

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MAY 23, 2019, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 9, 2019.

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

1. **STAR TRUCKING LLC OVER-THE-ROAD TRUCKING COMPANY BUSINESS.** Natural Resource Features Special Exception application by Boris Strbac, owner, Star Trucking LLC, to allow an existing gravel parking area and to remain within protected natural resource features consisting of 0.102 acres of wetland buffer and 0.22 acres of shore buffer (of which 0.106 acres are also wetland setback) to construct a gravel parking lot for an over-the-road trucking company business with a maximum of thirteen semi-trucks and trailers parked overnight on the east side of the property, such property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11141 West Forest Home Avenue; Tax Key No. 704-9990-003. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **WOODLAND'S EDGE AT FRANKLIN SENIOR INDEPENDENT LIVING APARTMENT COMPLEX DEVELOPMENT.** Special Use Amendment application by Herman & Kittle Properties, Inc., for construction of a 48-unit senior independent living apartment complex consisting of 6 separate one-story cottage style buildings (one 12-unit, approximately 10,000 square feet, one 10-unit, approximately 8,400 square feet, one 8-unit, approximately 6,800 square feet, and three 6-unit buildings, approximately 6,750 square feet each, with 8 units proposed as market rate units) (30 one-bedroom and 18 two-bedroom units)) and a separate clubhouse, and associated landscaping, lighting, sanitary sewer, storm sewer and building elevation plans [the facility will be designed, marketed and restricted to those 55 years and older with household incomes of 30%, 50% and 60% of Area Median Household Income], upon property zoned R-8 Multiple-Family Residence District, located at 3709 West College Avenue; Tax Key No. 713-9996-003 [this application is amending Resolution No. 2017-7330, which approved a Special Use Amendment allowing a two story, 48 unit multi-family senior independent living apartment complex development use (formerly named "The Lakeview at Franklin") that did not move forward following use and site plan approvals]. **A PUBLIC HEARING IS SCHEDULED FOR THIS**

MEETING UPON THIS MATTER.

- 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) BASEBALL STADIUM TEMPORARY USES AND STADIUM SIGNAGE REVIEW REQUIREMENT.** The applicant is required, for the first annual review, to submit all plans and details for all semi-portable, semi-temporary, temporary, and product hawking structures, uses, and activities planned to occur at the stadium, to the Plan Commission for review and approval pursuant to Condition No. 4. of Plan Commission Resolution No. 2018-016; the applicant is required to submit a stadium Sign Plan clearly identifying all sign types, sizes, locations, colors, materials and lighting, and clearly identify which signage is viewable outside of the stadium, to the Plan Commission for review and approval pursuant to Condition No. 13. of Plan Commission Resolution No. 2018-016; property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District, located at approximately 7005 South Ballpark Drive.
 2. **TAX INCREMENTAL DISTRICT NO. 5 PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) BALLPARK COMMONS SPORTS ANCHORED MIXED-USE DEVELOPMENT PROJECT TEMPORARY OCCUPANCY PERMITS FOR THE BUILDING C1 (OFFICE/RETAIL) AND THE STADIUM USES AND ADDITIONAL/FUTURE BUILDINGS USES.** The Developer has requested the issuance of temporary occupancy permits for the Building C1 (office/retail) and the Stadium uses north of West Rawson Avenue in the Ballpark Commons development and additional/future buildings uses. This subject is provided for the Plan Commission's information.
 3. **POLISH COMMUNITY CENTER PARKING LOT EXPANSION AND CREATION.** Unified Development Ordinance §15-3.0433 Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) Minor Amendment and Site Plan Amendment applications by Polish Heritage Alliance, Inc., applicant/property owner, Planned Development District No. 28 Amendment to allow additional parking spaces, in excess of the current number of parking spaces allowed by Planned Development District No. 28; Site Plan Amendment to expand the easterly parking lot to create 36 new parking stalls, 360 feet of new curb and gutter, 122 feet of storm sewer, lights and grading work (12,687 square feet of additional paved asphalt surface), removal of 28 existing trees which will be replaced with evergreen and canopy/shade trees, and to construct a new parking lot on the southwest side of the Polish

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Community Center to create 81 additional parking stalls, 367 feet of new curb and gutter, lights and grading work (29,641 square feet of new or replaced paved asphalt surface), 165 feet of storm sewer, and to clear and grub 27,546 square feet of existing wooded area; property located at 6941 South 68th Street, zoned Planned Development District No. 28 (Polish Festivals, Inc. – Polish Community Center) and FW Floodway District; Tax Key No. 743-8978-004.

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: June 6, 2019