

**City of Franklin
Plan Commission Meeting
November 18, 2021
Minutes**

Approved
December 9, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the November 18, 2021, 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, Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Adam Burckhardt and Patrick Leon and City Engineer Glen Morrow. Commissioner Kevin Haley was absent. Also present were Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Regular Meeting of November 4, 2021

Commissioner Leon moved and Commissioner Burckhardt seconded approval of the November 4, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. CUSTOM FABRICATING & SUPPLY, INC. DRIVEWAY WIDTH WAIVER. Miscellaneous application by Henry Asik, President of Custom Fabricating & Supply, Inc., to allow for a 40 foot wide driveway (to provide safe access to proposed new loading docks directly off of South 54th Street) as part of the expansion project for Custom Fabricating & Supply, Inc., in the Franklin Industrial Park (the proposed driveway would have a width of 40 feet measured at the property line and 46 feet at the edge of South 54th Street [according to the Unified Development Ordinance (UDO) Section 15-5.0207B., “openings for vehicular ingress and egress shall not exceed 24 feet at the street right-of-way line and 30 feet at the roadway, unless a greater distance is approved by the Plan Commission in a non-residential district”]), property

Principal Planner Martínez-Montilva presented the request by Henry Asik, President of Custom Fabricating & Supply, Inc., to allow for a 40 foot wide driveway (to provide safe access to proposed new loading docks directly off of South 54th Street) as part of the expansion project for Custom Fabricating & Supply, Inc., in the Franklin Industrial Park (the proposed driveway would have a width of 40 feet measured at the property line and 46 feet at the edge of South 54th Street [according to the Unified Development Ordinance (UDO) Section 15-5.0207B., “openings for vehicular ingress and egress shall not exceed 24 feet at the street right-of-way line and 30 feet at the roadway, unless a greater distance is approved by the Plan Commission in a non-residential district”]), property located at 5500 West Oakwood Park Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0005-000

City Engineer moved and Commissioner Hogan seconded a motion to adopt a Resolution authorizing a 40 foot driveway width as part of the expansion project for Custom Fabricating & Supply, Inc. located in the Franklin Industrial Park, at 5500 West Oakwood Park Drive (tax key no. 931-0005-000).

located at 5500 West Oakwood Park Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0005-000

On voice vote, all voted ‘aye’; motion carried. (5-0-1).

2. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) YMCA OF METROPOLITAN MILWAUKEE 24/7 OPERATION. Unified Development Ordinance §15-3.0442A.D.6. Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) minor Amendment application by Christopher D. Buday, River Rock Performance Properties, LLC, applicant, BPC County Land, LLC, property owner, to add the use “Fitness Studio/Gym” with 24/7 hours of operation for the YMCA of Metropolitan Milwaukee, Monday through Sunday, within the Indoor Sports Complex (portions of the 1st and 2nd floors in the Midwest Orthopedic Specialty Hospital (MOSH) Performance Center) at Ballpark Commons, located at 7095 South Ballpark Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1005-000.

Principal Planner Martinez-Montilva presented the request by Christopher D. Buday, River Rock Performance Properties, LLC, applicant, BPC County Land, LLC, property owner, to add the use “Fitness Studio/Gym” with 24/7 hours of operation for the YMCA of Metropolitan Milwaukee, Monday through Sunday, within the Indoor Sports Complex (portions of the 1st and 2nd floors in the Midwest Orthopedic Specialty Hospital (MOSH) Performance Center) at Ballpark Commons, located at 7095 South Ballpark Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1005-000.

Planned Development District

Commissioner Hogan moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend §15-3.0442 of the Unified Development Ordinance, Planned Development District No. 37 (the Rock Sports Complex/Ballpark Commons) to add a use and hours of operation for the indoor sports complex (Midwest Orthopedic Specialty Hospital (MOSH) Performance Center) for the YMCA of Metropolitan Milwaukee Fitness Studio/gym use (7095 South Ballpark Drive). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Minor Amendment Determination

Alderwoman Hanneman moved and City Engineer Morrow seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of November 18, 2021 at 7:03 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).