

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING AGENDA  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN  
7:00 PM, Thursday, September 11, 2008**

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

**II. Approval of Minutes**

**A. Regular Meeting** Thursday, August 21, 2008

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

**A. City of Franklin (Text Amendment Required by the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency to Continue Participation by the City of Franklin in the National Flood Insurance Program)**

**THE FRANKLIN COMMON COUNCIL WILL MEET AT THE SAME TIME AND PLACE AS THE PLAN COMMISSION UPON THIS AGENDA ITEM TO CONSIDER AND ACT UPON IT.\***

**Property:** City-wide in FW Floodway District, FC Floodplain Conservancy District and FFO Floodplain Fringe Overlay District

**Zoning:** FW Floodway District, FC Floodplain Conservancy District and FFO Floodplain Fringe Overlay District

**Regarding:** **1. (Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §§15-1.0104 INTENT, 15-3.0103 DISTRICT BOUNDARIES, 15-3.0319 FW FLOODWAY DISTRICT, 15-3.0320 FC FLOODPLAIN CONSERVANCY DISTRICT, 15-3.0321 FFO FLOODPLAIN FRINGE OVERLAY DISTRICT, 15-3.0604 PERMITTED AND SPECIAL USES IN THE FW FLOODWAY ZONING DISTRICT, 15-3.0605 PERMITTED AND SPECIAL USES IN THE FC FLOODPLAIN CONSERVANCY ZONING DISTRICT, 15-3.0606 PERMITTED AND SPECIAL USES IN THE FFO FLOODPLAIN FRINGE OVERLAY ZONING DISTRICT, 15-3.0802 DETAILED STANDARDS FOR

ACCESSORY USES IN RESIDENTIAL DISTRICTS, 15-3.0803 DETAILED STANDARDS FOR ACCESSORY USES IN NONRESIDENTIAL DISTRICTS, 15-3.1011 FLOODLAND NONCONFORMING USES, 15-9.0207 FLOODLAND DISTRICT BOUNDARY CHANGES LIMITED, 15-10.0210 HEARINGS, 15-11.0103 SPECIFIC WORDS AND PHRASES, DIVISION 15-3.1100 HAZARD ABATEMENT PERFORMANCE STANDARDS TO CREATE DIVISION 15-3.1112 FLOODPROOFING, [and such other provisions as may be required] ALL AS ARE REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY TO CONTINUE PARTICIPATION BY THE CITY IN THE NATIONAL FLOOD INSURANCE PROGRAM

**B. R.A. Smith National, Inc. (CVS/Pharmacy Retail Development)**

**Property:** 5220 West Rawson Avenue; Tax Key No. 741-9990-003

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

**Regarding:** 1. **(Site Plan)** A RESOLUTION CONDITIONALLY APPROVING A SITE PLAN FOR A CVS/PHARMACY RETAIL DEVELOPMENT

**C. G.C. Franklin, Inc. (Golden Corral Restaurant)**

**Property:** Northwest corner of South 27th Street and South Riverwood Boulevard; Tax Key No. 738-9978-005

**Zoning:** Planned Development District No. 10 (Riverwood Village-Paul Bouraxis Development)

**Regarding:** 1. **(Requested Waivers of South 27th Street Design Overlay District Standards)**

- a. 15-3.0352A Not more than fifty (50) percent of the off-street parking spaces shall be located directly

between the front façade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street.

- b. 15-3.0353B.(7) The building shall provide awnings or other weather protection features within thirty (30) feet of all customer entrances along a building.
- c. 15-3.0355B.(8)d. 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.

**2. (Planned Development District Ordinance Amendment)**

- a. AN ORDINANCE TO AMEND SECTION 15-3.0415 OF THE UNIFIED DEVELOPMENT ORDINANCE TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 10 (RIVERWOOD VILLAGE-GOLDEN CORRAL RESTAURANT) to provide for an 11,000 square foot restaurant in an area previously approved for restaurant use

**IV. Adjournment**

*\*Except as is set forth under item III. A. above, 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.*

*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.*