

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

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, October 3, 2013

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

A. Greywolf Partners, Inc. (Former Ashley Furniture Store Property and Adjoining Property Rezoning and Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) Boundary Expansion and Allowance for an Amusement and Recreation Services and Warehousing and Distribution Uses Subject to Special Use Approval(s) Within the Existing Former Ashley Furniture Store 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 (WAL-MART/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 AMUSEMENT AND RECREATION SERVICES AND WAREHOUSING AND DISTRIBUTION USES SUBJECT TO SPECIAL USE APPROVAL(S) WITHIN THE EXISTING BUILDING ON THE

19.7 ACRE PARCEL

B. Greywolf Partners, Inc. (Indoor Trampoline Park Facility)

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

Zoning: Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) and FW Floodway District

Regarding: 1. **(Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN AMUSEMENT AND RECREATION SERVICES USE UPON PROPERTY LOCATED AT 6801 SOUTH 27TH STREET

C. Andrew J. Petty and Amanda E. Petty (Aluminum Fence and Turf Grass Lawn Installation)

Property: 12149 West Shadwell Circle; Tax Key No. 798-0142-000

Zoning: R-4 Suburban Single-Family Residence District

Regarding: 1. **(Special Exception)** Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of erecting an aluminum fence within a 50-foot wetland setback area and installation of turf grass lawn within approximately 1,943 square feet of the wetland setback area

D. Conservancy for Healing and Heritage, Inc. (Chapel Construction and Use as Part of the Lake Trails, Healing Garden and Chapel Project)

Property: 6941 South 68th Street and Environs; Tax Key No. 743-8978-006

Zoning: Planned Development District No. 28 (Polish Festivals, Inc.) and FW Floodway District

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 §15-3.0433 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 28 (POLISH FESTIVALS, INC.) TO ALLOW FOR THE CONSTRUCTION AND USE OF A CHAPEL

E. Blasé J. Catanese and Cathleen Catanese (Combination of a Residential Lot and an Adjoining Vacant Lot into 1 Parcel)

Property: 7771 South 76th Street; Tax Key Nos. 792-9993-001 and 792-9993-002

Zoning: R-6 Suburban Single-Family Residence District and FW Floodway District

Regarding: 1. **(Land Combination)** A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR TAX KEY NOS. 792-9993-001 AND 792-9993-002

F. Avian Estates, LLC (Avian Estates 13 Lot Single-Family Residential Subdivision Development)

Property: Approximately 7120 to 7400 West Puetz Road; Tax Key No. 850-0004-000

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

Regarding: 1. **(Final Plat)** A RESOLUTION CONDITIONALLY APPROVING A FINAL PLAT FOR AVIAN ESTATES SUBDIVISION

2. **(Subdivision Monument Sign)** A RESOLUTION APPROVING A MONUMENT SIGN FOR AVIAN ESTATES SUBDIVISION

G. City of Franklin Complete Streets and Connectivity Committee Status Report on Ongoing, Recent and Current Committee Actions, Considerations and Topics

IV. Adjournment

Notice is given that a majority of the Common Council and the 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.

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.