

**City of Franklin
Plan Commission Meeting
June 18, 2020
Minutes**

Approved
July 9, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the June 18, 2020 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, Patricia Hogan, Adam Burchardt and Kevin Haley, Alderman Mark Dandrea and City Engineer Glen Morrow. Also present were Assistant Planner Marion Ecks and City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of June 4, 2020. Commissioner Hogan moved and Alderman Dandrea seconded approval of the June 4, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. **ENTERPRISE RENT-A-CAR AUTOMOBILE RENTAL BUSINESS INSIDE OF EWALD TRUCK CENTER.** Special Use and Site Plan applications by Enterprise Rent-A-Car Company of Wisconsin, LLC (CBDT 6321 Real Estate, LLC, property owner), to allow for an 832 square foot area of office space inside of the Ewald Truck Center (the space was previously occupied by Mayfair Rent-A-Car, which Enterprise Holdings acquired in 2018) for automobile rentals to customers of collision centers, dealerships and business travelers to local retail customers having their vehicles serviced in the area (1-25 vehicles on site at a time), with hours of operation Monday through Friday from 7:30 a.m. to 5:00 p.m. and Saturdays from 9:00 a.m. to 12:00 noon; the Site Plan includes updating the interior office space with a demising wall to separate the Truck Center and the Enterprise Rent-A-Car office space, and addition of a manager’s office, property located at 6321 South 108th Street, zoned M-1 Limited Industrial District

Assistant Planner Marion Ecks presented the request by Enterprise Rent-A-Car Company of Wisconsin, LLC (CBDT 6321 Real Estate, LLC, property owner), to allow for an 832 square foot area of office space inside of the Ewald Truck Center (the space was previously occupied by Mayfair Rent-A-Car, which Enterprise Holdings acquired in 2018) for automobile rentals to customers of collision centers, dealerships and business travelers to local retail customers having their vehicles serviced in the area (1-25 vehicles on site at a time), with hours of operation Monday through Friday from 7:30 a.m. to 5:00 p.m. and Saturdays from 9:00 a.m. to 12:00 noon; the Site Plan includes updating the interior office space with a demising wall to separate the Truck Center and the Enterprise Rent-A-Car office space, and addition of a manager’s office, property located at 6321 South 108th Street, zoned M-1 Limited Industrial District and C-1 Conservancy District; Tax Key No. 704-9973-000.

Special Use (continued from May 21, 2020 Plan Commission meeting)

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to allow for Enterprise Rent-a-Car office space within Ewald Truck Center for an automobile rentals use upon property located at 6321 South 108th Street. On voice vote, all voted 'aye'. Motion carried (6-0-0).

and C-1 Conservancy District; Tax Key No. 704-9973-000.

Site Plan (continued from May 21, 20202 Plan Commission meeting)

Alderman Dandrea moved and Commissioner Leon seconded a motion to approve a Resolution approving a Site Plan for interior office space remodeling, and exterior parking lot changes to the Ewald Truck Center, for Enterprise Rent-a-Car Automobile Rentals (6321 South 108th Street). On voice vote, all voted 'aye'. Motion carried (6-0-0).

D. Business Matters

1. 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 M- 1 Limited Industrial District; Tax Key No. 899-9993-004. [THE SPECIAL USE PUBLIC HEARING WAS OPENED AND CLOSED AT THE APRIL 9, 2020 MEETING AND THE SUBJECT MATTER FOR BOTH THE SPECIAL USE AND THE SITE PLAN WERE PUT OVER TO THE MAY 7, 2020 PLAN COMMISSION MEETING, WHEREIN THE PLAN COMMISSION VOTED TO REFER THE SPECIAL USE AND SITE PLAN TO THE ECONOMIC

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 SPECIAL USE PUBLIC HEARING WAS OPENED AND CLOSED AT THE APRIL 9, 2020 MEETING AND THE SUBJECT MATTER FOR BOTH THE SPECIAL USE AND THE SITE PLAN WERE PUT OVER TO THE MAY 7, 2020 PLAN COMMISSION MEETING, WHEREIN THE PLAN COMMISSION VOTED TO REFER THE SPECIAL USE AND SITE PLAN TO THE ECONOMIC DEVELOPMENT COMMISSION FOR REVIEW AND RECOMMENDATION.]

Special Use (continued from May 7, 20202 Plan Commission meeting)

Alderman Dandrea 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 a wrestling gymnasium and instruction use upon property located at 9760 south 60th street. On voice vote, all voted 'aye'. Motion carried (6-0-0).

Site Plan (continued from May 7, 20202 Plan Commission meeting)

Alderman Dandrea moved and commissioner Hogan

DEVELOPMENT COMMISSION FOR
REVIEW AND
RECOMMENDATION.]

seconded a motion to approve a Resolution approving a Site Plan for alterations to the interior of an existing custom auto body and paint shop and minor exterior site modifications to allow for the operation of Askren Wrestling Academy (9760 south 60th street). On voice vote, all voted 'aye'. Motion carried (6-0-0).

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of June 18, 2020 at 7:13 p.m. On voice vote, all voted 'aye'; motion carried. (4-0-2).