

**CITY OF FRANKLIN
PLAN COMMISSION MEETING***

**AGENDA
Revised****

**Franklin City Hall Common Council Chambers
9229 West Loomis Road, Franklin, Wisconsin
Thursday, May 22, 2003 - 7:00 P.M.**

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES

- A. Approval of Regular Meeting Minutes of May 8, 2003.

III. PUBLIC HEARING

- A. PROPOSED UNIFIED DEVELOPMENT ORDINANCE AMENDMENT PERTAINING TO SECTION 15-10.0200, BOARD OF ZONING AND BUILDING APPEALS, TO CREATE PROVISIONS TO ALLOW APPLICANTS TO OBTAIN SPECIAL EXCEPTIONS TO (ALLOWING RELIEF FROM) THE AREA AND BULK REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE IN SPECIAL CIRCUMSTANCES.

IV. BUSINESS

A. RESIDENTIAL MONUMENT SIGN

APPLICANT: Harmony at Brenwood, Mark E. Carstensen Construction, #2003-053
REGARDING: To erect a residential monument sign, zoned Planned Development District #21.
LOCATION: 9535 West Loomis Road, SE 1/4 of Section 17.
STATUS: Review and Recommend.

B. CERTIFIED SURVEY MAP

APPLICANT: J. K. Builders for John Karkula, #2003-051.
REGARDING: 2-Parcel Certified Survey Map, Zoned R-3E Suburban/Estate Single Family Residence District.
LOCATION: 9212 Robert MacDonald Court/ 7373 South 92nd Street, NE 1/4 of Section 8.
STATUS: Review and Recommendation to Council on June 3 or June 17, 2003.

C. FINAL PLAT (Phase I)

APPLICANT: Crooked Creek Subdivision, Treetops Development, #2002-150.
REGARDING: 86 Lot subdivision, zoned R-5 Suburban Single Family Residence District.
LOCATION: Approximately South 43rd/West Drexel Avenue, NE & SE 1/4 of Section 14.
STATUS: Review and Recommendation to Council on June 3 or June 17, 2003.

D. ARCHITECTURAL APPROVAL PURSUANT TO SPECIAL USE

APPLICANT: Monticello Gardens, Simon Group LTD #2002-120
REGARDING: Approval of Architectural Design per Special Use Resolution #2002-5469.
LOCATION: Approximately 12333 West Forest Home Avenue, NW 1/4 of Section 18.
STATUS: Review and Recommend.

E. CERTIFIED SURVEY MAP

APPLICANT: Wyndham Ridge LLC, Mark E. Carstensen Development, #2003-025
REGARDING: 2-Parcel Certified Survey Map, zoned R-3E Suburban/Estate Single Family Residence District.
LOCATION: SE corner of STH 100/West Woelfel Road (9731 W. Woelfel Road, SE 1/4 of Section 8
STATUS: Review and Recommendation to Council on June 3 or June 17, 2003.

F. PRELIMINARY PLAT

APPLICANT: Wyndham Ridge LLC, Mark E. Carstensen Development, #2003-025
REGARDING: 26 Lots/2 Outlot Subdivision zoned R-3E Suburban/Estate Single Family Residence District.
LOCATION: SE corner of STH 100/West Woelfel Road (9731 W. Woelfel Road, SE 1/4 of Section 8
STATUS: Review and Recommendation to Council on June 3 or June 17, 2003.

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G. SITE PLAN APPROVAL

APPLICANT: Menard Inc., #2003-016.
REGARDING: To construct a Menards' Home Improvement Center, zoned M-1 Limited Industrial District.
LOCATION: 6531 South Lovers Lane Road, NE 1/4 of Section 6.
STATUS: Review and Recommend.

H. REZONING

APPLICANT: Victory Creek West, Ten Mile LLC, #2003-047.
REGARDING: To rezone a portion from FW Floodway District to R-6 Suburban Single-Family Residence District, and a portion from R-6 Suburban Single-Family Residence District to FW Floodway District, and a portion from FC Floodplain Conservancy District to FW Floodway District, and a portion from FC Floodplain Conservancy District to R-6 Suburban Single-Family Residence District.
LOCATION: North side of West Drexel Avenue, at approximately 4500 West, SE 1/4 of Section 11.
STATUS: Review and Recommendation to Council on June 3 or June 17, 2003.

I. FINAL PLAT

APPLICANT: Franklin Oaks/The Villas, ICON Development, #2003-031.
REGARDING: Mixed Use Subdivision, zoned R-3 Suburban/Estate Single-Family Residence District and R-8 Multiple Family Residence District.
LOCATION: South of West Drexel Avenue, between South 27th and 35th Streets, NE 1/4 of Section 13.
STATUS: Review and Recommendation to Council on June 3 or June 17, 2003.

** J. REZONING

APPLICANT: Wyndwood Subdivision, Carity Land Corp., #2003-002.
REGARDING: To rezone property currently zoned R-3 Suburban/Estate Single Family Residence District to Mixed Use with R-3 Suburban/Estate Single Family Residence District and R-7 Two Family Residence District.
LOCATION: 9209-9335 W. St. Martins Road, NE 1/4 of Section 20.
STATUS: Review and Recommendation to Council on June 3 or June 17, 2003.

** K. CONTINUED DISCUSSION REGARDING AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE TO ALLOW REDUCED MINIMUM DEVELOPMENT AREA REQUIREMENTS.

L. NEXT REGULARLY SCHEDULED PLAN COMMISSION MEETING DATES

1. June 5, 2003 - 7:00 p.m.
2. June 19, 2003 - 7:00 p.m.

V. REPORT ON COMMON COUNCIL ACTIONS

1. Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for Property Located at 8901 West Drexel Avenue, (US Cellular).
2. Resolution Approving a CSM for a Part of the SE 1/4 of Section 8, (Carstensen Development, Inc./Wyndham Ridge LLC 4-parcel CSM).

VI. 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."

Upcoming Common Council Meeting Dates

June 3, 2003 - 6:30 p.m.
June 17, 2003 - 6:30 p.m.