CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, June 5, 2008

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, May 22, 2008

III. Public Hearings & Business Items (Action may be taken on any item)

A. Scott A. Mayer and Susanne M. Mayer (Residential Rezoning)

Property: 9733 West Ryan Road; Tax Key No. 894-9999-000

Zoning: R-2 Estate Single-Family Residence District

Regarding:

1. **(Comprehensive Master Plan Amendment) (Public Hearing)** A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN FOR THE PROPERTY LOCATED AT THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, TAX KEY NO. 894-9999-000, TO CHANGE THE ZONING DESIGNATION FROM R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT

2. **(Rezoning) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-2 ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO R-1 COUNTRYSIDE/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT

B. Devo Properties/Rawson LLC (Sendik's West)

Property: Approximately 5320-5430 West Rawson Avenue; Tax Key Nos. 741-9993-000, 741-9994-000, 741-9995-000 and 741-9996-000

Zoning: OL-2 General Business Overlay District and M-1 Limited Industrial District

Regarding: 1. **(Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO ALLOW FOR REDUCTIONS TO THE SECTION 15-5.0203 OFF-STREET PARKING & ON-SITE QUEUING PAVED AREA REQUIREMENTS FOR USE TYPES IN THE OL-2 GENERAL BUSINESS OVERLAY DISTRICT WHERE THE USES SHARE OFF-STREET PARKING AND TO AMEND TABLE 15-3.0306C OL-2 GENERAL BUSINESS OVERLAY DISTRICT DEVELOPMENT STANDARDS TO ALLOW FOR REDUCED OR NO BUILDING SETBACKS FROM INTERIOR LOT LINES WHERE OL-2 GENERAL BUSINESS OVERLAY DISTRICT PROPERTY ABUTS OL-2 GENERAL BUSINESS OVERLAY DISTRICT PROPERTY

C. Franklin Mission Hills, LLC (Mission Hills Apartments Complex Replacement of Siding, Soffit and Fascia and Entry Doors)

Property: 7711 and 7811-7859 South Scepter Drive; Tax Key Nos. 795-9999-002 and 795-0134-000

Zoning: R-8 General Residence District

Regarding: 1. **(Special Use Amendment) (Public Hearing)** A RESOLUTION TO AMEND RESOLUTION NOS. 1970-446, 2006-6196 AND 2007-6390 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE MISSION HILLS APARTMENTS COMPLEX LOCATED AT 7711 AND 7811-7859 SOUTH SCEPTER DRIVE TO ALLOW FOR ALUMINUM SIDING, SOFFIT AND FASCIA AND ENTRY DOOR REPLACEMENTS

D. Ryan Road Enterprises LLC (3-Story Bank/Office/Retail Building)

Property: 4202 and 4203 West Oakwood Park Court; Tax Key Nos. 901-0001-002 and 901-0001-003

Zoning: Planned Development District No. 18 (Franklin Business Park)

Regarding:

1. **(Site Plan)** A RESOLUTION APPROVING A SITE PLAN FOR RYAN ROAD ENTERPRISES LLC BANK, OFFICE AND RETAIL DEVELOPMENT

2. **(Land Combination)** A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR TAX KEY NOS. 901-0001-002 and 901-0001-003

E. Dr. Shahid Chughtai (Rawson Office/Retail Center)

Property: 7215 West Rawson Avenue; Tax Key No. 756-9993-017

Zoning: B-3 Community Business District

Regarding:

1. **(Site Plan Time Extension)** A RESOLUTION APPROVING A SIX MONTH TIME EXTENSION TO A SITE PLAN APPROVAL FOR THE RAWSON OFFICE/RETAIL CENTER

F. City of Franklin (Sycamore Street Vacation)

Property: A portion of West Sycamore Street from a point 312.75 feet east of the intersection of South 35th Street and West Sycamore Street to a point 1104.72 feet easterly along the centerline of West Sycamore Street

Zoning: N/A

Regarding:

1. **(Street Vacation)** Recommendation upon A RESOLUTION TO VACATE A PORTION OF WEST SYCAMORE STREET FROM A POINT 312.75 FEET EAST OF THE INTERSECTION OF SOUTH 35TH STREET AND WEST SYCAMORE STREET

TO A POINT 1104.72 FEET EASTERLY ALONG THE CENTERLINE OF WEST SYCAMORE STREET

IV. Adjournment

Notice is given that a majority of the Franklin 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.

Notice is further given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.