

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JUNE 8, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 18, 2017.

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

1. **GAZEBO PARK APARTMENT COMPLEX ACCESSORY BUILDING CONSTRUCTION.** Special Use Amendment application by GPark LLC, for construction of an accessory building (5 car detached garage) which will replace exterior parking spaces just south of the northernmost building on the Gazebo Park Apartment Complex property located at approximately 6300-6346 South 35th Street, zoned R-8 Multiple-Family Residence District; Tax Key No. 714-9990-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

2. **NUMBER OF BUILDINGS ON A RESIDENTIAL ZONING DISTRICT LOT UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.** Unified Development Ordinance Text Amendment application by the City of Franklin to amend Section 15-2.0206 [and such other sections as determined necessary to be consistent with the purposes of the proposed amendment] to allow a single-family residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure. [Section 15-2.0206 of the Unified Development Ordinance requires in part that in all residential zoning districts excepting the R-1E District, only one principal building may be located, erected, or moved onto a lot.] **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. **THE ROCK SPORTS COMPLEX SPRECHER BEER CAFÉ.** Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment application by Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, to allow for placement of a

Sprecher Beer Café at The Rock Sports Complex, within the four fields located on the north end of the site located at 7900 West Crystal Ridge Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key No. 744-8980-001.

2. **EXTRA SPACE STORAGE SIGNAGE.** Sign plans submitted by Innovative Signs, Inc. as required by Condition No. 10 of Resolution No. 2016-7208, to allow for the installation of five signs consisting of three wall signs, a monument/directional sign and a tenant panel on the existing monument sign shared with Hobby Lobby (178.74 square foot wall sign on the south elevation of the existing building that reads “ExtraSpaceStorage”, 45.45 square foot wall sign above the entrance on the north elevation of the existing building that reads “OFFICE”, 35.4 square foot wall sign at the top of the east elevation of Building A that reads “ExtraSpaceStorage”, 20.22 square foot single-sided monument sign located adjacent to the ingress/egress from South 27th Street that reads “ExtraSpaceStorage” and a 55 square foot double-sided tenant panel on the existing monument sign that reads “ExtraSpaceStorage”), located at 6805 South 27th Street, upon property zoned Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club); Tax Key No. 738-9974-008.

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: June 22, 2017