

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin WI 53132**  
**7:00 p.m., Thursday, January 19, 2006**

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

**II. Approval of Minutes**

**A. Regular Meeting Thursday, January 05, 2006**

**III. Public Hearings**

**A. Comprehensive Master Plan Amendment**

Applicant: **Priya Corporation**  
**(Andy's Gas Station)**

Regarding: Amendment to the Comprehensive Master Plan from B-1 Neighborhood Business District to B-3 Community Business District

Location: Approximately 5040 West Rawson Avenue  
(Tax Key Number 740-9988-005)

Zoning: B-1 Neighborhood Business District

**B. Rezoning**

Applicant: **Priya Corporation**  
**(Andy's Gas Station)**

Regarding: Rezoning from B-1 Neighborhood Business District to B-3 Community Business District

Location: Approximately 5040 West Rawson Avenue  
(Tax Key Number 740-9988-005)

Zoning: B-1 Neighborhood Business District

**C. Natural Resource Special Exception Case No. 2006-01**

Applicant: **WAB/Devo Forest View LLC**  
**(Forest View Condominiums) (42 units)**

Regarding: Special Exception from Section 15-4.0102H. & I. of the Unified Development Ordinance to allow the encroachment upon Resource Features.

Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)

Zoning: R-8 Multiple-Family Residence District

**D. Rezoning**

Applicant: **WAB/Devo Forest View LLC**  
**(Forest View Condominiums) (42 units)**

Regarding: Rezoning for Lot 2 of a proposed Certified Survey Map from R-8 Multiple-Family Residence District to B-3 Community Business District.

Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)

Zoning: R-8 Multiple-Family Residence District

**E. Special Use**

Applicant: **WAB/Devo Forest View LLC**  
**(Forest View Condominiums) (42 units)**

Regarding: 42 proposed condominium units in an R-8 Multiple-Family Residence District on Lot 1 of a Certified Survey Map.

Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)

Zoning: R-8 Multiple-Family Residence District

**F. Special Use**

Applicant: **Main Street Real Estate Holdings LLC  
(Wauwatosa Savings Bank)**  
Regarding: 6,000 sq.ft. bank with a drive-thru.  
Location: Approximately 10925 West Speedway Drive (At STH 100)  
(Tax Key Number 704-1005-000)  
Zoning: M-1 Limited Industrial District

**G. Special Use**

Applicant: **Eppstein Uhen Architects**  
Regarding: Ice manufacturing plant.  
Location: Approximately 9563 South 60<sup>th</sup> Street  
(Tax Key Number 898 9997 018)  
Zoning: M-1 Limited Industrial District

**IV. Business**

**A. Comprehensive Master Plan Amendment**

Applicant: **Priya Corporation  
(Andy's Gas Station)**  
Regarding: Amendment to the Comprehensive Master Plan from B-1 Neighborhood Business District to B-3 Community Business District  
Location: Approximately 5040 West Rawson Avenue  
(Tax Key Number 740-9988-005)  
Zoning: B-1 Neighborhood Business District

**B. Rezoning**

Applicant: **Priya Corporation  
(Andy's Gas Station)**  
Regarding: Rezoning from B-1 Neighborhood Business District to B-3 Community Business District  
Location: Approximately 5040 West Rawson Avenue  
(Tax Key Number 740-9988-005)  
Zoning: B-1 Neighborhood Business District

**C. Natural Resource Special Exception Case No. 2006-01**

Applicant: **WAB/Devo Forest View LLC  
(Forest View Condominiums) (42 units)**  
Regarding: Special Exception from Section 15-4.0102H. & I. of the Unified Development Ordinance to allow the encroachment upon Resource Features.  
Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)  
Zoning: R-8 Multiple-Family Residence District

**D. Certified Survey Map**

Applicant: **WAB/Devo Forest View LLC  
(Forest View Condominiums) (42 units)**  
Regarding: Certified Survey Map for a 2-lot Certified Survey Map  
Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)  
Zoning: R-8 Multiple-Family Residence District

**E. Rezoning**

Applicant: **WAB/Devo Forest View LLC  
(Forest View Condominiums) (42 units)**  
Regarding: Rezoning for Lot 2 of a proposed Certified Survey Map from R-8 Multiple-Family Residence District to B-3 Community Business District.  
Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)  
Zoning: R-8 Multiple-Family Residence District

