

City of Franklin
Plan Commission Meeting Agenda*
Franklin City Hall Council Chambers
9229 W Loomis Road – Franklin WI 53132
7:00 p.m., July 27, 2006

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, July 06, 2006

III. Public Hearings

A. Special Use Amendment

Applicant: **Todd Klassy**
(American Tower)

Regarding: To allow for the collocation of new antennas on an existing monopole and additional ground equipment within the existing fenced compound.

Location: Approximately 5572 West Airways Avenue; Tax Key Number 899-9990-006

Zoning: M-1 Limited Industrial District

B. Special Use

Applicant: **Nancy Meinerz**
(Franklin Animal Campus)

Regarding: To allow for the operation of an animal services campus primarily engaged in the following uses: veterinary services, grooming, an animal kennel for boarding and a doggy daycare.

Location: Approximately 10930 West Loomis Road; Tax Key Number 889-9988-000

Zoning: B-3 Community Business District

C. Area Exception

Applicant: **Nancy Meinerz**
(Franklin Animal Campus)

Regarding: To allow for a reduction of 8 feet from the required 40 foot front yard setback to a 32 foot setback from West Loomis Road.

Location: Approximately 10930 West Loomis Road; Tax Key Number 889-9988-000

Zoning: B-3 Community Business District

D. Area Exception

Applicant: **Billy and Crystal McCollum**

Regarding: To allow for an increase in the 15% maximum lot coverage for a single-family home by 418 square feet from 3,782 square feet to 4,200 square feet.

Location: Approximately 8792 West Callaway Court; Tax Key Number 754-0039-000

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

E. Area Exception

Applicant: **Roger and Betty Buss**

Regarding: To allow for an increase in the 15% maximum lot coverage for a single-family home by 512 square feet from 4,112 square feet 4,624 square feet.

Location: Approximately 7231 South Cambridge Drive; Tax Key Number 754-0027-000

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

F. Comprehensive Master Plan Amendment

Applicant: **Ener-Con Companies, LLC
(Tess Corners Creek Subdivision) (4 lots)**

Regarding: Comprehensive Master Plan Amendment from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District and B-2 General Business District.

Location: Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002

Zoning: B-2 General Business District, R-2 Estate Single-Family Residence District and FW Floodway District

G. Rezoning

Applicant: **Ener-Con Companies, LLC
(Tess Corners Creek Subdivision) (4 lots)**

Regarding: An ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from B-2 General Business District and R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence

Location: Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002

Zoning: B-2 General Business District, R-2 Estate Single-Family Residence District and FW Floodway District

H. Special Use Amendment

Applicant: **CMS Management Services, Inc.
(Mission Hills Apartments)**

Regarding: To allow for replacement balconies of a different balcony design.

Location: Approximately 7711 & 7811 - 7859 South Scepter Drive; Tax Key Numbers 795-9999-002 and 795-0134-000

Zoning: R-8 Multiple-Family Residence District

I. Special Use Amendment

Applicant: **TransSystems Corporation
(Con-Way Central Express)**

Regarding: To allow for a truck dock expansion and office expansion to the existing facility.

Location: Approximately 10601 South 27th Street; Tax Key Number 951-9996-008

Zoning: B-7 South 27th Street Mixed Use Office District

IV. Business

A. Special Use Amendment

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Zoning: M-1 Limited Industrial District

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Regarding: To allow for the operation of an animal services campus primarily engaged in the following uses: veterinary services, grooming, an animal kennel for boarding and a doggy daycare.

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

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(Tess Corners Creek Subdivision) (4 lots)**
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Zoning: B-2 General Business District, R-2 Estate Single-Family Residence District and FW Floodway District

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(Tess Corners Creek Subdivision) (4 lots)**
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Location: Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002
Zoning: B-2 General Business District, R-2 Estate Single-Family Residence District and FW Floodway District

H. Preliminary Plat

Applicant: **Ener-Con Companies, LLC
(Tess Corners Creek Subdivision) (4 lots)**
Regarding: A Resolution conditionally approving a Preliminary Plat for Tess Corners Creek Subdivision.
Location: Approximately 11950 West St. Martins Road; Tax Key Numbers 750-9992-000 and 750-9994-002
Zoning: B-2 General Business District, R-2 Estate Single-Family Residence District and FW Floodway District

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Applicant: **TransSystems Corporation
(Con-Way Central Express)**
Regarding: To allow for a truck dock expansion and office expansion to the existing facility.
Location: Approximately 10601 South 27th Street; Tax Key Number 951-9996-008
Zoning: B-7 South 27th Street Mixed Use Office District

K. Special Use Amendment

Applicant: **TransSystems Corporation
(Con-Way Central Express)**
Regarding: Requested waiver of South 27th Street Design Overlay District Standards:
I. 15-3.0352 Parking Requirements
II. 15-3.0353B.2.3.5 Pedestrian Considerations
III. 15-3.0353C Reducing the Impact of Vehicular Use Areas
IV. 15-3.0353E Landscaping
V. 15-3.0354 Landscaping Requirements for Off-street Parking Areas
VI. 15-3.0355(5) Building Facades
VII. 15-3.0355(10) Traffic Impact
Location: Approximately 10601 South 27th Street; Tax Key Number 951-9996-008
Zoning: B-7 South 27th Street Mixed Use Office District

L. Concept Review

Applicant: **Ricky Kawczynski
(St. Martins' Offices)**
Regarding: Proposed one-story multi-tenant office building of approximately 1,650 square feet
Location: Approximately 10010 West St Martins Road; Tax Key Number 841-0001-000
Zoning: B-3 Community Business District

M. Concept Review

Applicant: **2 Mikes, LLC
(Kintop's Hilltop Estates Subdivision) (17 Lots)**
Regarding: A proposed 17-lot R-6 Suburban Single-Family Residence District (option 1) Open Space Residential Subdivision.
Location: Approximately 8547 South 76th Street; Tax Key Numbers 838-9984-000 & 838-9985-000
Zoning: R-6 Suburban Single-Family Residence District

N. Announcement: Next Meeting scheduled for Thursday, August 03, 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.*