

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin WI 53132**  
**7:00 p.m., Thursday, May 18, 2006**

- I. Call to Order & Roll Call
- II. Approval of Minutes
  - A. Regular Meeting Thursday, May 04, 2006
- III. Public Hearings
  - A. Comprehensive Master Plan Amendment
    - Applicant:** Equitable Development, LLC  
(Fountains of Franklin Multi-Building Commercial Development)
    - Regarding:** Comprehensive Master Plan Amendment from M-1 Limited Industrial District to B-2 General Business District.
    - Property:** Approximately 5610 West Rawson Avenue; Tax Key Number 741-9998-000
    - Zoning:** M-1 Limited Industrial District
  - B. Rezoning
    - Applicant:** Equitable Development, LLC  
(Fountains of Franklin Multi-Building Commercial Development)
    - Regarding:** An ordinance to amend the Zoning Code (Map) for the property from M-1 Limited Industrial District to B-2 General Business District.
    - Property:** Approximately 5610 West Rawson Avenue; Tax Key Number 741-9998-000
    - Zoning:** M-1 Limited Industrial District
  - C. Special Use Amendment
    - Applicant:** Tuckaway Pines, LLC  
(Tuckaway Pines Condominiums) (44 units)
    - Regarding:** Special Use Amendment to change building number 5 from a 4-unit to a 3-unit building.
    - Property:** Approximately 8050 South 76<sup>th</sup> Street; Tax Key Number 804-9999-000
    - Zoning:** R-8 Multiple-Family Residence District
  - D. Rezoning
    - Applicant:** ASI General, Inc.  
(Southeastern Pediatric & Adolescent Medicine Center)
    - Regarding:** An ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District.
    - Property:** Approximately 10500 West Loomis Road; Tax Key Number 846-9992-000
    - Zoning:** R-3 Suburban/Estate Single-Family Residence District
  - E. Special Use Amendment
    - Applicant:** City of Milwaukee Police Department
    - Regarding:** An amendment to Special Use Resolution 2000-5130 for two radio antennas to be placed on top of the City of Franklin water tower.
    - Property:** Approximately 7401 West Puetz Road; Tax Key Number 850-0003-000
    - Zoning:** I-1 Institutional District
- IV. Business
  - A. Comprehensive Master Plan Amendment
    - Applicant:** Equitable Development, LLC  
(Fountains of Franklin Multi-Building Commercial Development)
    - Regarding:** Comprehensive Master Plan Amendment from M-1 Limited Industrial District to B-2 General Business District
    - Property:** Approximately 5610 West Rawson Avenue; Tax Key Number 741-9998-000
    - Zoning:** M-1 Limited Industrial District
  - B. Rezoning
    - Applicant:** Equitable Development, LLC  
(Fountains of Franklin Multi-Building Commercial Development)
    - Regarding:** An ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District.
    - Property:** Approximately 5610 West Rawson Avenue; Tax Key Number 741-9998-000
    - Zoning:** M-1 Limited Industrial District

**C. Site Plan**

**Applicant:** **Equitable Development, LLC**  
**(Fountains of Franklin Multi-Building Commercial Development)**  
**Regarding:** Site Plan for a multi-building commercial development.  
**Property:** Approximately 5610 West Rawson Avenue; Tax Key Number 741-9998-000  
**Zoning:** M-1 Limited Industrial District

**D. Special Use Amendment**

**Applicant:** **Tuckaway Pines, LLC**  
**(Tuckaway Pines Condominiums) (44 units)**  
**Regarding:** Special Use Amendment to change building number 5 from a 4-unit to a 3-unit building.  
**Property:** Approximately 8050 South 76<sup>th</sup> Street; Tax Key Number 804-9999-000  
**Zoning:** R-8 Multiple-Family Residence District

**E. Condominium Plat**

**Applicant:** **Tuckaway Pines, LLC**  
**(Tuckaway Pines Condominiums) (44 units)**  
**Regarding:** Condominium Plat for the 3<sup>rd</sup> Addendum.  
**Property:** Approximately 8050 South 76<sup>th</sup> Street; Tax Key Number 804-9999-000  
**Zoning:** R-8 Multiple-Family Residence District

**F. Certified Survey Map**

**Applicant:** **City of Franklin**  
**Regarding:** Certified Survey Map to create right-of-way for the South 31<sup>st</sup> Street extension and to create two outlots.  
**Property:** Approximately South 31<sup>st</sup> Street and West Minnesota Avenue; Tax Key Numbers 761-9963-006, 761-9988-006  
**Zoning:** R-6 Suburban Single-Family Residence District

**G. Preliminary Plat**

**Applicant:** **Creative Homes, Inc.**  
**(Berkshire Subdivision Addition No. 2) (22 lots)**  
**Regarding:** Preliminary Plat for residential subdivision.  
**Property:** Approximately 6600 South 51<sup>st</sup> Street; Tax Key Numbers 712-8997-000, 712-0188-000, 712-0189-002  
**Zoning:** R-5 Suburban Single-Family Residence District

**H. Concept Review**

**Applicant:** **Outlook Development, LLC**  
**(Franklin Retail Center)**  
**Regarding:** Proposed one-story multi-tenant commercial center of approximately 14,000 square feet in area.  
**Property:** Approximately 2810 West Rawson Avenue; Tax Key Number 738-9997-001  
**Zoning:** B-4 South 27th Street Mixed Use Commercial District

**I. Site Plan**

**Applicant:** **City of Franklin**  
**Regarding:** Site Plan for a proposed 'open-air pavilion,' of approximately 5,000 square feet in area in Lion's Legend Park.  
**Property:** Approximately 8717 West Drexel Avenue; Tax Key Number 802-9994-003  
**Zoning:** P-1 Park District and FW Floodway District

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

**Applicant:** **Reinhart, Boerner, Van Deuren S.C.**  
**Regarding:** Conceptual proposed amendment to the 125,000 gross square foot maximum permitted floor area for a retail building to delete that maximum size limit for the properties along South 27<sup>th</sup> Street between West Rawson Avenue and West College Avenue.

**K. Plan Commission Agenda Format.** (City staff requests Commission review and direction to work toward and return a clearer and more concise agenda format.)

**L. Next Regular Meeting scheduled for Thursday, June 08, 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.*