

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING AGENDA  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN  
7:00 PM, Thursday, February 21, 2013**

**I. Call to Order & Roll Call**

**II. Approval of Minutes**

**A. Regular Meeting Thursday, February 7, 2013**

**III. Public Hearings & Business Items (Action may be taken on any item)**

- A. Greywolf Partners, Inc. (Rockledge Furniture LLC d/b/a Ashley Furniture Rezoning and Planned Development District No. 13 (Walmart/Sam's Wholesale Club) Boundary Expansion and Allowance for Warehousing and Distribution Uses [and Other Uses] Subject to Special Use [and/or Other City] Approval Within the Existing Building on the 19.7 Acre Parcel)**

**Property:** 6801 South 27th Street; Tax Key No. 738-9974-004

**Zoning:** B-2 General Business District and FW Floodway District

**Regarding: 1. (Planned Development District Ordinance Amendment) (Public Hearing) AN ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 13 (WALMART/SAM'S WHOLESALE CLUB) TO IN PART EXPAND THE DISTRICT BOUNDARIES TO INCLUDE AND PROVIDE FOR THE REZONING OF AN ADJOINING TO THE SOUTH APPROXIMATE 19.7 ACRE PARCEL [AND AN ADJOINING TO THE SOUTH APPROXIMATE 2.92 ACRE OUTLOT] FROM B-2 GENERAL BUSINESS DISTRICT AND FW FLOODWAY DISTRICT [AND OUTLOT] TO PLANNED DEVELOPMENT DISTRICT NO. 13 AND FW FLOODWAY DISTRICT AND TO ALLOW FOR WAREHOUSING AND DISTRIBUTION USES [AND OTHER USES] SUBJECT TO SPECIAL USE [AND/OR OTHER CITY] APPROVAL WITHIN THE EXISTING BUILDING ON THE 19.7 ACRE PARCEL**

**B. The Rock Sports Complex, LLC (Phased Development of a Multi-Use Sports and Entertainment Complex with a Restaurant, Bar, Concession Stands, Retail Sales and Equipment Rentals at Crystal Ridge)**

**Property:** 7900 West Crystal Ridge Drive; Tax Key Nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004

**Zoning:** Planned Development District No. 37 (The Rock Sports Complex)

**Regarding: 1. (Planned Development District Ordinance Amendment)**

- a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.
- b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0442 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX) PERTAINING TO THE RESTAURANT/BAR STRUCTURE

**C. Department of City Development 2012 Annual Report, review of permits and applications, special projects and Community growth, as well as history of projects that gained City approvals but were, or were not, constructed.**

**D. City of Franklin (Complete Streets and Connectivity Committee)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1. Status report**

#### **IV. Adjournment**

*Notice is given that a majority of the Franklin Common Council and the Franklin Complete Streets & Connectivity Committee 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 and the Complete Streets & Connectivity Committee per State ex rel. Badke v. Greendale Village Board, even though the Common Council and Complete Streets & Connectivity Committee will not take formal action at this meeting.* **HOWEVER, AND TO THE CONTRARY, SUBJECT TO ITS CONSIDERATION AT ITS REGULAR MEETING ON FEBRUARY 19, 2013, THE COMMON COUNCIL MAY MEET CONCURRENTLY WITH THE PLAN COMMISSION DURING OR IMMEDIATELY/BRIEFLY AFTER THE ABOVE NOTICED PLAN COMMISSION MEETING TO ACT UPON ITEM III.B. ABOVE PERTAINING TO THE ROCK SPORTS COMPLEX. SUCH SPECIAL COMMON COUNCIL MEETING, IF SCHEDULED, WILL BE SEPARATELY NOTICED.**

*Notice is further given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.*