

**City of Franklin**  
**Plan Commission Meeting**  
**February 21, 2013**  
**Minutes**

Approved  
March 7, 2013

**CALL TO ORDER**

- I.** Mayor Taylor called the February 21, 2013 regular Plan Commission meeting to order at 7:16 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Solomon, and Commissioners Bennett (left at 8:23 p.m.), Fowler (arrived at 7:24 p.m.), Haley, Michlig, and Ritter. Also present were Alderman Skowronski, City Attorney Wesolowski, Planning Manager Dietl and Senior Planner Fuchs.

**MINUTES**

Regular Meeting of February 7, 2013

**II.**

- A.** Commissioner Bennett moved and Commissioner Haley seconded approval of the February 7, 2013 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Greywolf Partners, Inc. (Rockledge Furniture LLC d/b/a Ashley Furniture Rezoning and Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) Boundary Expansion and Allowance for Warehousing and Distribution Uses [and Other Uses] Subject to Special Use [and/or Other City] Approval Within the Existing Building on the 19.7 Acre Parcel)**

**Property:** 6801 South 27th Street;

Tax Key No. 738-9974-004

**Zoning:** B-2 General Business District and FW Floodway District

**Regarding: 1. (Planned Development District Ordinance Amendment) (Public Hearing) AN ORDINANCE TO AMEND**

**§15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB) TO IN PART EXPAND THE DISTRICT BOUNDARIES TO INCLUDE AND PROVIDE FOR THE REZONING OF AN ADJOINING TO THE SOUTH APPROXIMATE 19.7 ACRE PARCEL [AND AN ADJOINING TO THE SOUTH APPROXIMATE 2.92 ACRE OUTLOT] FROM B-2 GENERAL BUSINESS DISTRICT AND FW FLOODWAY DISTRICT [AND OUTLOT] TO PLANNED DEVELOPMENT DISTRICT NO. 13 AND FW FLOODWAY DISTRICT AND TO ALLOW FOR WAREHOUSING AND DISTRIBUTION USES [AND OTHER USES] SUBJECT TO SPECIAL USE [AND/OR**

**III.**

- A.** Presentation by Planning Manager Dietl regarding the proposed rezoning and use changes as requested by Greywolf Partners, Inc. for property located at approximately 6801 South 27th Street.

Planner Fuchs read the Official Notice of Public Hearing for Planned Development District Ordinance amendment into the record. The Public Hearing was opened at 7:32 p.m. and closed at 7:54 p.m.

Commissioner Haley moved to recommend denial of an ordinance to amend §15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) to expand the district boundaries to include and provide for the rezoning of an adjoining to the south approximate 19.7 acre parcel, and an adjoining to the south approximate 2.92 acre outlot, from B-2 General Business District and FW Floodway District to Planned Development District No. 13 and FW Floodway District and to allow for warehousing and distribution uses subject to Special Use approval within the existing building on the 19.7 acre parcel, stating the rationale for such denial being inconsistencies with the Comprehensive Master Plan and South 27<sup>th</sup> Street guidelines, and such a decision being difficult without a specific use to approve at this time. Seconded by Commissioner Michlig. On voice vote, all voted 'aye'. Motion carried.

Item III.A. (continued)

OTHER CITY] APPROVAL WITHIN THE EXISTING BUILDING ON THE 19.7 ACRE PARCEL

**The Rock Sports Complex, LLC (Phased Development of a Multi-Use Sports and Entertainment Complex with a Restaurant, Bar, Concession Stands, Retail Sales and Equipment Rentals at Crystal Ridge)**

**Property:** 7900 West Crystal Ridge Drive; Tax Key Nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004

**Zoning:** Planned Development District No. 37 (The Rock Sports Complex)

**Regarding: 1. (Planned Development District Ordinance Amendment)**

a. Plan Commission determination of whether the proposed amendment is a minor amendment or a substantial alteration to the plan.

b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0442 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX) PERTAINING TO THE RESTAURANT/BAR STRUCTURE

**Department of City Development 2012 Annual Report, review of permits and applications, special projects and Community growth, as well as history of projects that gained City approvals but were, or were not, constructed.**

**City of Franklin Complete Streets and Connectivity Committee)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1.** Status report

**ADJOURNMENT**

B. Planning Manager Dietl presented the application for Planned Development District amendment by The Rock Sports Complex, LLC for property located at approximately 7900 West Crystal Ridge Drive.

Commissioner Bennett moved and Alderman Solomon seconded a motion determining the proposed amendment to be a minor amendment. On voice vote, all voted 'aye'. Motion carried.

Alderman Solomon made a motion to recommend approval of an ordinance to amend §15-3.0442 of the Franklin Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex) pertaining to the restaurant/bar structure. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

C. Planning Manager Dietl presented the Department of City Development 2012 Annual Report and related review of permits and applications, special projects and Community growth, as well as history of projects that gained City approvals but were, or were not, constructed. No action required, none taken.

D. An update of the City of Franklin Complete Streets and Connectivity Committee was given. No action required at this time.

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the Plan Commission meeting at 8:59 p.m. All voted 'aye'; motion carried.