

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING AGENDA  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN  
7:00 PM, Thursday, December 22, 2011**

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

**II. Approval of Minutes**

**A. Regular Meeting** Thursday, December 8, 2011

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

**A. GFS Marketplace Realty Five LLC (Gordon Food Service Marketplace Store and Potential Future Retail Building)**

**Property:** 6919 South 27th Street; 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. 15-3.0352 Reduction of approximately 20% in the amount of parking.
- b. 15-3.0352A. Allowance for more than 50% of the off-street parking spaces located between the building and public street.
- c. 15-3.0355A.1. Allowance for a single-story building on a corner.
- d. 15-3.0355A.7. Allowance for a dumpster enclosure and truckwell adjacent to the cross-access drive (visible to the public).
- e. 15-3.0355A.8. Allowance for building west and north side facades with unequal architectural features.
- f. 15-3.0355B.7.a., 15-3.0355B.7.b.ii, 15-3.0355B.7.b.iii, 15-3.0355B.7.b.iv and 15-3.0355B.7.b.v Allowance for window standards not to be met.

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

- a. Plan Commission determination of whether the proposed amendment is a major amendment or minor amendment.
- b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0415 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 10 (RIVERWOOD VILLAGE-PAUL BOURAXIS DEVELOPMENT) TO AUTHORIZE A GORDON FOOD SERVICE MARKETPLACE STORE and potential future retail building

- B. Status Report on Economic Development Initiatives**
- C. Consideration of the Compatibility of Storage Uses With Various Land Uses and Regulations in Relation Thereto**
- D. Status Report on the Mayoral Ad Hoc Development Process Review Committee**

**E. City of Franklin (Comprehensive Master Plan)**

**Property:** N/A

**Zoning:** N/A

**Regarding:** 1. Status report on the implementation of the City of Franklin 2025 Comprehensive Master Plan

**F. City of Franklin (Franklin Trails Committee)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding:** 1. Status report

**IV. Adjournment**

*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*

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*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.*