

**CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, May 8, 2008**

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, April 17, 2008

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

A. MBZ Investments, LLC (K.R.S. Delivery, Inc. Delivery and Storage Trucking Company)

Property: 9600-9610 South 60th Street; Tax Key No. 899-9992-004

Zoning: M-1 Limited Industrial District

Regarding: 1. **(Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A LOCAL HOUSEHOLD GOODS PICK-UP, DELIVERY AND SHORT-TERM STORAGE TRUCKING COMPANY IN AN M-1 LIMITED INDUSTRIAL DISTRICT PROPERTY LOCATED AT 9600-9610 SOUTH 60TH STREET

B. Equitable Development, LLC (Fountains of Franklin, LLC Retail Development)

Property: Approximately 5100 to 5800 West Rawson Avenue

Zoning: OL-2 General Business Overlay District

Regarding: 1. **(Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0306C OL-2 BUSINESS OVERLAY DISTRICT TO ALLOW THE CONSIDERATION AND CALCULATION OF SEPARATE BUT CONTIGUOUS RETAIL DEVELOPMENT PARCELS AS ONE SITE TO

MEET THE 35% MINIMUM LANDSCAPE
SURFACE RATIO

C. Devo Properties/Rawson LLC (Sendik's West Retail Development)

Property: Approximately 5320-5430 West Rawson Avenue; Tax Key Nos. 741-9993-000, 741-9994-000, 741-9995-000 and 741-9996-000

Zoning: OL-2 General Business Overlay District and M-1 Limited Industrial District

Regarding: **1. (Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A RESTAURANT WITH A DRIVE-THROUGH WINDOW IN AN OL-2 GENERAL BUSINESS OVERLAY DISTRICT AND M-1 LIMITED INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT APPROXIMATELY 5320-5428 WEST RAWSON AVENUE

2. (Certified Survey Map) A RESOLUTION CONDITIONALLY APPROVING A CERTIFIED SURVEY MAP, BEING A DIVISION OF A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN for the purpose of combining multiple parcels and creating a new Certified Survey Map with different boundaries for the next phase in the Fountains of Franklin Sendik's West development plan

3. (Site Plan) A RESOLUTION APPROVING A SITE PLAN FOR SENDIKS WEST to allow for the construction of two buildings for retail uses

D. TLS Realty II LLC (Fountains of Franklin Azana Salon and Spa)

Property: 5610 West Rawson Avenue; Tax Key No. 741-9998-000

Zoning: OL-2 General Business Overlay District and B-2 General Business District

Regarding: 1. **(Site Plan Amendment)** A RESOLUTION AMENDING THE SITE PLAN FOR THE FOUNTAINS OF FRANKLIN RETAIL DEVELOPMENT TO ALLOW FOR THE CONSTRUCTION OF AZANA SALON AND SPA

E. James Reichl (Reichl Management, LLC Storage)

Property: 11141 West Forest Home Avenue; Tax Key No. 704-9990-003

Zoning: M-1 Limited Industrial District

Regarding: 1. **(Site Plan)** A RESOLUTION APPROVING A SITE PLAN FOR AN OUTDOOR RENTAL STORAGE AREA FOR REICHL MANAGEMENT LLC

F. West Shore Pipeline Company (Substation Landscape Plan Review)

Property: 11595 West Forest Home Avenue; Tax Key No. Part of 751-9998-002

Zoning: R-3 Suburban/Estate Single-Family Residence District

Regarding: 1. **(Landscaping Review)** A RESOLUTION APPROVING A LANDSCAPING PLAN FOR WEST SHORE PIPELINE COMPANY A COMMON CARRIER PETROLEUM SYSTEM PIPELINE SUBSTATION AT APPROXIMATELY 11595 WEST FOREST HOME AVENUE

G. Home Depot 4907 (Home Depot U.S.A., Inc. (Outdoor Plant and Shed Sales))

Property: 6489 South 27th Street; Tax Key No. 714-9996-015

Zoning: Planned Development District No. 14 (Jewel-Osco/Home Depot)

Regarding: 1. **(Temporary Use)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR OUTDOOR SEASONAL PLANT AND SHED SALES FOR PROPERTY LOCATED AT 6489 SOUTH 27TH STREET

H. Waukesha Home Design Center, LLC (Planned Development District No. 14 (Jewel-Osco/Home Depot))

Property: Approximately 6467 to 6543 South 27th Street

Zoning: (Planned Development District No. 14 (Jewel-Osco/Home Depot))

Regarding: 1. **(Concept Review)** Application for Concept Review for use compliance of an appliance and related goods retail business proposed to occupy a portion of the vacant Jewel-Osco building as a Zoning Compliance Permit permitted use or whether the use constitutes a minor or substantial change to the original Planned Development District No. 14 plan

I. City of Franklin (Plan Commission Summer Meeting Schedule)

Property: N/A

Zoning: N/A

Regarding: 1. Plan Commission meetings to follow the Common Council meeting schedule

IV. Adjournment

Notice is given that a majority of the Franklin 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.

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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.