

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING AGENDA  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN  
7:00 PM, Thursday, July 19, 2012**

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

**II. Approval of Minutes**

**A. Regular Meeting Thursday, July 5, 2012**

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

**A. 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. (PDD Planned Development District Ordinance) (Public Hearing continued) 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**

**2. (Planned Development District Ordinance Amendment) (Public Hearing continued) AN ORDINANCE TO AMEND §15-3.0436 OF THE UNIFIED DEVELOPMENT ORDINANCE**

PLANNED DEVELOPMENT DISTRICT NO. 31  
(FORESTHILL HIGHLANDS/UNITED FINANCIAL  
GROUP, INC.) TO ALLOW FOR REMOVAL OF A  
PARCEL OF LAND FOR ITS POTENTIAL USE IN  
ADJOINING PROPERTY DEVELOPMENT

- 3. (Unified Development Ordinance Text Amendment) (Public Hearing continued)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §15-3.0505A.2., TO REMOVE “PDD DISTRICT” FROM THE RETAIL BUILDING SIZE LIMIT PROVISIONS
  
- 4. (Special Exception) (Public Hearing continued)**  
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
  
- 5. (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)

6. **(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

**B. 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. **(Rezoning) (Public Hearing)** 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
  2. **(Special Use) (Public Hearing)** 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
  3. **(Comprehensive Master Plan Amendment)** 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

- C. Wheaton Franciscan Healthcare-Franklin, Inc. (Wheaton Franciscan HealthCare Center 64,800 Square Foot Three-Story Medical Office Building Development, as Part of an Intended Plan for the Potential Future Development of a Total of Four Such Buildings, Adjacent to the Existing Wheaton Franciscan HealthCare Center Facility) (Potential development agreement condition to address terms of general property taxation of existing and future development and uses is pending review.)**

**Property:** 9969 South 27th Street; Tax Key No. 928-9996-007

**Zoning:** B-7 South 27th Street Mixed-Use Office District

- Regarding:**
- 1. (Special Use) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A NEW MEDICAL OFFICE BUILDING GREATER THAN 40,000 SQUARE FEET IN AREA USE UPON PROPERTY LOCATED AT 9969 SOUTH 27TH STREET**
  - 2. (Requested Waivers of South 27th Street Design Overlay District Standards)**
    - a. 15-3.0352C.2. Allowance for reduction of approximately 27.4% in the amount of parking for a reason other than shared parking.
    - b. 15-3.0355C.5. Allowance for a roof line without differences in height.
    - c. 15-3.0355C.5. Allowance for less than twenty (20) percent of the combined facades of the structure to employ façade protrusions or recesses.
    - d. 15-3.0355C.6. Allowance for exclusion of a public entrance on the south side of the building, which

faces a public street.

- e. 15-3.0355C.9. Allowance for a dumpster enclosure adjacent to a parking lot (visible to the public).

**D. Charles G. Crump and Renee M. Crump/Sarah A. Amble, Owners, and Antoinette M. Wotnoske, Co-Owner of FW Construction & Custom Carpentry LLC, Applicant (Duplex Conversion Into 2 Condominium Units)**

**Property:** 8977 and 8979 South Cordgrass Circle West, Lot 32 Prairie Grass Preserve Subdivision; Tax Key Nos. 847-0131-000 and 847-0132-000

**Zoning:** R-7 Two-Family Residence District

**Regarding:** 1. **(Condominium Plat)** A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR 8977-79 CORDGRASS CIRCLE CONDOMINIUM AT 8977 AND 8979 SOUTH CORDGRASS CIRCLE WEST, LOT 32, PRAIRIE GRASS PRESERVE SUBDIVISION to allow for conversion of a duplex into 2 condominium units

**E. People's Choice Corporation (Planned Development District No. 34 [Hampton Inn and Suites Plus Mixed Use Commercial] Redevelopment of the Existing Commercial Car Care Facility by Scrub Plus RA, LLC)**

**Property:** 6901 South 76th Street and 7700 West Rawson Avenue; Tax Key Nos. 744-8998-004 and 744-8998-005

**Zoning:** Planned Development District No. 34 (Hampton Inn and Suites Plus Mixed Use Commercial)

**Regarding:** 1. **(Certified Survey Map Re-approval)** A RESOLUTION REAPPROVING A CERTIFIED SURVEY MAP CONDITIONALLY APPROVED BY RESOLUTION NO. 2008-6467 ON AUGUST 5, 2008

**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 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.*