**F. Special Use**

Applicant: **WAB/Devo Forest View LLC  
(Forest View Condominiums) (42 units)**  
Regarding: 42 proposed condominium units in an R-8 Multiple-Family Residence District on Lot 1 of a Certified Survey Map.  
Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)  
Zoning: R-8 Multiple-Family Residence District

**G. Condominium Plat**

Applicant: **WAB/Devo Forest View LLC  
(Forest View Condominiums) (42 units)**  
Regarding: 42 condominium units  
Location: Approximately 5720 West Ryan Road  
(Tax Key Numbers 882-9988-002 & 882-9989-001)  
Zoning: R-8 Multiple-Family Residence District

**H. Special Use**

Applicant: **Main Street Real Estate Holdings LLC  
(Wauwatosa Savings Bank)**  
Regarding: 6,000 sq.ft. bank with a drive-thru.  
Location: Approximately 10925 West Speedway Drive (At STH 100)  
(Tax Key Number 704-1005-000)  
Zoning: M-1 Limited Industrial District

**I. Certified Survey Map**

Applicant: **Menard, Inc.  
(Menard Speedway Development)**  
Regarding: 4-lot Certified Survey Map  
Location: Approximately 10925 West Speedway Drive  
(Tax Key Number 704-1005-000)  
Zoning: M-1 Limited Industrial District

**\*\*J. Certified Survey Map**

Applicant: **Creative Homes, Inc.**  
Regarding: 1-Lot Certified Survey Map  
Location: Approximately 6600 South 51<sup>st</sup> Street  
(Tax Key Numbers 712-8995-000, 712-8989-000, 712-8990-000, 712-8991-000 and 712-8992-000)  
Zoning: R-5 Suburban Single-Family Residence District

**K. Special Use**

Applicant: **Independent Lifestyles, Inc.  
(Pine Haven Group Home)**  
Regarding: 12-bed Community-Based Residential Facility for elderly persons  
Location: Approximately 6795 South 51<sup>st</sup> Street  
(Tax Key Number 741-2003-000)  
Zoning: R-5 Suburban Single-Family Residence District

**L. Condominium Plat**

Applicant: **Horizon Development Group  
(Francis Woods Senior Condominiums) (16 units)**  
Regarding: 16 unit condominium  
Location: Approximately 7710 South 51<sup>st</sup> Street  
(Tax Key Number 788-9986-004)  
Zoning: PDD #22 CLARE MEADOWS

**M. Affidavit of Correction to a Final Plat**

Applicant: **River Highlands Development LLC  
(River Highlands Subdivision) (33 lots)**  
Regarding: Affidavit of Correction to a Final Plat  
Location: Approximately South 51st Street & West Drexel Avenue  
Zoning: R-6 Suburban Single-Family Residence District

**N. Final Plat**

Applicant: **MLG RE 2002 LLC  
(Hidden Oaks Subdivision) (54 lots)**  
Regarding: Final Plat  
Location: Approximately South 27<sup>th</sup> Street and West Oakwood Road  
(Tax Key Numbers 928-9995-000, 928-9996-000 & 928-9997-004)  
Zoning: R-3 Suburban/Estate Single-Family Residence District

**O. Temporary Use**

Applicant: **WE Energies**  
Regarding: Temporary Use for outdoor storage.  
Location: Approximately 11339 West Forest Home Avenue  
(Tax Key Number 748-9992-000)  
Zoning: M-2 General Industrial District

**P. Concept Review**

Applicant: **Genesis Construction Management & Development  
(Hidden Acres Condominiums) (27 Single-Family units)**  
Regarding: Concept Review  
Location: Approximately 4040 West Puetz Road  
(Tax Key Numbers 833-9988-001 & 833-9989-002)  
Zoning: R-3 Suburban/Estate Single-Family Residence District

**Q. Comprehensive Master Plan Update**

Applicant: **City of Franklin**  
Regarding: Update on Comprehensive Master Plan process

**R. Announcement: Next Meeting scheduled for Thursday, February 09, 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.*