

**City of Franklin
Plan Commission Meeting
September 6, 2018
Minutes**

**Approved
September 20, 2018**

A. Call to Order and Roll Call

Mayor Steve Olson called the September 6, 2018 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 Adam Burckhardt, Kevin Haley and David Fowler, City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner Patricia Hogan. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl, and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of August 23, 2018.

Commissioner Fowler moved and Commissioner Burckhardt seconded approval of the August 23, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. MIDTOWN GAS & LIQUOR CONVENIENCE STORE WITH OUTSIDE PARKING AND STORAGE AREA FOR SEMI-TRACTOR TRAILERS AND OTHER VEHICLES.

Special Use application by Jujhar, LLC, d/b/a Midtown Gas & Liquor, to operate an existing gas station and convenience store [the existing gas station and convenience store is a legal non-conforming use and the proposed Special Use approval will make the use conforming] and for an outside parking and storage area for semi-tractor trailers and other vehicles over 8,000 pounds rated Gross Vehicle Weight, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11123 West Forest Home Avenue; Tax Key No. 704-9978-003.

Planning Manager Joel Dietl presented the request by Jujhar, LLC, d/b/a Midtown Gas & Liquor, to operate an existing gas station and convenience store [the existing gas station and convenience store is a legal non-conforming use and the proposed Special Use approval will make the use conforming] and for an outside parking and storage area for semi-tractor trailers and other vehicles over 8,000 pounds rated Gross Vehicle Weight, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11123 West Forest Home Avenue.

The Public Hearing was opened at 7:01 p.m. and closed at 7:03 p.m.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a special use for a gas station and convenience store use upon property located at 11123 West Forest Home Avenue, subject to striking “and outside parking and storage area for semi-tractor trailers and other vehicles” from Condition No. 3, removing Condition Nos. 4, 5, 6, 7, 8, 9 and 11, and adding a condition stating that no truck parking or outdoor storage shall be allowed onsite. On voice vote all voted ‘aye’. Motion carried (5-0-1).

D. Business Matters

1. WOODLAND PRAIRIE CONDOMINIUM SITE AND BUILDING CHANGES. Declaration of Condominium Plat (First Addendum) application by Rick & Ron Development, LLC, to change the original site/condominium plan from 13 buildings (two 6-unit, five 4-unit and six 2-unit buildings) to the proposed condominium plat which includes 15 buildings consisting of all 2-unit buildings, except for Building No. 4, which has already been constructed as a 4-unit building (Building Nos. 7, 8 and 9 have also already been constructed and are all 2-unit buildings), for property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located at 6701-6799 South Prairiewood Lane;

Planning Manager Joel Dietl presented the request by Rick & Ron Development, LLC, to change the original site/condominium plan from 13 buildings (two 6-unit, five 4-unit and six 2-unit buildings) to the proposed condominium plat which includes 15 buildings consisting of all 2-unit buildings, except for Building No. 4, which has already been constructed as a 4-unit building (Building Nos. 7, 8 and 9 have also already been constructed and are all 2-unit buildings), for property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located at 6701-6799 South Prairiewood Lane.

Commissioner Haley moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution conditionally approving a Condominium Plat (first addendum) for the Woodland Prairie Condominium development to increase the number of buildings from 13 buildings to 15 buildings and to change the number of units within the buildings at 6701-6799 South Prairiewood Lane. On voice vote all voted ‘aye’. Motion carried (5-0-1).

2. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) LAND DIVISION/COMBINATION. Certified Survey Map application by Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC, to subdivide Lot 3 and Lot 4 of Certified Survey Map No. 9042 and combine the property recently acquired from Old Loomis Road right-of-way to create three lots, for property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District, located at approximately 7220 South Ballpark Drive.

Planning Manager Joel Dietl presented the request by Michael E. Zimmerman, Partner, ROC Ventures, LLC/ZIM-MAR Properties, LLC, to subdivide Lot 3 and Lot 4 of Certified Survey Map No. 9042 and combine the property recently acquired from Old Loomis Road right-of-way to create three lots, for property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District, located at approximately 7220 South Ballpark Drive.

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a 3 lot Certified Survey Map, being Lot 3 and 4 of Certified Survey map No. 9042 and lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin with the removal of Condition No. 6. On voice vote all voted ‘aye’. Motion carried (5-0-1).

E. Adjournment

Alderman Dandrea moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of September 6, 2018 at 7:20 p.m. All voted ‘aye’; motion carried.(5-0-1).