

Amended \*  
April 6, 2005

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
Franklin City Hall Council Chambers  
9229 W Loomis Road – Franklin WI 53132  
7:00 p.m., Thursday, April 7, 2005

- I. Call to Order & Roll Call**
- II. Approval of Minutes**
  - A. Regular Meeting** Thursday, March 17, 2005
  - B. Special Meeting** Thursday, March 31, 2005
- III. Business**
  - A.** Request by River Park Partners LLC to recommend a final plat for River Park, located at approximately 8233 South 51<sup>st</sup> Street, NW 1/4 of Section 14 (Tax Key Numbers 806-9998-000 & 806-9997-000), zoned R-6 Suburban Single-Family Residence District.
  - B.** Request by O'Malley Development LLC to recommend a final plat for Stone Hedge Addition #1, located at approximately West Old Loomis Road south of West Rawson Avenue, NW 1/4 of Section 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District.
  - C.** Review and Recommend to the Common Council the Vacation of Ashland Way west of S. Oakwood Park Drive.
  - D.** Request by Jason W. Jones to review and make comments on a concept proposal for a special use for property at approximately 9821 West Loomis Road, SE 1/4 of Section 18 (Tax Key Numbers 840-9969-000 & 840-9994-000), zoned B-3 Community Business District.
  - E.** Request by Alan Catchpool & Monica Heil, CEI Engineering Associates, Inc., on behalf of Sam's Real Estate Business Trust, to review and make comments on a concept proposal for a petroleum fueling station on the property at approximately 6705 South 27<sup>th</sup> Street, NE 1/4 of Section 01(Tax Key Number 714-0004-000).
  - F.** Request by Kunal Enterprises (Priya Corporation) to review and make comments on a concept proposal for a petroleum fueling station and mini-mall on the property at approximately 5040 West Rawson Avenue, SE 1/4 of Section 02 (Tax Key Number 740-9988-005), zoned B-1 Neighborhood Business District.
  - G.** Request by John & Stephanie Sosa to review and make comments on a concept proposal for a Certified Survey Map and rezoning from R-2 Estate Single-Family Residence District to A-1 Agricultural District, at approximately 10534 West Oakwood Road, SW1/4 of Section 29 (Tax Key Number 937-9999-003).
  - H.** Request by Cade Construction, Inc., to review and make comments on a concept proposal for a 28-lot residential subdivision, to be known as Pebble Valley, at approximately South 49<sup>th</sup> Street and West Madison Boulevard, NE 1/4 of Section 11 (Tax Key Number 759-9981-010), zoned R-6 Suburban Single-Family Residence District.
  - \* **I.** Request to recommend an ordinance to amend the City of Franklin Unified Development Ordinance Division 15-11.0100 Definitions Section 15-11.0103 Specific Words and Phrases to define family composition/residential facilities definitions/rules.
  - \* **J.** Discussion of a change in Plan Commission review and approval of temporary uses to allow such review and approval to take place at the staff level.

**K.** Discussion of the proposed 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 create a new RC-1 Conservation Residence District (proposed within Division 15-3.0200), providing in part for allowing a diversity of lot sizes and single and multiple family uses, housing choices and building densities, while protecting and restoring environmentally sensitive areas, a new B-7 South 27th Street Mixed-Use Office District (proposed within Division 15-3.0300), providing in part for the development of high quality office and retail uses, a new OL-1 Office Overlay District (proposed within Division 15-3.0300), providing in part for the development of high quality office uses and other supportive business service uses as a component, and the amendment of the existing B-4 South 27th Street Business District (Section 15-3.0304) to a proposed B-4 South 27th Street Mixed-Use Commercial District, such amendment providing in part for the development of mixed uses such as retail, commercial, office and residential. Such specific words and phrases within such proposed amendment not currently defined by the Unified Development Ordinance are also proposed for amendment to and inclusion within Division 15-11.0100 Definitions, including but not limited to "Minimum Building Coverage", "Maximum Building Coverage", "Secondary Use" and "Base Zoning". Such proposed amendment is based upon the recommendations, discussions, information and provisions within the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. (City of Franklin, applicant)

