

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

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

B. **Approval of Minutes**

1. Approval of regular meeting of August 17, 2017.

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

1. **ZILBER LTD. MIXED-USE MULTI-FAMILY AND FUTURE COMMERCIAL DEVELOPMENT.** Comprehensive Master Plan Amendment, Certified Survey Map and Special Use applications by Zilber LTD. to amend the Future Land Use Map land use designation from Mixed Use to Residential–Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use, specifically, Lots 1 and 3 of the proposed Certified Survey Map would be designated as Residential–Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use; for a 3 lot Certified Survey Map to divide the existing approximately 18.06 acre property and to dedicate a future public road; and for approval of a 180 unit multi-family residential development consisting of six 30 unit apartment buildings upon Lots 1 and 3 of the proposed Certified Survey Map, each building being 3 stories, 8,574 square feet, with exterior parking as well as underground parking, a 5,319 square foot recreation building, swimming pool and patio, dog park and playground, and approval to fill a 2,390.8 square foot wetland and associated wetland buffer and setback; property located at 7333 South 27th Street, zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 761-9992-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**
2. **TACO BELL #30410 RESTAURANT REMODEL AND SITE WORK.** Special Use Amendment application by Sundance, Inc., business owner of Taco Bell #30410 restaurant, for remodeling the existing Taco Bell #30410 restaurant. Applicant’s proposals are as follows: numerous façade changes, including reconfiguration of the store entrance; replacement of the roof; replacement of the windows; installation of a brick wainscot around the perimeter of the building, etc.; replacement of signage and menu boards; site work, including replacement of lights and possible parking lot repairs; and interior remodeling, upon property zoned Planned Development District No. 16 (Franklin Centre, *formerly* Franklin

Plaza/PicknSave), located at 7141 South 76th Street; Tax Key No. 755-0194-000.
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. **OAKWOOD AT RYAN CREEK SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND OUTLOT DEVELOPMENT.** Preliminary Plat application by Neumann Developments, Inc., for a 63 lot single-family residential subdivision (average lot size being approximately 14,800 square feet), which also includes a 97,054 square foot outlot to be reserved for potential future commercial uses (proposed subdivision plat is located at the northwest corner of South 76th Street and West Oakwood Road), upon property located at approximately 10100 South 76th Street, zoned R-5 Suburban Single-Family Residence District and FW Floodway District; Tax Key No. 934-9992-010.
 2. **VALERIE E. LUKASZEWICZ LAND COMBINATION.** Land Combination application by Valerie E. Lukaszewicz, for combining a parcel of land located at 4205 West Carmel Drive with Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek (Tax Key No. 739-0111-000), for construction of a fence that will be partially located on the outlot, property zoned Planned Development District No. 2 (Tumblecreek/Hidden Lakes Development); Tax Key No. 739-0025-000.

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: September 21, 2017