

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, APRIL 5, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of March 22, 2018.

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

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

1. **MILLS HOTEL WYOMING, LLC LAND DIVISION.** Certified Survey Map application by Mills Hotel Wyoming, LLC, for division of a 4.55 acre property into three separate lots (further subdividing vacant Lot 3 of Certified Survey Map No. 8907) (Lot 1: 2.1748 acres, Lot 2: 1.4309 acres, Lot 3: 0.9431 acres), for property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located south of West Ryan Road, approximately 1150 feet west of Loomis Road; Tax Key No. 891-9003-000.
2. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) ORDINANCE TERMS AND USES AMENDMENTS AND A SITE PLAN TO ACCOMMODATE THE PROPOSED BUILDING C1 THREE-STORY RETAIL/OFFICE BUILDING.** Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment and Site Plan applications by Ballpark Commons, LLC, applicant, Zim-Mar Properties, LLC, BPC County Land, LLC, Wisconsin Department of Transportation and FF & E, LLC property owners (FF & E, LLC and Zim-Mar Properties, LLC are excluded as property owners relative to the Site Plan), as follows:  
Minor Planned Development District Amendment to reduce/eliminate building setbacks for Building C1 (the proposed retail/office building located north of Rawson Avenue, associated with Lot 1 of the proposed Certified Survey Map south of the proposed new Crystal Ridge Road), essentially requesting 0 foot building setbacks from the right-of-way of Rawson Avenue and the proposed new Crystal Ridge Road, to revise the District in the following manner: to revise certain District standards including but not limited to building height limits, building setback limits, and Landscape Surface Ratio limits; to revise certain

District Design Standards including but not limited to landscaping, building character and design, and the waiver of standards; to include additional more detailed site information pertaining to buildings and structures; to update the conditions of approval from Ordinance No. 2016-2212; and to codify through current in its entirety all previously adopted amendments to Planned Development District No. 37, and a Site Plan for Building C1, the proposed three-story retail/office building located north of Rawson Avenue (this may also include a portion of the adjacent proposed new Crystal Ridge Road, and the small parking lot immediately to the north), all property located at 7900 West Crystal Ridge Drive; zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key Nos. 745-8998-000, 744-8985-001, 744-8985-002, 744-8989-000, 744-8988-000, 755-9996-000, 754-9988-002, 755-9995-001, 708-8996-000, 708-8999-000, 744-8980-001, 745-0029-000, 745-8999-004, 755-9995-002, 754-9988-001, 744-8981-000 [all preceding Tax Key Nos. are Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) zoning, with the exception of Tax Key Nos. 708-8996-000 and 744-8980-001 which are zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District] [Site Plan Tax Key Nos.: 744-8985-001 and 744-8980-001, which includes a portion of Wisconsin Department of Transportation land].

## 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: April 19, 2018