

CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, April 4, 2016, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designations for properties located at approximately 7900 West Crystal Ridge Drive, and along West Rawson Avenue and West Loomis Road and West Old Loomis Road, including, but not limited to 8220, 8240, 8316 and 8490 West Old Loomis Road, from Residential Use and Transportation Use to Mixed-Use (lands south of West Rawson Avenue), and to reclassify certain existing road right-of-ways from Transportation Use to Mixed-Use (lands north of West Rawson Avenue) with regard to the proposed Ballpark Commons sports anchored mixed-use development (Greg Marso, Zim-Mar Properties, LLC, applicant). The properties which are the subject of this application bear addresses / tax key numbers / current zoning designations as follows: 8220 West Old Loomis Road / 755-9995-002 / R-3E Suburban/Estate Single-Family Residence District, 8240 West Old Loomis Road / 755-9995-001 / R-3E Suburban/Estate Single-Family Residence District, 8316 West Old Loomis Road / 755-9996-000 / R-3E Suburban/Estate Single-Family Residence District, [no address] West Rawson Avenue / 754-9988-001 / R-3E Suburban/Estate Single-Family Residence District, 8490 West Old Loomis Road / 754-9988-002 / R-3E Suburban/Estate Single-Family Residence District, and one parcel, located between West Crystal Ridge Drive on the north and West Loomis Road on the south, immediately south of the existing The Rock Sports Complex, currently zoned B-1 Neighborhood Shopping District, does not bear a tax key number or an address, consisting of approximately 14.964 total acres of land (north of West Rawson Avenue) and 39.419 total acres of land (south of West Rawson Avenue). The properties are more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 4, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; thence North 88°42'47" East along the South line of said 1/4 section, 454.48 feet; thence North 01°17'13" West 62.42 feet to the point of beginning;

Thence North 00°56'52" West, 3.29 feet to the start of a curve to the right; thence northeasterly 207.60 feet along the arc of said curve to the right, whose radius is 133.00 feet and whose chord bears North 44°01'06" East, 187.16 feet to a point of tangency; thence North 88°44'07" East, 77.42 feet; thence North 88°44'03" East 391.17 feet to the start of a curve to the left; thence northeasterly 220.37 feet along the arc of said curve to the left, whose radius is 260.00 feet and whose chord bears North 64°27'12" East, 213.83 feet to a point of tangency; thence North 40°10'21" East, 503.34 feet; thence North 40°10'59" East, 1220.68 feet to the start of a curve to the right; thence northeasterly 204.57 feet along the arc of said curve to the right, whose radius bears 240.00 feet and whose chord bears North 64°36'06" East, 198.43 feet to a point of tangency; thence North 89°01'13" East, 43.20 feet to the west right of way line of South 76th Street; thence South 00°23'35" East along said west line, 341.37 feet; thence North 89°08'21" West, 82.45 feet; thence South 39°53'09" West, 1670.03 feet; thence South 88°42'47" West parallel to and at a right angle distance of 62.42 feet Northerly of the South line of the said Southeast 1/4, 975.39 feet to the point of beginning.

Containing in all 651,826 square feet (14.964 acres) of land, more or less.

Commencing at the Northwest corner of the Northeast 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; thence North 88°42'47" East along the North line of said 1/4 section, 699.09 feet; thence South 01°17'14" East 73.05 feet to the point of beginning;

Thence South 01°14'08" West, 19.34 feet to the start of a curve to the right; thence southwesterly 671.94 feet along the arc of said curve to the right, whose radius is 1098.00 feet and whose chord bears South 18°46'02" West, 661.51 feet to a point of tangency; thence South 36°17'56" West, 831.29 feet; thence South 32°41'55" West, 34.02 feet; thence South 36°22'12" West, 477.95 feet; thence South 30°51'06" West, 565.23 feet; thence North 59°43'06" West, 66.12 feet to the Southeast corner of Stone Hedge Subdivision Addition No. 1; thence North 00°11'17" West along the east line of said Subdivision Addition, 1800.99 to the northeast corner of said Subdivision Addition; thence North 00°12'52" West, 345.10 feet; thence North 88°31'09" East along the south right of way line of West Rawson Avenue, 661.30 feet to the West line of said 1/4 section; thence North 88°32'20" East along said south right of way line, 700.47 feet to the point of beginning.

Containing in all 1,717,090 square feet (39.419 acres) of land, more or less.

This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. A map of the properties subject to the application is available for public inspection in the office of the Department of City Development, and a copy of the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk, at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft ordinance is also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at www.franklinwi.gov. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 25th day of February, 2016.

Sandra L. Wesolowski
City Clerk

N.B. Class I

Publish: March 3rd