

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin WI 53132**  
**7:00 p.m., August 3, 2006**

**I. Call to Order & Roll Call**

**II. Approval of Minutes**

- A. Special Meeting**      **Tuesday, July 25, 2006**

**III. Public Hearings**

**A. Comprehensive Master Plan Amendment**

- Applicant: **Mission Creek, LLC**  
**(Mission Creek Condominiums) (30 units)**
- Regarding: Comprehensive Master Plan Amendment form M-1 Limited Industrial District to R-8 Multiple-Family Residence.
- Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001
- Zoning: M-1 Limited Industrial District

**B. Rezoning**

- Applicant: **Mission Creek, LLC**  
**(Mission Creek Condominiums) (30 units)**
- Regarding: An ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-1 Limited Industrial District to R-8 Multiple-Family Residence.
- Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001
- Zoning: M-1 Limited Industrial District

**C. Special Use**

- Applicant: **Mission Creek, LLC**  
**(Mission Creek Condominiums) (30 units)**
- Regarding: To allow for a condominium development which consists of 30 condominium units in 8 buildings.
- Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001
- Zoning: M-1 Limited Industrial District

**D. Area Exception**

- Applicant: **Mission Creek, LLC**  
**(Mission Creek Condominiums) (30 units)**
- Regarding: To allow for a reduction of no more than 14 feet from the required 30 foot front yard setback.
- Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001
- Zoning: M-1 Limited Industrial District

**E. Area Exception**

- Applicant: **John and Jacqueline P. Nelson**
- Regarding: To allow for a reduction of 4 feet from the required 20 foot side yard setback to allow a 16 foot setback from neighboring property line for the expansion of an existing garage.
- Location: Approximately 7787 South North Cape Road; Tax Key Number 797-9971-000
- Zoning: R-2 Estate Single-Family Residence District

**F. Comprehensive Master Plan Amendment**

- Applicant: **City of Franklin**
- Regarding: Comprehensive Master Plan Amendment from M-1 Limited Industrial District to B-2 General Business District and P-1 Park District for certain properties in the St. Paul Planning Area.

Location: West Rawson Avenue Corridor from approximately 5100 to 5800 West Rawson Avenue on the north side of Rawson Avenue; Tax Key Numbers 741-9990-000, 741-9991-000, 741-9992-000, 741-9993-000, 741-9994-000, 741-9995-000, 741-9996-000, 741-9997-000, 741-9998-000, 741-9999-001, 741-9999-002 and E-741-1.

Zoning: M-1 Limited Industrial District, FFO Floodplain Fringe Overlay, FC Floodplain Conservancy District, C-1 Conservancy District, FW Floodway District.

**G. Text Amendment to the Unified Development Ordinance**

Applicant: **City of Franklin**

Regarding: Proposed amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance, to create the OL -2 General Business Overlay District (proposed within Division 15-3.0300), providing in part for the application of B-2 General Business District uses along with community and cultural centers as a Special Use, and B-2 District Standards while retaining the underlying base zoning.

Location: West Rawson Avenue Corridor from approximately 5100 to 5800 West Rawson Avenue on the north side of Rawson Avenue.

Zoning: M-1 Limited Industrial District, FFO Floodplain Fringe Overlay, FC Floodplain Conservancy District, C-1 Conservancy District, FW Floodway District.

**H. Rezoning**

Applicant: **City of Franklin**

Regarding: Proposed amendment to §15-3.0102 (Zoning Map) of the City of Franklin Unified Development Ordinance, for the rezoning of certain parcels in the West Rawson Avenue Corridor from approximately 5100 to 5800 West Rawson Avenue on the north side of West Rawson Avenue, approximately and as depicted upon the Plan Area Map annexed hereto, from M-1 Limited Industrial District to M-1 Limited Industrial District with OL-2 General Business Overlay District. In addition to those parcels existing within the Plan Area Map annexed hereto, a more specific listing of the properties to be rezoned, current zoning district designations and proposed designations is as follows:

ADDRESS Rawson Ave – Drexel Ave	Tax Key #	Current Zoning	Proposed Overlay Zoning
Approximately 5100 W. RAWSON AVE.	741 9991 000	M-1	OL-2
5130 W RAWSON AVE	741 9990 000	M-1	OL-2
5308 W RAWSON AVE	741 9992 000	M-1	OL-2
5320 W RAWSON AVE	741 9993 000	M-1	OL-2
5320 W RAWSON AVE	741 9994 000	M-1	OL-2
5336 AND 5338 W RAWSON AVE	741 9995 000	M-1	OL-2
5428 AND 5430 W RAWSON AVE	741 9996 000	M-1	OL-2
5510 W RAWSON AVE	741 9997 000	M-1	OL-2
5610 W RAWSON AVE	741 9998 000	B-2	OL-2
5700 W RAWSON AVE	741 9999 001	M-1	OL-2
5732 W RAWSON AVE	741 9999 002	M-1	OL-2

Location: West Rawson Avenue Corridor from approximately 5100 to 5800 West Rawson Avenue on the north side of Rawson Avenue.

