

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JULY 18, 2019, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of June 20, 2019.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT.** Comprehensive Master Plan Amendment and Rezoning applications by Mills Hotel Wyoming, LLC, (Eugene and Marlene Magarich, property owners), to amend the Future Land Use Map designation of Outlot 2 of the approved Preliminary Plat for “Ryan Meadows”, except the northerly 30 feet also known as part of Tax Key No. 892-9993-001 (the approximately 1.17 acre portion of parcel 892-9993-001), from Business Park Use to Residential Use, and to rezone that area of land from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, property generally located at 11327 West Ryan Road; Tax Key No. 892-9993-001 [*the Rezoning and Comprehensive Master Plan Amendment are contingent upon land transfer or Final Plat recording*]. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **OAKES ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Preliminary Plat application by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, for a 20 lot subdivision with 16 single-family residence lots and 4 outlots proposed for stormwater management (Outlots No. 1 and No. 4) and to accommodate wetlands and wetland buffer areas (Outlots No. 2 and No. 3), average lot size 0.79 acres (34,412 square feet) (R-3E zoning district requires a minimum of 0.57 acres per lot size (25,000 square feet)) [the subdivision plat connects South Cambridge Drive, from north to south and the plat connects South 92nd Street with Warwick Way, from west to east], property located at approximately South 92nd Street and West Woelfel Road, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 754-9998-000.

2. **SOUTHBROOK CHURCH EXPANSION.** Site Plan Amendment application by Southbrook Church, Inc., for construction of an approximately 21,800 square foot addition to the north side of the existing Southbrook Church (for a new worship area, fellowship area and classroom space) to be connected to the existing building with a pitched roof atrium space with clerestory windows [previously, the applicant indicated that the existing stormwater ponds and parking lots were oversized as part of a 2013 Site Plan Amendment, to accommodate this and other future additions; the proposed addition removes a fire lane (that was constructed as part of the 2016 building addition) and a portion of the eastern parking lot, to accommodate the proposed addition to the church building, and in exchange, the applicant is proposing a new small parking lot to the west of the proposed addition, and a partial fire lane/access to the north side of the proposed addition], property zoned I-1 Institutional District, located at 11010 West St. Martins Road; Tax Key No. 799-9967-012.

3. **FAITHWAY RESERVE SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Final Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to create 8 single-family residential lots (12,216 square feet to 38,783 square feet lot size), property zoned R-6 Suburban Single-Family Residence District, located at 7711 South 76th Street, bearing Tax Key No. 885-0022-000 [Lot 1 will be accessible from South 76th Street, Lots 2 and 3 will have access from West Faith Drive and the remaining lots will front the cul-de-sac portion of West Faith Drive].

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: August 8, 2019