

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, JULY 21, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of July 7, 2016.

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

1. **EVERGREEN PARK ESTATES RESIDENTIAL LOTS DEVELOPMENT.** Rezoning and Preliminary Plat applications by Rick J. Przybyla, President of Creative Homes, Inc., to rezone a portion of the property located at 7501 South 49th Street (1.867 acres) from C-1 Conservancy District to R-6 Suburban Single-Family Residence District and to subdivide the existing 32.67 acre property at 7501 South 49th Street, to create six R-6 Suburban Single-Family Residence District lots. The Preliminary Plat includes one lot south of West Evergreen Street (Lot 1), three lots north of West Evergreen Street (Lots 2, 3 and 4) and two lots east of South 51st Street (Lots 5 and 6), and five outlots, which are reserved for future single-family residential lots, future storm water management facilities and/or consist of protected natural resource features. The property is zoned R-6 Suburban Single-Family Residence District, C-1 Conservancy District, FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 788-9981-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

2. **HAPPY TAILS PET SUPPLIES RETAIL STORE.** Special Use application by Kenneth Paul Lavigne and Tiffany Lyn Lavigne, d/b/a Happy Tails Pet Supplies LLC, to operate a retail pet supply store including the sale of natural/healthy pet food, treats, supplements for dogs and cats, toys, beds, collars, pet dishware, etc., upon property zoned CC City Civic Center District, located at 7700 South Lovers Lane Road, Suite 210 (The Shoppes at Wyndham Village shopping center); Tax Key No. 794-9999-006. **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. **ORCHARD VIEW SHOPPING CENTER SIGNAGE.** Master Sign Program application by John A. O'Malley of O'Malley Investments, to allow for a Master Sign Program allowing each tenant within the shopping center one sign per store front, and

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allowing end cap tenants signage on multiple store fronts, for property zoned B-3 Community Business District, located at 7140-7240 South 76th Street (Orchard View Shopping Center); Tax Key No. 756-9993-021.

### 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 4, 2016