

**CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, November 8, 2012**

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, October 4, 2012

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

A. Lawrence D. Neldner, Trustee, South Shore Lodge #3 Free and Accepted Masons of Wisconsin (Masonic Temple, Meeting, Fraternal Work and Social Gathering Hall)

Property: Text Amendment: City-wide; Site Plan Amendment: 9023 South 27th Street; Tax Key No. 855-9973-001

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

Regarding: **1. (Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 8641 "CIVIC, SOCIAL, AND FRATERNAL ASSOCIATIONS" TO ALLOW FOR SUCH USE AS A PERMITTED USE IN THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT

2. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT 9023 SOUTH 27TH STREET TO ALLOW FOR AN APPROXIMATELY 70% PARKING REDUCTION AND OTHER CHANGES

B. United Financial Group, Inc. (Foresthil Highlands Senior Community Planned Development District No. 31 Market Rate and Senior Housing Apartment Development)

Property: Puetz Road and Highland Park Avenue (southwest 22.65 acres of the Foresthill Highlands Senior Community); Tax Key No. 840-9999-002

Zoning: Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.)

- Regarding:**
- 1. (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 A MARKET RATE AND SENIOR HOUSING APARTMENT DEVELOPMENT consisting of 286 apartment units on a 22.65 acre property
 - 2. (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 3,219 square feet of wetland, grading and land disturbance of the 30-foot wetland buffer and impact to the 50-foot wetland setback as follows: 7,191 square feet for the development of a public road, 715 square feet to accommodate sidewalks and driveway access for senior townhomes, 1,637 square feet to accommodate the southeast corner of a 130-unit elderly building, 824 square feet to accommodate the southern portion of an 8-unit market rate townhome building and 54 square feet for construction of retaining walls, to allow for the development of the southwest portion of the Foresthill Highlands property, north of West Puetz Road, west and east of Brenwood Park Drive

- C. 8153 Investments I LLC, 8153 Investments II LLC and 8153 Investments III LLC (Professional Building Parking Lot Expansion, Dumpster Enclosure Relocation, Landscape Alteration and Fence Installation)**

- Property:** 8153 South 27th Street; Tax Key No. 809-9955-003
- Zoning:** B-4 South 27th Street Mixed-Use Commercial District
- Regarding:** 1. **(Site Plan Amendment)** A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT 8153 SOUTH 27TH STREET TO ALLOW FOR A PARKING LOT EXPANSION, DUMPSTER ENCLOSURE RELOCATION, LANDSCAPE ALTERATION AND FENCE INSTALLATION

D. City of Franklin (Complete Streets and Connectivity Committee)

- Property:** City-wide
- Zoning:** City-wide
- Regarding:** 1. Status report

IV. Adjournment

Notice is given that a majority of the Franklin Common Council and the Franklin Complete Streets & Connectivity Committee 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 and the Complete Streets & Connectivity Committee per State ex rel. Badke v. Greendale Village Board, even though the Common Council and Complete Streets & Connectivity Committee 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.