**L.** Discussion of the proposed amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, and Division 15-5.0100 Design Standards for Land Divisions, or as may be otherwise located and numbered within such Ordinance, to create new South 27<sup>th</sup> Street Design Standards, including but not limited to requirements and standards for streetscape, parking, landscape and site design, off-street parking, lighting, signage and architectural requirements. The proposed standards would be applicable within the area of and based upon the contents and concepts of the South 27th Street Corridor Plan, A Joint Project, City of Franklin, City of Oak Creek, which has been adopted as an element of the City of Franklin Comprehensive Master Plan by Plan Commission Resolution No. 2005-01 and the certification thereof being accepted as specified by the Common Council with the removal of the Sycamore Street extension upon the adoption of Resolution 2005-5822. A map of the South 27<sup>th</sup> Street Corridor Plan Area is annexed hereto. (City of Franklin, applicant)

**M.** Discussion of the proposed amendment to §15-3.0102 (Zoning Map) of the Unified Development Ordinance for the rezoning of certain areas in the South 27th Street Corridor Plan Area from West Rawson Avenue to West South County Line Road, South 27th Street to South 31st Street, approximately and as depicted upon the Plan Area Map annexed hereto, from B-2 General Business District, B-3 Community Business District, B-4 South 27th Street Business District, B-5 Highway Business District, BP Business Park District, PDD Planned Development District, R-6 Suburban Single-Family Residence District and M-1 Limited Industrial District to new as amended B-4 South 27th Street Mixed-Use Commercial District, new B-7 South 27th Street Mixed-Use Office District, new RC-1 Conservation Residence District and new OL-1 Office Overlay District. In addition to those parcels existing within the Plan

Area Map annexed hereto, a more specific listing of the properties to be rezoned, current zoning district designations and proposed designations, is as follows:

<b>ADDRESS</b> Rawson Ave – Drexel Ave	<b>Tax Key #</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
3130 W RAWSON AVE	738 9990 000	R-6	B-4
3030 W RAWSON AVE	738 9991 000	R-6	B-4
2930 W RAWSON AVE	738 9993 000	R-6	B-4
2930 W RAWSON AVE	738 9993 000	R-6	B-4
2912 W RAWSON AVE	738 9994 000	R-6	B-4
2810 W RAWSON AVE	738 9997 001	B-3	B-4
2840 W RAWSON AVE	738 9997 001	B-3	B-4
	738 9998 000	B-4	B-4
7071 S 27TH ST	738 9999 000	B-4	B-4
3102 W MINNESOTA AVE	761 0001 000	R-6	B-4
3110 W MINNESOTA AVE	761 0002 000	R-6	B-4
3120 W MINNESOTA AVE	761 0003 000	R-6	B-4
3206 W MINNESOTA AVE	761 0004 000	R-6	B-4
3214 W MINNESOTA AVE	761 0005 000	R-6	B-4
3304 W MINNESOTA AVE	761 0006 000	R-6	B-4
3103 W MINNESOTA AVE	761 0007 000	R-6	B-4
3111 W MINNESOTA AVE	761 0008 000	R-6	B-4
3119 W MINNESOTA AVE	761 0009 000	R-6	B-4
3203 W MINNESOTA AVE	761 0010 000	R-6	B-4
3211 W MINNESOTA AVE	761 0011 000	R-6	B-4
3219 W MINNESOTA AVE	761 0012 000	R-6	B-4
3305 W MINNESOTA AVE	761 0013 000	R-6	B-4
3313 W MINNESOTA AVE	761 0014 000	R-6	B-4
3321 W MINNESOTA AVE	761 0015 000	R-6	B-4
7103 S 27TH ST	761 9950 001	B-4	B-4
2735 W RAWSON AVE	761 9950 002	B-3	B-4
2821 W RAWSON AVE	761 9951 000	R-6	B-4
2831 W RAWSON AVE	761 9952 000	R-6	B-4
2841 W RAWSON AVE	761 9953 000	R-6	B-4
7131 S 27TH ST	761 9954 000	B-3	B-4
7251 S 27TH ST	761 9956 000	B-4	B-4
2810 W MINNESOTA AVE	761 9957 000	R-6	B-4
2820 W MINNESOTA AVE	761 9958 000	R-6	B-4
2830 W MINNESOTA AVE	761 9959 000	R-6	B-4
2910 W MINNESOTA AVE	761 9960 000	R-6	B-4
2932 W MINNESOTA AVE	761 9962 001	R-6	B-4
3020 W MINNESOTA AVE	761 9962 002	R-6	B-4
	761 9963 002	R-6	B-4
3030 W MINNESOTA AVE	761 9963 004	R-6	B-4
	761 9963 005	R-6	B-4
	761 9963 006	R-6	B-4
2911 W RAWSON AVE	761 9965 000	R-6	B-4
3001 W RAWSON AVE	761 9966 000	B-6	B-4
3111 W RAWSON AVE	761 9967 001	B-6	B-4
3137 W RAWSON AVE	761 9969 001	B-3	B-4
3211 W RAWSON AVE	761 9970 000	B-3	B-4
3241 W RAWSON AVE	761 9971 000	R-6	B-4

