

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MAY 3, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of April 19, 2018.

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

1. **PLANNED DEVELOPMENT DISTRICT NO. 29 (WELLNESS CENTER – MARK E. CARSTENSEN INC.) ORDINANCE TERMS AND USES AMENDMENTS FOR INNOVATIVE HEALTH & FITNESS FIELDHOUSE BUILDING CONSTRUCTION.** Planned Development District Amendment application by Scott Cole, owner of Innovative Health & Fitness Building, LLC, for: construction of a 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center Via a link for movement between the structures); to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to spa services, physician services, a full restaurant, child care, bar, etc., and to allow building setbacks of 15 feet and 20 feet to the north and east property lines, respectively, to accommodate construction of the proposed Fieldhouse building at 8800 South 102nd Street, property zoned Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), bearing Tax Key No. 846-9987-002. **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. **RAINBOW CHILD CARE CENTER, INC. CONSTRUCTION.** Site Plan application by 814 Development, LLC for construction of an approximately 10,782 square foot commercial child care facility (anticipated capacity of 104 students), an outdoor playground area with multiple structures, an approximately 15' X 15' canopy tent structure and a concrete splash pad and 41 off-street parking stalls, with hours of operation for the center from 6:00 a.m. to 6:30 p.m., on Lot 2 of Certified Survey Map

No. 9014, located at 7363 South 27th Street, zoned B-4 South 27th Street Mixed-Use Commercial District and South 27th Street Design Overlay District;
Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.] shall compliment the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk).
- b. 15-3.0353C.5. Pedestrian considerations (pedestrian walkways from building entrances to public sidewalks or pedestrian/bike facilities).
- c. 15-3.0353E. Bicycle and pedestrian amenities required (integrated bicycle parking and pedestrian furniture in appropriate quantities and location).
- d. 15-3.0353F.2. Landscaping (screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties).
- e. 15-3.0355B.8.d. Pedestrian Accessibility (buildings located at the intersection of two streets shall utilize a corner entrance to the building unless this requirement is waived by the Plan Commission).

Tax Key No. 761-9992-004 (7333 South 27th Street (parent parcel)-new Tax Key No. for 7363 South 27th Street is pending).

2. **WILLIAM F. ZIMMERMANN LAND DIVISION.** Certified Survey Map application by William F. Zimmermann for division of an existing 8.15 acre parcel into four lots to allow for future single-family residential homes, for property zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8029 South 35th Street; Tax Key No. 808-9985-000.

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: May 17, 2018