

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin WI 53132**  
**7:00 p.m., Thursday, March 23, 2006**

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

**II. Approval of Minutes**

**A. Regular Meeting Thursday, March 09, 2006**

**III. Public Hearings**

**A. Natural Resource Special Exception**

Applicant: **Milwaukee County Department of Parks, Recreation and Culture**  
**Root River Bike Trail**

Regarding: A Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of Natural Resources.

Location: Approximately - An extension of the existing Root River Bike Trail (which is a portion of the Oak Leaf Trail) approximately from West Drexel Avenue north to approximately Anderson Lake.

Zoning: PDD #23 Planned Development District, A-1 Agricultural District, FC Floodplain Conservancy District, R-6 Suburban Single-Family Residence District, FW Floodway District

**B. Special Use**

Applicant: **Wheaton Franciscan Services, Inc.**  
**Wheaton Franciscan Healthcare Center**

Regarding: The construction of a building greater than 40,000 gross square feet and for the construction of a health care center with overnight patient beds, thus requiring Special Use approval for hospital use, as stated by the applicant (The City of Franklin has not made any specific determination as to the defined actual use/facility proposed).

Location: Approximately 10101 South 27<sup>th</sup> Street

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

**C. Special Use Amendment**

Applicant: **S&L Holding LLC**  
**Rawson Commons**

Regarding: Minor modifications to the site plan and architectural elevations.

Location: Approximately 7322 West Rawson Avenue

Zoning: B-2 General Business District

**IV. Business**

**A. Natural Resource Special Exception**

Applicant: **Milwaukee County Department of Parks, Recreation and Culture**  
**Root River Bike Trail**

Regarding: A Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of Natural Resources.

Location: Approximately - An extension of the existing Root River Bike Trail (which is a portion of the Oak Leaf Trail) approximately from West Drexel Avenue north to approximately Anderson Lake.

Zoning: PDD #23 Planned Development District, A-1 Agricultural District, FC Floodplain Conservancy District, R-6 Suburban Single-Family Residence District, FW Floodway District

**B. Site Plan**

Applicant: **Milwaukee County Department of Parks, Recreation and Culture  
Root River Bike Trail**  
Regarding: Site Plan for extension of the existing Root River Bike Trail (which is a portion of the Oak Leaf Trail).  
Location: Approximately - An extension of the existing Root River Bike Trail (which is a portion of the Oak Leaf Trail) approximately from West Drexel Avenue north to approximately Anderson Lake.  
Zoning: PDD #23 Planned Development District, A-1 Agricultural District, FC Floodplain Conservancy District, R-6 Suburban Single-Family Residence District, FW Floodway District

**C. Certified Survey Map**

Applicant: **Wheaton Franciscan Services, Inc.  
Wheaton Franciscan Healthcare Center**  
Regarding: 1-lot Certified Survey Map  
Location: Approximately 10101 South 27<sup>th</sup> Street  
Zoning: B-7 South 27th Street Mixed Use Office District

**D. Special Use**

Applicant: **Wheaton Franciscan Services, Inc.  
Wheaton Franciscan Healthcare Center**  
Regarding: The construction of a building greater than 40,000 gross square feet and for the construction of a health care center with overnight patient beds, thus requiring Special Use approval for hospital use, as stated by the applicant (The City of Franklin has not made any specific determination as to the defined actual use/facility proposed).  
Location: Approximately 10101 South 27<sup>th</sup> Street  
Zoning: B-7 South 27th Street Mixed Use Office District

**E. Special Use Amendment**

Applicant: **S&L Holding LLC  
Rawson Commons**  
Regarding: Minor modifications to the site plan and architectural elevations.  
Location: Approximately 7322 West Rawson Avenue  
Zoning: B-2 General Business District

**F. Rezoning**

Applicant: **American Design & Build, Inc.  
Ryan Road Commercial Condominiums**  
Regarding: R-3 Suburban/Estate Single-Family Residence District to B-3 Community Business District  
Location: Approximately 4700 West Ryan Road  
Zoning: R-3 Suburban/Estate Single-Family Residence District

**G. Site Plan**

Applicant: **American Design & Build, Inc.  
Ryan Road Commercial Condominiums**  
Regarding: A multiple-tenant commercial building  
Location: Approximately 4700 West Ryan Road  
Zoning: R-3 Suburban/Estate Single-Family Residence District

**H. Monument Sign**

Applicant: **MLG/FRANKLIN LLC**  
Regarding: Subdivision Monument Sign  
Location: Approximately South 27<sup>th</sup> Street and West Oakwood Road  
Zoning: R-3 Suburban/Estate Single-Family Residence District

**I. Concept Review**

Applicant: **Jim Minelli**  
Regarding: Franklin Automotive  
Location: Approximately 3012 West Ryan Road  
Zoning: B-2 General Business District

**J. Announcement: Next Meeting scheduled for Thursday, April 06, 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.*