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