Zoning: M-1 Limited Industrial District, FFO Floodplain Fringe Overlay, FC Floodplain Conservancy District, C-1 Conservancy District, FW Floodway District.

**IV. Business**

**A. Comprehensive Master Plan Amendment**

Applicant: **Mission Creek, LLC  
(Mission Creek Condominiums) (30 units)**

Regarding: Comprehensive Master Plan Amendment from M-1 Limited Industrial District to R-8 Multiple-Family Residence.

Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001

Zoning: M-1 Limited Industrial District

**B. Rezoning**

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Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001  
Zoning: M-1 Limited Industrial District

**C. Certified Survey Map**

Applicant: **Mission Creek, LLC  
(Mission Creek Condominiums) (30 units)**  
Regarding: To allow for the division of land for a 2 lot Certified Survey Map.  
Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001  
Zoning: M-1 Limited Industrial District

**D. Special Use**

Applicant: **Mission Creek, LLC  
(Mission Creek Condominiums) (30 units)**  
Regarding: To allow for a condominium development which consists of 30 condominium units in 8 buildings.  
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**E. Area Exception**

Applicant: **Mission Creek, LLC  
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Regarding: To allow for a reduction of no more than 14 feet from the required 30 foot front yard setback.  
Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001  
Zoning: M-1 Limited Industrial District

**F. Condominium Plat**

Applicant: **Mission Creek, LLC  
(Mission Creek Condominiums) (30 units)**  
Regarding: A resolution approving a Condominium Plat for Mission Creek Condominiums.  
Location: Approximately 11600 West Forest Home Avenue; Tax Key Number 796-9987-001  
Zoning: M-1 Limited Industrial District

**G. Area Exception**

Applicant: **John and Jacqueline P. Nelson**  
Regarding: To allow for a reduction of 4 feet from the required 20 foot side yard setback to allow a 16 foot setback from neighboring property line for the expansion of an existing garage.  
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**J. Rezoning**

Applicant: **City of Franklin**  
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5428 AND 5430 W RAWSON AVE	741 9996 000	M-1	OL-2
5510 W RAWSON AVE	741 9997 000	M-1	OL-2
5610 W RAWSON AVE	741 9998 000	B-2	OL-2
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5732 W RAWSON AVE	741 9999 002	M-1	OL-2

Location: West Rawson Avenue Corridor from approximately 5100 to 5800 West Rawson Avenue on the north side of Rawson Avenue.  
 Zoning: M-1 Limited Industrial District, FFO Floodplain Fringe Overlay, FC Floodplain Conservancy District, C-1 Conservancy District, FW Floodway District.

**K. Rezoning**

Applicant: **Carleton Creek Development, LLC (Carleton Creek Condominiums) (50 units)**  
 Regarding: An Ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District.  
 Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007  
 Zoning: R-3 Suburban/Estate Single-Family Residence District

**L. Certified Survey Map**

Applicant: **Carleton Creek Development, LLC (Carleton Creek Condominiums) (50 units)**  
 Regarding: To allow for the division of land for a 2 lot Certified Survey Map.

Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007

Zoning: R-3 Suburban/Estate Single-Family Residence District

**M. Special Use**

Applicant: **Carleton Creek Development, LLC  
(Carleton Creek Condominiums) (50 units)**

Regarding: A condominium development which consists of a total of 50 condominiums in 11 buildings.

Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007

Zoning: R-3 Suburban/Estate Single-Family Residence District

**N. Special Exception Area & Bulk**

Applicant: **Carleton Creek Development, LLC  
(Carleton Creek Condominiums) (50 units)**

Regarding: To allow for a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the front yard setback to the proposed South Carleton Creek Drive and West Cortez Road, and likewise a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the rear yard setback to the Menard's property to the North.

Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007

Zoning: R-3 Suburban/Estate Single-Family Residence District

**O. Condominium Plat**

Applicant: **Carleton Creek Development, LLC  
(Carleton Creek Condominiums) (50 units)**

Regarding: A resolution approving a Condominium Plat for Mission Creek Condominiums.

Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007

Zoning: R-3 Suburban/Estate Single-Family Residence District

**P. Site Plan**

Applicant: **Robin T Adair  
(Adair Office Building)**

Regarding: A Site Plan for an approximately 13,680 square foot, two-story multi-tenant office building with retail and office space.

Location: Approximately 7441 South 27<sup>th</sup> Street; Tax Key Number 761-9996-001

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

**Q. Site Plan**

Applicant: **City of Franklin  
(Friendship Park)**

Regarding: 2006 Park Improvement Plan for Friendship Park.

Location: Approximately 3810 West Sharon Lane; Tax Key Number 833-0140-000

Zoning: P-1 Park District

**R. Announcement: Next Meeting scheduled for Thursday, August 17, 2006**

**V. Adjournment**

*\*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 Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.*