

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, MAY 9, 2019, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of April 18, 2019.

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

1. **PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 7, CITY OF FRANKLIN, WISCONSIN.**
  - A. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 7 (See the Public Hearing Notice which was published on April 24, 2019 & May 1, 2019, a copy of which is enclosed with the agenda packet materials for this meeting). The proposed boundaries of the TID No. 7 would be within an area generally detailed on the map depicted upon the aforesaid Public Hearing Notice. The District is expected to be a blighted area district based on the identification and classification of the property proposed to be included within the District. Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.
  - B. Consideration of “A Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, City of Franklin, Wisconsin”. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **PROPOSED AMENDMENT OF BOUNDARIES AND PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5, CITY OF FRANKLIN, WISCONSIN.**
  - A. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 5 (See the Public Hearing Notice which was published on April 24, 2019 & May 1, 2019, a copy of which is enclosed with the agenda packet materials for this meeting). The proposed amendment to TID No. 5 is to add additional territory to the existing District’s boundaries, and to amend the Project Plan to update and/or provide for the undertaking of additional expenditures. The proposed boundaries to be added

from the original District boundary would be within an area generally detailed on the map depicted upon the aforesaid Public Hearing Notice. Proposed additional projects for approximately \$2 million over the \$27.5 million allowed within the provisions of the original plan adopted on September 6, 2016. These costs may include, but are not limited to: acquisition of rights-of-way, acquisition of easements, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

**B. Consideration of “A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Franklin, Wisconsin”. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

3. *[PLEASE NOTE: A PUBLIC HEARING NOTICE FOR THIS ITEM IS BEING REPUBLISHED AND THE PUBLIC HEARING WILL BE HELD ON JUNE 6, 2019; THE PUBLIC HEARING PREVIOUSLY NOTICED FOR THIS MEETING WILL NOT BE HELD.] UNITED STATES CELLULAR OPERATING COMPANY LLC INSTALLATION OF A TELECOMMUNICATIONS TOWER MONOPOLE AT ANDY’S GAS STATION.*

Special Use application by United States Cellular Operating Company LLC, to allow for the installation of a 125 foot monopole tower at Andy’s gas station. The lease area (approximately 3,600 square feet (which includes a 2,304 square foot fenced compound), located in the northwest corner of the property) will consist of a gravel surface and will include a chain-link fence, the tower and ground equipment, and a 30 foot wide United States Cellular Access and Utility Easement is also proposed adjacent to the lease area located at 5120 West Ryan Road, property zoned B-3 Community Business District, bearing Tax Key No. 882-9999-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

4. **MILLS HOTEL WYOMING, LLC MIXED-USE DEVELOPMENT.**  
Comprehensive Master Plan Amendment and Rezoning applications by Mills Hotel Wyoming, LLC, to amend the Future Land Use Map designation of the eastern portion of Outlot 1 and the southern portion of Lot 2 of Certified Survey Map No. 9095 from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use, and to rezone the western portion of Outlot 1 of Certified Survey Map No. 9095 from R-

2 Estate/Single-Family Residence District to M-1 Limited Industrial District, to rezone the eastern portion of Outlot 1 of Certified Survey Map No. 9095 from R-2 Estate/Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District and to rezone the southern portion of Lot 2 of Certified Survey Map No. 9095 from M-1 Limited Industrial District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District, properties generally located south of the intersection of West Loomis Road and West Ryan Road, including portions of what was formerly 11205 West Ryan Road (Rezoning total acreage approximately 50.69 acres; Comprehensive Master Plan Amendment total acreage approximately 26.1 acres); Tax Key Nos. 891-9008-000 and 891-9010-000. **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. **SCOTT A. MAYER AND SUZANNE MAYER LAND DIVISION.** Certified Survey Map application by Scott A. Mayer and Suzanne Mayer to subdivide the existing property into three separate lots (Lot 1 and Lot 2, each with a proposed new residence fronting onto West Ryan Road, and Outlot 1, located to the south of said lots), property zoned R-2 Estate Single-Family Residence District, located at 9533 West Ryan Road; Tax Key No. 894-9998-002.
2. **BEAR FRANKLIN MIXED-USE SUBDIVISION DEVELOPMENT.** Preliminary Plat application by Bear Development, LLC on behalf of Mills Hotel Wyoming, LLC, property owner, for an 87 lot subdivision with 83 lots and 4 Outlots; Lots 1-79 are single-family residential lots meeting the R-6 Suburban Single-Family Residence District standards; Lots 81-84 are light industrial lots meeting the M-1 Limited Industrial District standards; Outlots 1-3 are for proposed stormwater retention and maintenance and Outlot 4 is for proposed community open space and stormwater retention and maintenance (all lots are proposed to be served by public water and sanitary sewer service), property zoned R-6 Suburban Single-Family Residence District, R-2 Estate Single-Family Residence District, C-1 Conservancy District and M-1 Limited Industrial District; Tax Key Nos. 891-9009-000, 891-9010-000, 891-9008-000, 892-9993-001 and 891-9007-000.
3. **OAK RIDGE SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Preliminary Plat and Certified Survey Map applications by Fred Arbanella, Arbanella/Carmody Homes, to:  
Certified Survey Map (2 Lot): to divide the existing property, recorded as Parcel 3 of Certified Survey Map No. 6949, into 2 parcels (the parcel identified as Lot 1 in the

Certified Survey Map will create a single-family residential lot 0.662 acres in size and the existing house will remain; remainder of the parcel is currently farmed), to keep the existing homestead located at 7475 South 49th Street separate from the proposed Oak Ridge Subdivision plat; property zoned R-6 Suburban Single-Family Residence District, Tax Key No. 759-9981-010.

Preliminary Plat: subdivide the proposed Lot 2 of the aforesaid Certified Survey Map (being part of Parcel 3 of Certified Survey Map No. 6949) being approximately 11.21 acre property at 7475 South 49th Street, to create a 23 lot subdivision (home sites ranging in size from 0.25 acres to 0.44 acres) and 1 outlot which will be created and will contain a storm water management basin and will preserve a portion of an existing wetland, wetland buffer and wetland setback [as part of the development, Marquette Avenue will be extended west from 49th Street to 51st Street and 50th Street will be extended south from West Minnesota Avenue to Marquette Avenue], and identify the need to acquire additional land for the northern portion of the right-of-way for South 50th Street; property zoned R-6 Suburban Single-Family Residence District; Tax Key No. 759-9981-010.

4. **PLEASANT VIEW ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Preliminary Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide the balance of the approximately 32.132 acre site known as both Evergreen Park Estates and the proposed Pleasant View Estates located at approximately South 49th Street and West Marquette Avenue (the proposed plat also includes a portion of the extension of Marquette Avenue from its current location westward to South 51st Street (in conjunction with the recently proposed Oak Ridge Subdivision to the north)), to create a 26 lot, 4 outlot single-family subdivision, including a proposed sidewalk or trail from the cul-de-sac of Pleasant View Court southward and eastward to the City's Pleasant View Park, (home sites ranging in size from 13,000 square feet to 25,000 square feet) (Outlot 1 purpose undetermined, Outlot 2 consists almost entirely of protected natural resource features, Outlot 3 would be partly for stormwater management purposes and Outlot 4 would be entirely for stormwater management purposes), property zoned R-6 Suburban Single-Family Residence District; Tax Key No. 788-9981-003.

## 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 23, 2019