

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

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

B. **Approval of Minutes**

1. Approval of regular meeting of January 24, 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.** Special Use application by Boris Strbac, owner, Star Trucking LLC, to operate an over-the-road trucking company business with overnight truck parking on the east side of the property (such use also possibly requiring the approval of an application for a Natural Resource Features Special Exception pursuant to §15-10.0208 of the City of Franklin Unified Development Ordinance), or in the event of and upon a requirement to remove the existing “soccer field” immediately to the north of the existing buildings on the property, and to pave the area, potentially in phases, up to a maximum of forty semi-trucks and trailers parked overnight upon such then former “soccer field” area; 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. **RYANWOOD MANOR (FORMERLY KNOWN AS OAKWOOD AT RYAN CREEK) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.** Rezoning, Comprehensive Master Plan Amendment and Final Plat applications by Oakwood at Ryan Creek, LLC, to rezone a portion of a certain parcel of land located at the northwest corner of South 76th Street and West Oakwood Road from R-2 Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District and to amend the Future Land Use Map designation for a portion of the property located at the northwest corner of South 76th Street and West Oakwood Road from Business Park Use to Residential Use, and as part of the Ryanwood Manor Phase 1 Subdivision (formerly known as Oakwood at Ryan Creek) Final Plat [Phase 1 has 32 lots (average size of 15,621 square feet) and 3 outlots, including a public trail within Outlot 3, on the north end of the Subdivision], reconfiguration of Outlot 3 and Outlot 5 of the Oakwood at Ryan Creek Preliminary Plat into Outlot 2 and three future single-family lots to be

developed in future Phase 2 of Ryanwood Manor (the stormwater basin depicted on Outlot 3 of the Oakwood at Ryan Creek Preliminary Plat would be shifted south onto the new Outlot 2) [these changes are requested by Neumann Developments, Inc. to create a subdivision identifying feature in the southeast corner of the project, including a stormwater pond with a fountain, subdivision monument sign and extensive landscaping]; Comprehensive Master Plan Amendment and Rezoning property zoned R-2 Estate Single-Family Residence District, Final Plat property zoned R-5 Suburban Single-Family Residence District and FW Floodway District; all property located at approximately South 76th Street and West Oakwood Road, bearing Tax Key No. 934-9992-010. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

3. **VILLAGE OF HALES CORNERS USE OF THE CITY OF FRANKLIN DEPARTMENT OF PUBLIC WORKS FACILITY.** Special Use application by Michael J. Martin, Director of Public Works for the Village of Hales Corners, to temporarily relocate the Village of Hales Corners Department of Public Works equipment and employees to the site of the City of Franklin Department of Public Works facility located at 7979 West Ryan Road [the request involves the indoor uses of vehicle repair, office(s), desk(s), breakroom, etc. and outdoor storage of equipment, parts, tools, portable storage containers, vehicles, trailers, etc. (including the overnight parking of vehicles over 8,000 pounds rated Gross Vehicle Weight) and minor repair and maintenance of such equipment and vehicles (projected need of the City of Franklin site through April 26, 2020)], property zoned I-1 Institutional District; Tax Key No. 896-9990-001. **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)

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: February 21, 2019