

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, OCTOBER 5, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of September 21, 2017.

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

1. **O'REILLY AUTOMOTIVE STORES, INC.; "AUTO AND HOME SUPPLY STORES" USE.** Special Use application by O'Reilly Automotive Stores, Inc., for construction of a 7,228 square foot O'Reilly Auto Parts store with associated parking, landscaping, fencing and lighting, upon an approximately 0.72 acre property, zoned B-4 South 27th Street Mixed-Use Commercial District, located at 7251 South 27th Street; Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352A. Parking required and location regulated (fifty (50) percent of the off-street parking spaces shall be located directly between the front facade of the building and the public street).
- b. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.]).
- c. 15-3.0353C.3. Pedestrian considerations (pedestrian and bicycle access within the development and connections to adjacent properties).
- d. 15-3.0353C.4. Pedestrian considerations (sidewalks along the entire length of façade, leaving room for foundation planting beds).
- e. 15-3.0353C.5. Pedestrian considerations (pedestrian walkways from building entrances to public sidewalks or pedestrian/bike facilities).
- f. 15-3.0353E. Bicycle and pedestrian amenities required (integrated bicycle parking and pedestrian furniture in appropriate quantities and location).
- g. 15-3.0353F.1. Landscaping (building foundation landscaping for building frontage).
- h. 15-3.0355A.8. and 9. Building Character and Design (sides of the building shall be designed with details that complement the front façade).
- i. 15-3.0355B.3.a. and c. Building Materials and Colors (facades shall be varied and articulated; decorative patterns must be incorporated).
- j. 15-3.0355B.6. Change in Relief of Building (building must include changes in relief on at least ten (10) percent of the primary façade).

- k. 15-3.0355B.4.b. Roof Materials, Parapets, and Roof Pitch (flat roofs are permitted with detailed stepped parapets or detailed brick coursing).
- l. 15-3.0355B.7.a., b. and c. Windows (windows shall include sills at the bottom and pediments at the top; windows: sixteen (16) square feet per story or six (6) percent of the facade, whichever is greater).
- m. 15-3.0355B.8.d. Pedestrian Accessibility (building shall utilize a corner entrance to the building).

Tax Key No. 761-9956-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

- 2. **WOODLAND PRAIRIE CONDOMINIUMS UNIT NUMBER REDUCTION.** Special Use Amendment application by Rick & Ron Development, LLC, to reduce the number of condominium units from 44 units to 32 units (The original site plan included 13 buildings (two 6 unit, five 4 unit and six 2 unit buildings). The applicant is requesting to revise the site plan to include 15 buildings consisting of all 2 unit buildings, except for Building No. 4, which has already been constructed as a 4 unit building. The applicant is also proposing two additional building types and associated landscaping changes, upon property zoned R-8 Multiple-Family Residence District, located at 6700-6799 South Prairiewood Lane; Tax Key Nos. 747-0038-000 through 747-0081-000. (The proposed amendment encompasses the entirety of and is the same bounded property as is in the existing Woodland Prairie Condominiums condominium plat; the range of existing addresses and tax key numbers above are for the existing 44 units, which are intended to be reduced to 32 units [one 4 unit building and fourteen 2 unit buildings].) **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. **BUFFALO BILL'S FARM AUTUMN OUTDOOR MARKET AND AMUSEMENT EVENT.** Temporary Use application by William Hinkel and Roselinda Hinkel, for the sale of pumpkins and decorative gourds as well as other amusement type activities, including a corn maze, corn play area and pedal cars, at Buffalo Bill's Farm located at 9612 West Oakwood Road, with dates of operation from October 6, 2017 through October 28, 2017, on Wednesday, Thursday and Friday from 3:00 p.m. to 6:00 p.m., and Saturdays and Sundays from 10:00 a.m. to 6:00 p.m., property zoned A-2 Prime Agricultural District and FW Floodway District; Tax Key No. 936-9997-000.
- 2. **TORBENSON SHOWS LLC HOLIDAY CRAFT AND GIFT EXPO AT THE MILWAUKEE COUNTY SPORTS COMPLEX.** Temporary Use application by

James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, on November 24, 2017, from 9:00 a.m. to 5:00 p.m., November 25, 2017 from 9:00 a.m. to 5:00 p.m. and November 26, 2017 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999-001 and 882-9987-001.

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 19, 2017