

CITY OF FRANKLIN
 PLAN COMMISSION MEETING*
 FRANKLIN CITY HALL COUNCIL CHAMBERS
 9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
 AGENDA
 THURSDAY, OCTOBER 6, 2016, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of September 22, 2016.

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

1. **REZONING OF THE LANDS WITHIN THE SOUTH 27TH STREET CORRIDOR AREA.** Rezoning and Comprehensive Master Plan Amendment applications by the City of Franklin for rezoning of 29 separate parcels from current zoning to a proposed Mixed-Use/Business Park Planned Development District and to remove the South 27th Street Design Overlay District (approximately 605 acres), and to amend the City of Franklin South 27th Street Corridor Plan/2025 Comprehensive Master Plan to change the Future Land Use designation of the lands within the 27th Street Corridor lying south of Oakwood Road for the 30 properties listed in the Land Use Designation table below, and to remove the design guidelines as they may pertain to this area:

TAX KEY NUMBER, ADDRESS, CURRENT ZONING AND PROPOSED ZONING ARE AS FOLLOWS:

Proposed Planned Development District No. 39					
Tax Key Number	Address	Property Owner	Current Zoning	Proposed Zoning	Acreage
950 9998 001	0	MILWAUKEE CO	South 27th Street Design Overlay District, A-1, C-1, FW	A-1, FW	101.12
950 9997 001	3617 W OAKWOOD RD	WENDT LORRAINE C SURVIVOR'S TRUST 10%	South 27th Street Design Overlay District, B-7, C-1	PDD 39	48.90
951 9994 001	0 W OAKWOOD RD	JAMS-4 LLC	South 27th Street Design Overlay District, B-7, C-1	PDD 39	73.30
951 9996 005	0 S 27TH ST	JAMS-4 LLC	South 27th Street Design Overlay District, B-7	PDD 39	10.62
951 9996 008	10601 S	CON-WAY	South 27th Street Design	PDD 39	28.86

	27TH ST	CENTRAL EXPRESS	Overlay District, B-7		
951 9995 000	10467 S 27TH ST	SPENCER, MARILYN REVOCABLE TRUST OF 2007	South 27th Street Design Overlay District, B-7	PDD 39	0.71
951 9997 001	10511 S 27TH ST	JAMS-4 LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.83
951 9998 000	10521 S 27TH ST	JAMS-4 LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.71
951 9996 007	10563 S 27TH ST	ACKER, DELORES M	South 27th Street Design Overlay District, B-7	PDD 39	1.40
951 9996 017	0	WISCONSIN ELECTRIC POWER CO,	South 27th Street Design Overlay District, B-7	PDD 39	3.41
951 9996 016	3400 W ELM RD	WISCONSIN ELECTRIC POWER CO,	South 27th Street Design Overlay District, B-7	PDD 39	2.15
951 9996 015	3310 W ELM RD	BTL HOLDINGS, LLC	South 27th Street Design Overlay District, B-7	PDD 39	4.27
951 9996 013	3240 W ELM RD	WEST PROPERTIES INC	South 27th Street Design Overlay District, B-7	PDD 39	4.26
951 9996 009	10613 S 27TH ST	AMERICAN FREIGHTWAYS CORP	South 27th Street Design Overlay District, B-7	PDD 39	13.48
951 9996 002	10627 S 27TH ST	BEST DISPOSAL SYSTEMS	South 27th Street Design Overlay District, B-7	PDD 39	4.72
951 9999 001	10627 S 27TH ST	WASTE MANAGMENT OF WIS INC	South 27th Street Design Overlay District, B-7	PDD 39	1.29
979 9997 000	3617 W ELM RD	BILLER HAROLD B	South 27th Street Design Overlay District, RC-1, C-1	PDD 39	79.79
978 9996 007	3151 W ELM RD	BORCHARDT, KAREN E	South 27th Street Design Overlay District, B-7	PDD 39	15.66
978 9996 008	3131 W ELM RD	SRM FRANKLIN, LLC	South 27th Street Design Overlay District, B-7	PDD 39	11.38
978 9996 006	3001 W ELM RD	WASTE MGMT OF WIS INC	South 27th Street Design Overlay District, B-7	PDD 39	2.76
978 9996 001	2901 W ELM RD	KUHN, DONALD & GAIL	South 27th Street Design Overlay District, B-7	PDD 39	2.76
978 9993 001	10741 S 27TH ST	H A & H HOLDINGS LLC	South 27th Street Design Overlay District, B-7, C-1	PDD 39	5.92
978 9991 001	2731 W ELM	H A & H	South 27th Street Design	PDD 39	1.05

