Economic Development Director Calli Berg and the Public Hearing was opened at 9:20 p.m. and closed at 9:31 p.m.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to adopt a Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 6, City

of Franklin, Wisconsin. On voice vote, all voted 'aye'.
Motion amended (6-0-0).

D. Business 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 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-

See item C.1.

9995-000 and a portion of Tax Key Nos.
939-9994-000 and 891-9010-002.

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of April 9, 2020 at 9:35 p.m. On voice vote, all voted ‘aye’; motion carried. (6-0-0).