

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING AGENDA  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN  
7:00 PM, Thursday, July 5, 2012**

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

**II. Approval of Minutes**

**A. Regular Meeting Thursday, June 7, 2012**

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

**A. 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)**

**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) (Public Hearing)** 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

**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 (Foresthil Highlands/United Financial Group, Inc.) and FW Floodway District

- Regarding:**
- 1. (PDD Planned Development District Ordinance) (Public Hearing)** 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)** 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)** 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)** 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

**C. Scrub Plus RA, LLC (Redevelopment of an Existing Commercial Car Care Facility)**

**Property:** 7700 West Rawson Avenue; Tax Key No. 744-8998-005

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

**Regarding: 1. (Planned Development District Ordinance Amendment)**

- a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.
- b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0439 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 34 (HAMPTON INN AND SUITES PLUS MIXED USE COMMERCIAL) TO AUTHORIZE REDEVELOPMENT OF AN EXISTING COMMERCIAL CAR CARE CENTER

**D. Grass Unlimited, Inc., d/b/a Nature's Nook (Nature's Nook Garden Center Weekly Farmers' Market)**

**Property:** 9801 South 27th Street; Tax Key No. 902-9965-006

**Zoning:** B-4 South 27th Street Mixed-Use Commercial District

**Regarding: 1. (Special Use Amendment) (Public Hearing) A RESOLUTION TO AMEND RESOLUTION NO. 94-4131 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE CONSTRUCTION AND OPERATION OF A NURSERY WITH OUTSIDE SALES, STORAGE AND DISPLAY OF NURSERY STOCK FOR PROPERTY LOCATED AT 9801 SOUTH 27TH STREET TO ALLOW FOR HOSTING A WEEKLY FARMERS' MARKET**

**E. 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.*