	RD	HOLDINGS LLC	Overlay District, B-7		
978 9994 000	10771 S 27TH ST	H A & H HOLDINGS LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.55
978 9995 000	10791 S 27TH ST	10791 SOUTH 27TH STREET LLC	South 27th Street Design Overlay District, B-7	PDD 39	0.69
979 9998 000	0 W SOUTH COUNTY LINE RD	GERASOPOU LOS, PETER & JUDITH	South 27th Street Design Overlay District, RC-1	PDD 39	43.63
979 9999 000	3548 W SOUTH COUNTY LINE RD	MLG INVESTMENT S 2002 LLC A WIS LMTD LIAB	South 27th Street Design Overlay District, RC-1	PDD 39	34.86
978 9997 000	10885 S 27TH ST	FOX GLEN CORPORATE CENTRE LLC	South 27th Street Design Overlay District, B-7, C-1, FC	PDD 39, FC	57.94
978 9998 000	11027 S 27TH ST	FOX GLEN CORPORATE CENTRE LLC	South 27th Street Design Overlay District, B-7, C-1, FC, FW	PDD 39, FC, FW	25.64
978 9999 001	0 W SOUTH COUNTY LINE RD	FOX GLEN CORPORATE CENTRE LLC	South 27th Street Design Overlay District, B-7, C-1, FC, FW	PDD 39, FC, FW	22.43

Comprehensive Master Plan Amendment Land Use Designations and Tax Key Nos. are as follows:

Tax Key #	Current Land Use Designation	Proposed Land Use Designation
9509998001	Mixed Use, Recreational & Areas of Natural Resource Features	Recreational & Areas of Natural Resource Features
9509997001	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519994001	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996005	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996008	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519995000	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519997001	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519998000	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996007	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features

9519996017	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996016	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996015	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996013	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996009	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519996002	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9519999001	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9799997000	Mixed Use & Areas of Natural Resource Features	Mixed Use Business Park & Areas of Natural Resource Features
9789996007	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789996008	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789996006	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789996001	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789993001	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789991001	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789994000	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789995000	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9799998000	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9799999000	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789997000	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789998000	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features
9789999001	Mixed Use & Areas of Natural Resource Feature	Mixed Use Business Park & Areas of Natural Resource Features

The Rezoning to Planned Development District No. 39 (Mixed-Use Business Park) (approximately 504 acres) is proposed to include all of the parcels in the table above

with the exception of parcel 950-9998-001 and the rezoning to remove the South 27th Street Design Overlay District (approximately 605 acres) is proposed to include all of the parcels in the table above.

A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.

2. **TOM DONOVAN AND CAROLE DONOVAN SINGLE-FAMILY RESIDENCE CONSTRUCTION.** Natural Resource Features Special Exception application by Gregory David Marso, Marso Companies, LLC d/b/a Carstensen Homes and Tom Donovan and Carole Donovan (property owners) for the purpose of allowing for removal of vegetation and installation of native enhancement plantings within the approximately 8,793 square foot conservation easement, and for removal of vegetation located outside of the conservation easement, on vacant property located at 7280 West Fox Haven Court, Lot 8 within the Whispering Woods Subdivision, such property being zoned R-3 Suburban/Estate Single-Family Residence District (Tax Key No. 837-0219-000), to allow for construction of a single-family residence. **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 **RELEASE OF SETBACK RESTRICTION.** Release of the greater setback restrictions (particularly the minimum 60-foot side yard setback from the west property line) on Certified Survey Map No. 5763 application by Beata Chmura to allow for construction of a detached accessory building with an 11-foot side yard setback from the west property line at 8685 West Puetz Road, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 848-9992-003.

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: October 20, 2016