

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, AUGUST 9, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

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

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

1. **OAK LEAF TRAIL WINTER TRAIL EXTENSION WITHIN BALLPARK COMMONS PROPERTY; NATURAL RESOURCE SPECIAL EXCEPTIONS.** Natural Resource Features Special Exception application by Milwaukee County Department of Administrative Services, applicant, BPC County Land, LLC, property owner, to remove certain mature woodlands (approximately 0.12 acres) located on the subject property, in order to construct a Winter Trail Extension (10 feet wide, approximately 1,100 feet long) for the recently constructed Oak Leaf Trail, to be located north of the ski hill and around the base of the ski and tubing hill (north of and parallel to the recently constructed Oak Leaf Trail), in order to allow for year round use of the trail [to offset this impact, the applicant proposes woodland mitigation planting at the Wehr Nature Center], and to fill 0.003 acres of an existing wetland which has been exempted by the Wisconsin Department of Natural Resources, about 0.04 acre of wetland buffer, and about 0.027 acre of wetland setback (as such Natural Resource Special Exception mitigation is not required, however, the applicant is proposing to mitigate the wetland impacts in any event, to consist of construction of a small wetland at the Wehr Nature Center), all property located at approximately 7900 West Crystal Ridge Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key No. 744-8980-001. **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. **REDEVELOPMENT OF AN EXISTING GAS STATION PROPERTY.** Site Plan Amendment application by Khaled Aloul, Chief Manager and President of Franklin Property & Fuel Services Holdings LLC, property owner/applicant, to redevelop the existing gas station, convenience store and car wash, specifically, to raze the existing

convenience store and detached car wash to construct a new single-story, 4,927 square foot convenience store with an attached 1,050 square foot car wash, along with the following: a new dumpster enclosure, vacuum stations, remodeling of the gas station canopy, relocation of the existing storm water pond, modification of the existing parking lot, addition of new landscaping and lighting and shifting the existing driveway access to Sycamore Street, property located at 6611 South 27th Street, property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club);

Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352. Parking Requirements (reduction of approximately 42% in the amount of parking for a gas station and convenience store).
- b. 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).
- c. 15-3.0355B.10.a. External Storage (external storage of merchandise and/or materials directly or indirectly related to a business is prohibited unless identified on an approved site plan and fully screened).

Tax Key No. 714-0001-001.

2. **FAITHWAY RESERVE SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Preliminary Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide the existing approximately 3.9148 acre property at 7711 and 7725 South 76th Street and 7700 West Faith Drive, to create an eight lot single-family subdivision, (home sites ranging in size from 12,232 square feet to 38,983 square feet (a portion of the development is on Faith Community Church property (Lot 8) which will be combined with two properties to the south of West Faith Drive as part of the subdivision development), property zoned R-6 Suburban Single-Family Residence District, FW Floodway District and I-1 Institutional District; Tax Key Nos. 792-0264-000, 792-0263-000 and 792-9984-001.

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: August 23, 2018