

**City of Franklin**  
**Plan Commission Meeting Agenda \***  
**Franklin City Hall Council Chambers**  
**9229 West Loomis Road – Franklin, Wisconsin**  
**7:00 PM, Thursday, November 9, 2006**

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

**II. Approval of Minutes**

- A. **Regular Meeting** Thursday, October 19, 2006
- B. **Special Meeting** Thursday, October 31, 2006

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

**A. Burke Properties (Franklin Square LLC) (Woodland Trails Condominiums) (25 units)**

**Property:** Approximately South 51<sup>st</sup> Street, West Cobblestone Way & West Ryan Road; Tax Key Numbers 882-9983-001 (Condominium Plat) & 882-9983-005 & 882-9983-006, 882-0222-000 to 882-0249-000 (Certified Survey Map)

**Zoning:** PDD #25 Burke Properties

- Regarding:**
1. **(Public Hearing)**
  2. **(Planned Development District Major Amendment)** To allow the development of Phase III for Woodland Trails Condominiums, consisting of 25 condominium units in 5 buildings. **(Certified Survey Map)** To allow a division of land for 3 lots.
  3. **(Condominium Plat)** To allow Condominium Plat Addendum No. 3 for 25 condominiums in Phase III, part of a larger condominium development.

**B. Location 3 Corp**

**Property:** Approximately 11460-11510 West St. Martins Road and 11310 West Spring Street; Tax Key Numbers 796-9989-011, 796-0006-000, 796-0007-000, 796-0010-000 & 796-0004-001

**Zoning:** VB Village Business District, R-3 Suburban/Estate Single-Family Residence District & C-1 Conservancy

- Regarding:**
1. **(Public Hearing)**
  2. **(Rezoning)** To rezone certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to VB Village Business District.
  3. **(Certified Survey Map)** To allow a division of land for 3 lots.

**C. T-Mobile Central, LLC**

**Property:** Approximately 5510 West Rawson Avenue; Tax Key Number 741-9997-000

**Zoning:** M-1 Limited Industrial District

- Regarding:**
1. **(Public Hearing)**
  2. **(Special Use Amendment)** To allow the collocation of 9 additional antennas on an existing cell tower.

**D. City of Franklin**

**Property:** Those lands approximately bounded by West Drexel Avenue on the north, South Lovers Lane (USH 45/STH 100) on the west, and West Loomis Road (STH 36) on the east.

- Regarding:**
1. **(Text Amendment to Unified Development Ordinance)** Amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance, to amend the existing CC City Civic Center Zoning District (section 15-3.0307), such amendment providing in part for the development of compatible adjacent retail, commercial, office and residential uses in a coordinated manner. Such proposed amendment also includes provisions to amend the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance.

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

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

**Zoning:** R-8 Multiple-Family Residence District

- Regarding:** **(Special Use Amendment)** To allow for replacement balconies of a different balcony design

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**F. United Financial Group, Inc. (Forest Hill Highlands)**

**Property:** Approximately 8900 West Highland Avenue; Tax Key Number 839-9992-024

**Zoning:** PDD #31 Forest Hill Highlands/United Financial Group, Inc.

**Regarding:** 1. **(Certified Survey Map)** To allow a division of land for 1outlot.

**G. The Bricton Group, Inc. (Staybridge Suites Hotel) (100 rooms)**

**Property:** Approximately 9527 South 27<sup>th</sup> Street (South 27<sup>th</sup> Street & West Ryan Road); Tax Key Numbers 902-9964-001 & 902-9965-008

**Zoning:** B-4 South 27th Street Mixed Use Commercial District

**Regarding:** 1. **(Concept Review)** A proposed 217,666 square foot building with 5-floors including a 100-room Staybridge Suites Hotel.

**H. Next Regular Meeting scheduled for Thursday, November 30, 2006**

**IV. 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.