3321 W RAWSON AVE	761 9972 000	M-1	B-4
3027 W MINNESOTA AVE	761 9988 004	R-6	B-4
3033 W MINNESOTA AVE	761 9988 006	R-6	B-4
3021 W MINNESOTA AVE	761 9988 007	R-6	B-4
3015 W MINNESOTA AVE	761 9988 008	R-6	B-4
2929 W MINNESOTA AVE	761 9988 009	R-6	B-4
2911 W MINNESOTA AVE	761 9988 010	R-6	B-4
2881 W MINNESOTA AVE	761 9988 011	R-6	B-4
2805 W MINNESOTA AVE	761 9989 001	R-6	B-4
2819 W MINNESOTA AVE	761 9989 002	R-6	B-4
2827 W MINNESOTA AVE	761 9989 003	R-6	B-4
7273 S 27TH ST	761 9990 001	B-4	B-4
7333 S 27TH ST (* CSM Resolution Approved 2005-5813 on January 18, 2005)	761 9992 000	BP/R-6	B-4/OL-1
7371 S 27TH ST	761 9993 000	B-4	B-4
7407 S 27TH ST	761 9994 003	M-1	B-4
	761 9994 004	R-6	OL-1
7441 S 27TH ST	761 9995 000	B-4	B-4
7431 S 27TH ST	761 9996 000	B-4	B-4
	761 9997 002	R-6	OL-1
1 NORTHWESTERN MUTUAL WAY	786 9980 001	BP	OL-1
7521 S 31ST ST	786 9981 003	R-6	OL-1
7541 S 31ST ST	786 9982 000	R-6	OL-1
7571 S 31ST ST	786 9983 000	R-6	OL-1
	786 9984 000	R-6	OL-1
7601 S 31ST ST	786 9985 000	R-6	OL-1
7611 S 31ST ST	786 9986 000	R-6	OL-1
7631 S 31ST ST	786 9987 000	R-6	OL-1
7705 S 31ST ST	786 9988 000	R-6	OL-1
3410 W DREXEL AVE	786 9989 000	R-6	OL-1
3240 W DREXEL AVE	786 9990 000	R-6	OL-1
3140 W DREXEL AVE	786 9991 000	R-6	OL-1
7721 S 31ST ST	786 9992 000	R-6	OL-1
7761 S 31ST ST	786 9993 000	R-6	OL-1
7775 S 31ST ST	786 9994 001	R-6	OL-1
7783 S 31ST ST	786 9994 002	R-6	OL-1
7811 S 31ST ST	786 9995 001	R-6	OL-1
	786 9996 001	R-6	OL-1
7815 S 31ST ST	786 9997 000	R-6	OL-1
7831 S 31ST ST	786 9998 000	R-6	OL-1
	786 9999 000	R-6	OL-1
<b>ADDRESS</b> Drexel Ave – Puetz Ave	<b>Tax Key #</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
2755 W VILLA DR	809 0049 000	B-5	B-4
8095 S 27TH ST	809 0049 000	B-5	B-4
7905 S 27TH ST	809 9938 001	B-4	B-4
7925 S 27TH ST	809 9940 000	B-4	B-4
7933 S 27TH ST	809 9941 001	B-4	B-4
	809 9942 001	B-4	B-4
8043 S 27TH ST	809 9944 006	B-4	B-4

