

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MARCH 17, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of February 4, 2016.

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

1. **DAVID DRAGER AND RHONDA DRAGER SINGLE-FAMILY RESIDENCE CONSTRUCTION.** Natural Resource Features Special Exception and Certified Survey Map applications by David Drager and Rhonda Drager to permit removal of approximately 0.03 acres (1,307 square feet) of mature woodland grove (removal of 6 trees within a mature grove of 16 trees) and for division of an existing lot containing a residential building into 2 lots, to allow for construction of a single-family residence upon property located at 2925 West Acre Avenue, zoned R-3 Suburban/Estate Single-Family Residence District (Tax Key No. 832-9962-000). **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE NATURAL RESOURCE FEATURES SPECIAL EXCEPTION APPLICATION OF THIS MATTER.**

2. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX) PROPOSED BASEBALL COMMONS (A SPORTS ANCHORED MIXED-USE DEVELOPMENT).** Planned Development District Amendment and Comprehensive Master Plan Amendment applications by Mike Zimmerman and Greg Marso, Zim-Mar Properties, LLC and John Dargle, Jr., Director, Milwaukee County, Department of Parks, to revise the District and to expand the District to encompass certain adjacent area lands to create the “Ballpark Commons” sports anchored Mixed-Use development, which proposed development also includes commercial, retail and residential uses, for the properties located at 7900 West Crystal Ridge Drive, and along West Rawson Avenue and West Loomis Road and West Old Loomis Road, including, but not limited to 8220, 8240, 8316 and 8490 West Old Loomis Road (not all of the properties subject to the applications currently have an address). The properties which are the subject of this application bear tax key numbers / current zoning designations as follows:

708-8996-000 / PDD No. 37 and FW Floodway District

708-8999-000 / PDD No. 37

744-8980-001 / PDD No. 37 and FW Floodway District

744-8989-000 / PDD No. 37
744-8988-000 / PDD No. 37
744-8985-001 / PDD No. 37
744-8985-002 / PDD No. 37
745-8998-000 / PDD No. 37
745-0029-000 / PDD No. 37
745-8999-004 / PDD No. 37

755-9995-002 / R-3E Suburban/Estate Single-Family Residence District
755-9995-001 / R-3E Suburban/Estate Single-Family Residence District
755-9996-000 / R-3E Suburban/Estate Single-Family Residence District
754-9988-001/ R-3E Suburban/Estate Single-Family Residence District
754-9988-002 / R-3E Suburban/Estate Single-Family Residence District

One parcel, located between West Crystal Ridge Drive on the north and West Loomis Road on the south, immediately south of the existing The Rock Sports Complex, currently zoned B-1 Neighborhood Shopping District, does not bear a tax key number or an address;

and to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designations for properties located at approximately 7900 West Crystal Ridge Drive, and along West Rawson Avenue and West Loomis Road and West Old Loomis Road, including, but not limited to 8220, 8240, 8316 and 8490 West Old Loomis Road, from Residential Use and Transportation Use to Mixed-Use (lands south of West Rawson Avenue), and to reclassify certain existing road right-of-ways from Transportation Use to Mixed-Use (lands north of West Rawson Avenue) with regard to the proposed Ballpark Commons sports anchored mixed-use development (Greg Marso, Zim-Mar Properties, LLC, applicant). The properties which are the subject of this application bear addresses / tax key numbers / current zoning designations as follows: 8220 West Old Loomis Road / 755-9995-002 / R-3E Suburban/Estate Single-Family Residence District, 8240 West Old Loomis Road / 755-9995-001 / R-3E Suburban/Estate Single-Family Residence District, 8316 West Old Loomis Road / 755-9996-000 / R-3E Suburban/Estate Single-Family Residence District, [no address] West Rawson Avenue / 754-9988-001 / R-3E Suburban/Estate Single-Family Residence District, 8490 West Old Loomis Road / 754-9988-002 / R-3E Suburban/Estate Single-Family Residence District, and one parcel, located between West Crystal Ridge Drive on the north and West Loomis Road on the south, immediately south of the existing The Rock Sports Complex, currently zoned B-1 Neighborhood Shopping District, does not bear a tax key number or an address, consisting of approximately 14.964 total acres of land (north of West Rawson Avenue) and 39.419 total acres of land (south of West Rawson Avenue). **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE PLANNED DEVELOPMENT DISTRICT AMENDMENT APPLICATION OF THIS MATTER.**

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

1. **PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB) AND HOBBY LOBBY LAND DIVISION.**
Condominium (Final) Plat, Certified Survey Map, minor Planned Development District Amendment and Land Division Variance applications by Victor Michel, Treasurer of Manager of WS Franklin LLC, to divide the existing property into two smaller lots to enhance marketability at the rear of the site (Hobby Lobby warehouse space) and to provide outparcel for new development of the front of the site (abutting South 27th Street). The proposed Planned Development District Amendment is to allow for zero foot interior building and parking setbacks between these two parcels and the Land Division Variance is required to waive the prohibition of flag lots (Section 15-5.0106 of the Unified Development Ordinance) for Lot 1, for property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) and FW Floodway District, Lots 1 and 2 located at 6803, 6805 and 6807 South 27th Street; Tax Key No. 738-9974-006.

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 7, 2016