

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING AGENDA  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN  
7:00 PM, Thursday, October 4, 2007**

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

**II. Approval of Minutes**

**A. Regular Meeting** Thursday, September 20, 2007

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

**A. Steele Solutions, Inc. (Engineering and Steel Fabricating plant)**

**Property:** 9909 South 57th Street; Tax Key No. 899-0003-000

**Zoning:** PDD Planned Development District No. 7 (Franklin Business Park Phase II)

**Regarding:** 1. **(Special Use Amendment) (Public Hearing)** A RESOLUTION TO AMEND RESOLUTION NO. 2004-5721 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN ENGINEERING AND FABRICATING COMPANY FOR PROPERTY LOCATED AT 9909 SOUTH 57TH STREET for the purpose of the expansion of the engineering and fabricating company office, plant and parking lot, with a building addition of approximately 4,012 square feet to the existing building and approximately 5,347 additional square feet of paved parking

**B. J.D.J. Builders, Inc. (Holz Motors, Inc. Automotive Body Shop)**

**Property:** 10701 West College Avenue; Tax Key No. 705-8990-001

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

**Regarding:** 1. **(Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A BUILDING ADDITION TO AN AUTOMOTIVE BODY SHOP FOR PROPERTY LOCATED AT 10701 WEST COLLEGE AVENUE to allow a single story

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addition of approximately 2,640 sq. ft. to the existing facility.

**C. Ronald J. Wambach (Woodland Prairie Condominiums)**

**Property:** Approximately 6737 South Lovers Lane Road; Tax Key Nos. 747-9981-005, 748-9961-002, 747-9981-006 and 747-9981-007

**Zoning:** R-8 General Residence District

**Regarding:** **1. (Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A DIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; the proposed map being essentially the same content map as that approved on September 19, 2006 for the project formerly known as Carleton Creek Condominiums, now Woodland Prairie Condominiums, but for a proposed street name change

**2. (Condominium Plat)** A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT, BEING A DIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; (44 residential units) the proposed plat being essentially the same content plat as that approved on December 19, 2006 for the project formerly known as Carleton Creek Condominiums, now Woodland Prairie Condominiums

**D. Cardinal Heights Subdivision Monument Sign**

**Property:** South 51st Street, North of Ryan Road; Tax Key Nos. 881-9996-003, 881-9996-004

**Zoning:** R-3 Suburban/Estate Single-Family Residence District  
Option I

**Regarding:** 1. **(Subdivision Monument Sign)** A RESOLUTION APPROVING A MONUMENT SIGN FOR CARDINAL HEIGHTS SUBDIVISION (EAST OF SOUTH 51ST STREET AND NORTH OF WEST RYAN ROAD) (MLG REAL ESTATE 2005 LLC) to allow for placement of an entrance identification monument sign

**E. City of Franklin (Building Height Regulations in the Unified Development Ordinance Potential Amendment)**

**Property:** City-wide

**Zoning:** Non-residential zoning districts

**Regarding:** 1. **(Unified Development Ordinance Text Amendment)**  
To consider maximum building heights in non-residential zoning districts and to schedule a public hearing upon the proposed amendments as directed by the Plan Commission following Council review of a proposal to Amend Table 15-3.0303 B-3 Community Business District Development Standards “Maximum Building Height” from 2.0 and 3.0 to 5.0/65’ with exposed basement

**F. Next Regular Meeting Scheduled for Thursday, October 18, 2007**

**IV. Adjournment**

*Notice is 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.*