

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, SEPTEMBER 19, 2019, 7:00 P.M.

- A. **Call to Order and Roll Call**
- B. **Approval of Minutes**
  - 1. Approval of regular meeting of September 5, 2019.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
  - 1. **PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB) EXISTING BUILDING PARKING LOT AND SIGNAGE MODIFICATIONS.** Unified Development Ordinance §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) Minor Amendment application by Wal-Mart Real Estate Business Trust, to allow for parking modifications as follows: restriping and designating 10 parking spaces for customer pickup of online grocery orders and adding pedestrian/crosswalk striping across the front drive aisle from the front walk along the building to the grocery pickup spaces; signage modifications as follows: installation of nine new directional signs located throughout the parking lot to direct traffic flows and direct customers to the designated parking area [each of the directional site signs is three (3) square feet in area, which will add an additional 27 square feet in signage to the site, bringing the total sign area to 630.73 square feet-the allowable sign area for the site is calculated as follows: 651 square feet frontage x 1.5 = 976.5 allowable square feet sign area] and relocating the existing 'Pickup' wall sign from the west side of the north elevation to the east side of the north elevation adjacent to the new pickup parking area, for property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) located at 6701 South 27th Street; Tax Key No. 714-0003-002.
  - 2. **CHAD E. LARSEN AND JENNIFER L. LARSEN DECK AND ACCESSORY STRUCTURE ADDITION TO EXISTING HOME.** Miscellaneous application by Chad E. Larsen and Jennifer L. Larsen, to allow for construction of an approximately 350 square foot deck and approximately 10 foot by 15 foot 4-post open accessory structure with a roof within an existing "20 Foot Drainage Easement" (platted as part of the Serenity Estates Subdivision Plat) along the rear of the property line (deck and covered

accessory structure extend approximately 4 feet into the drainage easement (total area of structures proposed within the easement is approximately 140 square feet)), property located at 6904 South Harvard Drive, zoned R-6 Suburban Single-Family Residence District; Tax Key No. 741-0086-000.

3. **ROBERT G. MONTGOMERY LAND COMBINATION.** Land Combination application by Robert G. Montgomery, for combining two parcels into one parcel on South 116th Street, specifically, the parcel at 8570 South 116th Street and adjacent parcel abutting 8628 South 116th Street, for the purpose of re-building a residential dwelling, property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District; Tax Key Nos. 842-9995-004 and 842-9995-002.
4. **TORBENSON SHOWS LLC HOLIDAY CRAFT AND GIFT EXPO AT THE MILWAUKEE COUNTY SPORTS COMPLEX.** Temporary Use application by James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, on November 29, 2019, from 9:00 a.m. to 5:00 p.m., November 30, 2019 from 9:00 a.m. to 5:00 p.m. and December 1, 2019 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999-001 and 882-9987-001.
5. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) INDOOR SPORTS COMPLEX BUILDING AND SITE REVISIONS (BUILDING S3/C2).** Site Plan Amendment application (Indoor Sports Complex and 3-story office building/Site Plan has been approved by the City but not yet constructed) by River Rock Performance Properties, LLC, applicant and BPC County Land, LLC, property owner, for (including but not limited to): removal of a portion of the northern side of the building which had included a storage room and a refuse and service room (and associated architectural changes to that portion of the building façade); removal of the third floor build out/proposed use of residential apartments, juice bar/food prep/serving area, locker rooms, etc.; removal of an associated third/fourth floor clerestory; deferral of installation of required pedestrian site amenities until some undetermined future date and deferral of certain required landscaping until some undetermined future date, upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7085 and 7095 south Ballpark Drive; Tax Key No. 744-1005-000.

## 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

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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: October 3, 2019