

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, APRIL 19, 2018, 7:00 P.M.

- A. **Call to Order and Roll Call**
- B. **Approval of Minutes**
  - 1. Approval of regular meeting of April 5, 2018.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
  - 1. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) MINOR AMENDMENT, THREE CERTIFIED SURVEY MAPS AND A SITE PLAN FOR FOUR APARTMENT BUILDINGS.** A minor Planned Development District Amendment, Three Certified Survey Map applications and a Site Plan application by Ballpark Commons, LLC, applicant. Zim-Mar Properties, LLC, BPC County Land, LLC, and Wisconsin Department of Transportation property owners (BPC County Land LLC is excluded as property owners relative to the Site Plan), as follows:
    - Minor Planned Development District Amendment: To revise the District in the following manner: to revise certain district standards including but not limited to building height limits, building setback limits, and building density limits; to include additional more detailed site information pertaining to buildings and structures; and to codify through current in its entirety all previously adopted amendments to Planned Development District No. 37. To accommodate in part a Site Plan for Buildings B1, B2, B3, and B4 (four proposed apartment buildings to be located south of West Rawson Avenue), an associated clubhouse (also to be located south of West Rawson Avenue), and associated public streets and private parking lots. All property located at approximately 7900 West Crystal Ridge Drive (including property south of West Rawson Avenue); zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos. 754-9988-001, 754-9988-002, 755-9996-000, 755-9995-001, and 755-9995-002.
    - Three Certified Survey Maps: 1) a 128 acre 3 Lot and 1 Outlot Certified Survey Map to encompass the proposed right-of-way/easement (Outlot 1) of the new

Ballpark Drive and the lands to the north (North 1); 2) a 10 acre 4 lot Certified Survey Map to encompass the lands between the proposed new Ballpark Drive and existing South 76th Street/West Loomis Road/West Rawson Avenue (North 2); and 3) a 34 acre 4 lot Certified Survey Map to encompass all of lands south of West Rawson Avenue (South) [the boundaries of a number of the proposed Certified Survey Map lots are based upon the proposed new locations of Ballpark Drive which has not yet been approved by the City of Franklin]. All property located at approximately 7900 West Crystal Ridge Drive (including property north and south of West Rawson Avenue), zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Certified Survey Map Tax Key Nos.: (North 1) 708-8996-000, 708-8999-000, 744-8989-000, 744-8988-000, 744-8985-002, 745-8999-004, 745-0029-000, 745-8998-000, a portion of 744-8980-001 and 744-8985-001; (North 2) 744-8981-000, 744-8980-001 and 744-8985-001 and (South) 755-9996-000, 754-9988-002, 755-9995-001, 755-9995-002 and 754-9988-001. Property owners for Certified Survey Map (North 1): Wisconsin Department of Transportation and BPC County Land, LLC; (North 2): Wisconsin Department of Transportation and BPC County Land, LLC and (South): Zim-Mar Properties, LLC.

Site Plan: Four proposed apartment buildings (and a future clubhouse building), to be located south of West Rawson Avenue (this also includes a portion of the adjacent proposed Ballpark Drive, adjacent portions of shared parking lots, and adjacent portions of the landscape berm to the west). The four apartment buildings will each be 3-stories tall with one level of underground parking, and each building will have approximately 55 apartment units. All property located at approximately 7900 West Crystal Ridge Drive (including property south of West Rawson Avenue), zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Site Plan Tax Key Nos.: 754-9988-001, 754-9988-002, a portion of 755-9996-000, a portion of 755-9995-001 and a portion of 755-9995-002.

2. **EVERGREEN PARK ESTATES RESIDENTIAL LOTS DEVELOPMENT.** Final Subdivision Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide the existing 32.67 acre property at approximately 7501 South 49th Street, to create four R-6 Suburban Single-Family Residence District lots and one outlot, including three lots north of West Evergreen Street (Lots 1, 2 and 3) and one lot and outlot south of West Evergreen Street (Lot 4), lot sizes ranging in size from 22,102 square feet to 43,504 square feet, (the Preliminary Plat was conditionally approved at the February 6, 2018 Common Council meeting), property zoned R-6 Suburban Single-Family Residence District, FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 788-9981-001.

3. **MILLS HOTEL WYOMING, LLC LAND COMBINATION.** Right-of-Way Vacation application by Mills Hotel Wyoming, LLC, to allow the property to be attached/included with a Mills Hotel Wyoming, LLC adjacent property [vacated portion of the property located at South 116th Street, south of West Ryan Road, has an area of 0.1664 acre, abutting properties located at 11607 West Ryan Road (Mills Hotel Wyoming, LLC, owner); Tax Key No. 891-9989-004 and 11533 West Ryan Road (Wisconsin Department of Transportation, owner); Tax Key No. 892-9997-000], property zoned R-3 Suburban/Estate Single-Family Residence District and R-8 Multiple-Family Residence District.

#### E. Adjournment

\*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

\*\*Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

#### REMINDERS:

Next Regular Plan Commission Meeting: May 3, 2018