

**City of Franklin
Plan Commission Meeting
February 23, 2017
Minutes**

Approved
March 9, 2017

A. Call to Order and Roll Call

Mayor Steve Olson called the February 23, 2017 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 Patricia Hogan, Kevin Haley David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Patrick Leon. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

B. Approval of Minutes

- 1. Regular Meeting of February 9, 2017.

Commissioner Hogan moved and Alderman Dandrea seconded approval of the February 9, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Business Matters

1. JERRY’S AUTO XPRESSIONS BUILDING ADDITION. Special Use Amendment application by Jerry Kezman, d/b/a Jerry’s Auto Xpressions, for construction of a 54 foot by 35 foot and 6 inches (1,917 square feet) building addition (3,888 square feet existing building size; 5,805 square feet total proposed building size) on the south side of the existing building, which will include three windows on the south elevation and an overhead door and service door on the east elevation, upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 2803 West Southland Drive; Tax Key No. 855-9973-003.

Planning Manager Dietl presented the request by Jerry’s Auto Xpressions, for construction of a 54 foot by 35 foot and 6 inches (1,917 square feet) building addition on the south side of the existing building, which will include three windows on the south elevation and an overhead door and service door on the east elevation.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:02 p.m. and closed at 7:06 p.m.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution to amend Resolution Nos. 98-4751 and 2000-4979, imposing conditions and restrictions for the approval of a Special Use for property located at 2803 West Southland Drive to allow for construction of a building addition to the existing Jerry’s Auto Xpressions building. On voice vote, all voted 'aye'. Motion carried (5-0-0).

2. JEFFREY D. PEELLEN AND ROXANNE M. PEELLEN SINGLE-FAMILY RESIDENCE CONSTRUCTION. Rezoning application by Jeffrey D. Peelen and Roxanne M. Peelen, property owners,

Planning Manager Dietl presented the request by Jeffrey D. Peelen and Roxanne M. Peelen to rezone portions of the property located at 7145 South Woelfel Road.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened

to rezone portions of the property located at 7145 South Woelfel Road from C-1 Conservancy District and FW Floodway District to R-3E Suburban/Estate Single-Family Residence District to allow for a single-family residence on the property; Tax Key No. 754-9994-024.

at 7:13 p.m. and closed at 7:13 p.m.

Alderman Dandrea moved and Commissioner Fowler seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone certain parcels of land from C-1 Conservancy District and FW Floodway District to R-3E Suburban/Estate Single-Family Residence District. On voice vote, all voted 'aye'. Motion carried (5-0-0).

3. MULTI-TENANT RETAIL BUILDING WITH A DRIVE THROUGH FACILITY.

Special Use application by Steven W. Doran, Managing Member of Daybreak Capital, LLC, to allow for construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility within the outlot at the front of the Hobby Lobby building located at 6807 South 27th Street, property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club); Tax Key No. 738-9974-008.

Planning Manager Dietl presented the request by Steven W. Doran, Managing Member of Daybreak Capital, LLC, to allow for construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility within the outlot at the front of the Hobby Lobby building located at 6807 South 27th Street.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:16 p.m.

Commissioner Haley moved and Commissioner Hogan seconded a motion to postpone and continue the public hearing to the March 9, 2017 meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0)

D. Business Matters

1. None.

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of February 23, 2017 at 7:17 p.m. All voted 'aye'; motion carried. (5-0-0)