

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JUNE 22, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of June 8, 2017.

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

1. **UNITED STATES CELLULAR OPERATING COMPANY LLC INSTALLATION OF A TELECOMMUNICATIONS TOWER MONOPOLE AT FAITH PRESBYTERIAN CHURCH.** Special Use application by United States Cellular Operating Company LLC, to allow for the installation of a 120 foot monopole tower at Faith Presbyterian Church. The lease area will consist of a gravel surface and will include a chain-link fence, the tower and ground equipment, and a gravel turnaround area is also proposed adjacent to the lease area located at 3800-3830 West Rawson Avenue, property zoned I-1 Institutional District, bearing Tax Key No. 739-9997-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **MILLS HOTEL WYOMING, LLC SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.** Special Use application by Mills Hotel Wyoming, LLC, to allow for a single-family residential development (up to three single-family homes) upon property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located at 11906-11908 West Loomis Road (on the south side of West Ryan Road approximately 1100 feet west of the intersection of Loomis Road and West Ryan Road); part of Tax Key No. 891-9989-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
3. **FOREST PARK MIDDLE SCHOOL NEW BUILDING AND ASSOCIATED PARKING LOT CONSTRUCTION.** Natural Resource Features Special Exception and Site Plan applications by Franklin Public Schools, for the purpose of allowing for filling and removing approximately 9,950 square feet of wetlands, approximately 35,400 square feet of wetland buffers and approximately 34,750 square feet of wetland setbacks, as well as mitigation of the proposed natural resource impacts through construction of a new 17,150 square

foot wetland and identification of a new 54,300 square foot wetland buffer (currently identified as a mature woodland), with a majority of the natural resource impacts and all of the mitigation areas being located in the southeastern corner of the subject property located at 8225 West Forest Hill Avenue, and a Site Plan for construction of a new 198,000 square foot, two story, 1,350 student capacity Forest Park Middle School building and associated parking lots adjacent to (northeast of) the existing school in Phase 1 (June 2017 through January 2019), demolition of the existing school in phase 2 (early 2019) and completion of grading, parking lot, playfields, etc. in Phase 3 (spring 2019), such property being zoned I-1 Institutional District; Tax Key No. 838-9978-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION OF THIS MATTER.**

4. **FRANKLIN LIONS CLUB PRIVATE PARK USE AND STORAGE GARAGE MOVE.** Special Use and Building Move applications by Franklin Lions Foundation, Inc., to operate a private park for the Franklin Lions Club at 10961 West St. Martins Road, with the principal use of the park being temporary parking for the annual St. Martins Fair event as a fundraiser for the Lions Club, along with an application for a Building Move to move an approximately 24 foot by 24 foot storage garage from City of Franklin property located at approximately 9600 South 80th Street to the Franklin Lions Club property located at 10961 West St. Martins Road, such property is zoned P-1 Park District; Tax Key No. 799-9989-007. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**

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

1. **FRONT YARD SOLID WOOD FENCE INSTALLATION.** Miscellaneous application by Ronald Paap and Debra K. Paap, to allow for the installation of a solid wood privacy fence (six feet high, extending to approximately 40 feet west from the front property line) to replace an existing damaged chain-link fence within the front yard of property located at 9621 South 76th Street (along the south property line, adjacent to five parking spaces at the northeast corner of the Hideaway Pub & Eatery parking lot), zoned M-1 Limited Industrial District; Tax Key No. 896-9993-000.
2. **CITY OF FRANKLIN SALT STORAGE FACILITY CONSTRUCTION AND DEPARTMENT OF PUBLIC WORKS STORAGE YARD EXPANSION.** Site Plan Amendment application by the City of Franklin, for the construction of a new approximately 54 foot high, 90 foot diameter circular salt storage facility within the central portion of the existing Department of Public Works storage yard, expansion of the Department of Public Works storage yard by approximately 0.5 acres to the southwest,

Franklin Plan Commission Agenda

6/22/17

Page 3

which would include relocation of a portion of the existing gravel parking lot in that area immediately to the south, and removal of the existing 2-car storage facility/shed utilized by the Lions Club, for property zoned I-1 Institutional District, located at 7979 West Ryan Road; Tax Key No. 896-9990-001.

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: July 6, 2017