

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, AUGUST 3, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of July 20, 2017.

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

1. **MILLS HOTEL WYOMING, LLC SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.** Rezoning and Comprehensive Master Plan Amendment applications by Mills Hotel Wyoming, LLC, to rezone the C-1 Conservancy District portion of land located upon Lots 1, 2 and 3 of Certified Survey Map No. 8907, located at 11906 and 11908 West Loomis Road, to R-8 Multiple-Family Residence District and to amend the Future Land Use Map designation of Lot 3 of Certified Survey Map No. 8907 from Areas of Natural Resource Features Use and Water Use to Residential Use and Areas of Natural Resource Features Use and Water Use; Tax Key No. 891-9989-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

2. **ZENA’S COCINA LLC; “DIRECT SELLING ESTABLISHMENTS” USE.** Special Use application by Corrine Roszina, owner/operator of Zena’s Cocina LLC, to operate a commercial kitchen/home base for a food truck business use upon the Creative Wood Products, Inc. property zoned M-1 Limited Industrial District, located at 9710-9720 South 58th Street; Tax Key No. 899-9990-034. **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. **NEUMANN DEVELOPMENTS, INC. PARK CIRCLE DUPLEX SINGLE-FAMILY CONDOMINIUMS DEVELOPMENT.** Certified Survey Map and Condominium Plat applications by Neumann Developments, Inc., to create three lots from two existing lots (Lot 1 is approximately 4.65 acres, Lot 2 is approximately 2.36 acres and Lot 3 is 7.25 acres) for the Park Circle Condominiums development (total development includes 54 duplex single-family condominiums; the plat includes three building pads for three 2-unit condominiums, the remainder of the properties being

expansion lands), located at approximately 9733 South 76th Street, property zoned R-8 Multiple-Family Residence District; Tax Key Nos. 896-9999-007 and 896-9999-008. [The Certified Survey Map will also dedicate rights-of-way for future roads, including West Park Circle Way, West Park Circle and half of the right-of-way of South 80th Street.]

2. **CROATIAN EAGLES SOCCER CLUB FUTSAL COURTS CONSTRUCTION.** Site Plan Amendment application by Croatian Eagles Soccer Club, for construction of two futsal (variant of United States soccer (English football)) courts occupying a 100 foot by 130 foot (13,000 square feet) area, extending partly over an existing gravel surface and partly over existing lawn at the northeast corner of the Croatian Eagles Soccer Club property located at 9100 South 76th Street, property zoned P-1 Park District and C-1 Conservancy District; Tax Key No. 884-9995-000.

3. **DAVID GUDGEON AND JAMES L. LOUDON LAND DIVISION OF PORTIONS OF 2 LOTS INTO 1 LOT.** Certified Survey Map application by David Gudgeon, to create a third developable lot from the rear of two existing properties located at 7270 South 51st Street (David Gudgeon property owner) and 5050 West Minnesota Avenue (James L. Loudon Property owner), properties zoned R-6 Suburban Single-Family Residence District; Tax Key Nos. 759-0025-000 and 759-0024-000. [The proposed newly created lot would have frontage on West Minnesota Avenue.]

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 17, 2017