8001 S 27TH ST	809 9944 008	B-4	B-4
8009 S 27TH ST	809 9944 008	B-4	B-4
	809 9944 009	B-4	B-4
8033 S 27TH ST	809 9945 000	B-4	B-4
8151 S 27TH ST	809 9954 000	B-5	B-4
8153 S 27TH ST	809 9955 003	B-3	B-4
8155 S 27TH ST	809 9956 000	B-3	B-4
8171 S 27TH ST	809 9958 000	B-3	B-4
8209 S 27TH ST	809 9959 003	B-3	B-4
8217 S 27TH ST	809 9959 003	B-3	B-4
8233 S 27TH ST	809 9959 003	B-3	B-4
8235 S 27TH ST	809 9959 003	B-3	B-4
8241 S 27TH ST	809 9959 003	B-3	B-4
8253 S 27TH ST	809 9999 000	B-4	B-4
8305 S 27TH ST	832 9889 000	B-4	B-4
8307 S 27TH ST	832 9889 000	B-4	B-4
8311 S 27TH ST	832 9890 000	B-5	B-4
8361 S 27TH ST	832 9891 000	B-5	B-4
8381 S 27TH ST	832 9892 000	B-4	B-4
8405 S 27TH ST	832 9893 001	B-4	B-4
8437 S 27TH ST	832 9941 000	B-4	B-4
8439 S 27TH ST	832 9942 000	B-4	B-4
8439 S 27TH ST	832 9943 001	B-4	B-4
8473 S 27TH ST	832 9945 001	B-4	B-4
	832 9947 000	B-4	B-4
8505 S 27TH ST	832 9949 000	B-5	B-4
8517 S 27TH ST	832 9950 000	B-5	B-4
8517 S 27TH ST	832 9951 000	B-5	B-4
8525 S 27TH ST	832 9952 000	B-5	B-4
8531 S 27TH ST	832 9953 000	B-5	B-4
8533 S 27TH ST	832 9954 000	B-5	B-4
8545 S 27TH ST	832 9955 000	B-5	B-4
	832 9956 000	B-5	B-4
8671 S 27TH ST	832 9994 000	R-4	B-4
8561 S 27TH ST	832 9995 000	B-5	B-4
8575 S 27TH ST	832 9996 000	B-5	B-4
8581 S 27TH ST	832 9996 000	B-5	B-4
8595 S 27TH ST	832 9997 000	B-5	B-4
8595 S 27TH ST	832 9998 000	B-5	B-4
8607 S 27TH ST	832 9998 000	B-5	B-4
8617 S 27TH ST	832 9999 000	B-5	B-4
<b>ADDRESS</b> Puetz Ave – Ryan Rd	<b>Tax Key #</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
2707 W. Puetz RD		B-4	B-4
8771 S 27TH ST	855 9906 000	B-4	B-4
	855 9907 000	B-4	B-4
8833 S 27TH ST	855 9908 001	B-4	B-4
8853 S 27TH ST	855 9944 000	B-4	B-4
8879 S 27TH ST	855 9946 001	B-4	B-4
8861 S 27TH ST	855 9946 002	B-4	B-4
8911 S 27TH ST	855 9947 000	B-4	B-4
8933 S 27TH ST	855 9948 000	B-4	B-4

