

**CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, August 9, 2012**

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, July 19, 2012

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

A. The Rock Sports Complex, LLC (Phased Development of a Multi-Use Sports and Entertainment Complex with a Restaurant, Bar, Concession Stands, Retail Sales and Equipment Rentals at Crystal Ridge)

Property: 7900 West Crystal Ridge Drive; Tax Key Nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004

Zoning: A-1 Agricultural District, R-2 Estate Single-Family Residence District and FW Floodway District

Regarding: **1. (PDD Planned Development District Ordinance (Public Hearing) AN ORDINANCE TO CREATE SECTION 15-3.0442 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX) AND TO REZONE PROPERTY FROM A-1 AGRICULTURAL DISTRICT, R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT AND FW FLOODWAY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 37 AND FW FLOODWAY DISTRICT**

B. David W. Behrens, Principal of GreenbergFarrow Architecture Inc. (Meijer Grocery and Department Store and Garden Center Development)

Property: Eastern corner of West Loomis Road and West St. Martins Road (STH 100); Tax Key Nos. 840-9969-000, 840-9997-003, 840-9997-002, 840-9994-000, 840-9998-000, 840-

9997-001, 840-9993-000 and 840-9999-001

Zoning: B-3 Community Business District, Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) and FW Floodway District

- Regarding:**
- 1. (Comprehensive Master Plan Amendment) A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE FUTURE LAND USE MAP USE DESIGNATION FOR PROPERTY LOCATED AT THE EASTERN CORNER OF WEST LOOMIS ROAD AND WEST ST. MARTINS ROAD (STH 100), FROM MIXED USE TO COMMERCIAL USE AND TO CHANGE THE CITY OF FRANKLIN CROSSROADS TRADE AREA REGULATING PLAN TO ALLOW FOR SUCH COMMERCIAL USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)**
 - 2. (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 allowing for the filling of 1 shore buffer with 0.139 total affected acreage, 1 floodplain with 0.100 total affected acreage, 5 wetland buffers with 2.546 total affected acreage, 5 wetland setbacks with 2.222 total affected acreage, and 5 wetlands with 0.940 total affected acreage, to allow for the grading and construction of a 191,352 square foot grocery and department store and garden center development**
 - 3. (PDD Planned Development District Ordinance) AN ORDINANCE TO CREATE SECTION 15-3.0441 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 36 (MEIJER GROCERY AND DEPARTMENT STORE**

DEVELOPMENT) AND TO REZONE PROPERTY FROM B-3 COMMUNITY BUSINESS DISTRICT, PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) AND FW FLOODWAY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 36 AND FW FLOODWAY DISTRICT

4. **(1 Lot Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MAP, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 21 EAST, AND THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 21 EAST AND BEING ALL THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

C. Franklin Investment Properties LLC (Sky's Public Horse Stable Business)

Property: 11052-11056 South 76th Street; Tax Key No. 983-9999-000

Zoning: R-1 Countryside/Estate Single-Family Residence District

Regarding: 1. **(Comprehensive Master Plan Amendment)** A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE FUTURE LAND USE MAP USE DESIGNATION FOR PROPERTY LOCATED AT 11052-11056 SOUTH 76TH STREET FROM RESIDENTIAL USE TO AGRICULTURE USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

2. **(Rezoning)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO A-1 AGRICULTURAL DISTRICT
3. **(Special Use)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A PUBLIC HORSE STABLE BUSINESS USE UPON PROPERTY LOCATED AT 11052-11056 SOUTH 76TH STREET

D. Unified Development Ordinance Text Amendment for Revisions to Natural Resource Protection Standards

E. City of Franklin (Complete Streets and Connectivity Committee)

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

IV. Adjournment

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