8935 S 27TH ST	855 9948 000	B-4	B-4
8973 S 27TH ST	855 9972 000	B-4	B-4
9023 S 27TH ST	855 9973 001	B-4	B-4
2791 W SOUTHLAND DR	855 9973 002	B-4	B-4
2803 W SOUTHLAND DR	855 9973 003	B-4	B-4
9041 S 27TH ST	855 9974 000	B-4	B-4
9063 S 27TH ST	855 9999 000	B-4	B-4
9307 S 27TH ST	879 9927 000	B-4	B-4
9335 S 27TH ST	879 9929 001	B-4	B-4
9347 S 27TH ST	879 9930 001	B-4	B-4
9375 S 27TH ST	879 9932 000	B-4	B-4
2820 W RYAN RD	879 9991 001	B-3	B-4
9438 S 29TH ST	879 9991 002	B-3	B-4
9450 S 29TH ST	879 9991 002	B-3	B-4
9405 S 27TH ST	879 9994 000	B-4	B-4
9419 S 27TH ST	879 9995 001	B-4	B-4
9447 S 27TH ST	879 9997 000	B-4	B-4
9447 S 27TH ST	879 9999 000	B-4	B-4
9461 S 27TH ST	879 9999 000	B-4	B-4
<b>ADDRESS</b> Ryan Rd – Oakwood Rd	<b>Tax Key #</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
9527 S 27TH ST	902 9964 001	B-2	B-4
	902 9965 004	B-2	B-4
9801 S 27TH ST	902 9965 006	B-2	B-4
2875 W RYAN RD	902 9965 007	B-2	B-4
9605 S 29TH ST	902 9966 001	R-3/B-2	B-4
9677 S 27TH ST	902 9967 000	B-4	B-4
9813 S 27TH ST	902 9968 000	R-3	B-4
	902 9969 000	B-2	B-4
9851 S 27TH ST	902 9970 001	I-1/B-2	B-4
(*CSM Resolution approved 2004-578 on November 30, 2004)	928 9995 000	PDD #32	B-7
10233 S 27TH ST	928 9999 001	BP	B-7
	928 9999 002	BP	B-7
<b>ADDRESS</b> Oakwood Rd – South County Line Rd	<b>Tax Key #</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
3617 W OAKWOOD RD	950 9997 000	A-1/ M-1	B-7
	950 9998 000	A-1	RC-1
10521 S 27TH ST	951 9994 000	M-1	B-7
10467 S 27TH ST	951 9995 000	M-1	B-7
	951 9996 002	M-1	B-7
10521 S 27TH ST	951 9996 005	M-1	B-7
10563 S 27TH ST	951 9996 007	M-1	B-7
10601 S 27TH ST	951 9996 008	M-1	B-7
10613 S 27TH ST	951 9996 009	M-1	B-7
3240 W ELM RD	951 9996 013	M-1	B-7
3310 W ELM RD	951 9996 015	M-1	B-7
3400 W ELM RD	951 9996 016	M-1	B-7
	951 9996 017	M-1	B-7

10511 S 27TH ST	951 9997 001	M-1	B-7
10521 S 27TH ST	951 9998 000	M-1	B-7
10627 S 27TH ST	951 9999 000	M-1	B-7
10711 S 27TH ST	978 9991 001	M-1/B-2	B-7
2731 W ELM ST	978 9991 001	M-1/B-2	B-7
2825 W ELM RD	978 9992 000	M-1	B-7
10741 S 27TH ST	978 9993 000	M-1/B-2	B-7
10757 S 27TH ST	978 9993 000	M-1/B-2	B-7
10771 S 27TH ST	978 9994 000	M-1	B-7
10791 S 27TH ST	978 9995 000	M-1	B-7
2901 W ELM RD	978 9996 001	M-1	B-7
3001 W ELM RD	978 9996 006	M-1	B-7
3151 W ELM RD	978 9996 007	M-1	B-7
3131 W ELM RD	978 9996 008	M-1	B-7
10885 S 27TH ST	978 9997 000	M-1	B-7
11027 S 27TH ST	978 9998 000	M-1	B-7
	978 9999 000	M-1	B-7
3617 W ELM RD	979 9997 000	A-1/ M-1	RC-1
	979 9998 000	M-1	RC-1
3548 W SOUTH COUNTY LINE RD	979 9999 000	M-1	RC-1

**IV. Adjournment**

*\* Notice is given that a majority of the Common Council, Community Development Authority and Economic Development Commission 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.*