

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin WI 53132**  
**7:00 p.m., Thursday, July 28, 2005**

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

**II. Approval of Minutes**

**A. Regular Meeting** Thursday, July 14, 2005

**III. Business**

**A. Review & recommend to the Common Council**

Applicant: **River Highlands Development LLC**  
**(River Highlands 30-lot Subdivision)**

Regarding: Declaration of Covenants, Conditions And Restrictions

Location: Approximately South 51st Street & West Drexel Avenue

NW 1/4 of Section 14 (Tax Key Numbers 806-9994-002 & 806-9995-002)

Zoning: R-6 Suburban Single-Family Residence District

**B. Review & recommend to the Common Council**

Applicant: **Ener-Con Companies LLC**  
**(Victorian Acres 6-lot Subdivision)**

Regarding: Final Plat

Location: Approximately South 51st Street & West Tumblecreek Drive

SE 1/4 of Section 02 (Tax Key Number 740-9985-000)

Zoning: R-5 Suburban Single-Family Residence District

**C. Review & recommend to the Common Council**

Applicant: **Ener-Con Companies LLC**  
**(Victorian Acres 6-lot Subdivision)**

Regarding: Declaration of Covenants, Conditions And Restrictions & Homeowners' Association Document

Location: Approximately South 51st Street & West Tumblecreek Drive

SE 1/4 of Section 02 (Tax Key Number 740-9985-000)

Zoning: R-5 Suburban Single-Family Residence District

**D. Review & recommend to the Common Council**

Applicant: **Tuckaway Meadows LLC**  
**(Tuckaway Meadows 28-lot Subdivision)**

Regarding: Final Plat

Location: Approximately South 76<sup>th</sup> – 77<sup>th</sup> Streets & Forest Hill Avenue

NE 1/4 of Section 16 (Tax Key Number 803-9999-003)

Zoning: R-6 Suburban Single-Family Residence District

**E. Review & recommend to the Common Council**

Applicant: **Tuckaway Meadows LLC**  
**(Tuckaway Meadows 28-lot Subdivision)**

Regarding: Declaration of Covenants, Conditions And Restrictions

Location: Approximately South 76<sup>th</sup> – 77<sup>th</sup> Streets & Forest Hill Avenue

NE 1/4 of Section 16 (Tax Key Number 803-9999-003)

Zoning: R-6 Suburban Single-Family Residence District

**F. Review & recommend to the Common Council**

Applicant: **Tuckaway Meadows LLC**  
**(Tuckaway Meadows 28-lot Subdivision)**

Regarding: Conservation Easement

Location: Approximately South 76<sup>th</sup> – 77<sup>th</sup> Streets & Forest Hill Avenue  
NE 1/4 of Section 16 (Tax Key Number 803-9999-003)

Zoning: R-6 Suburban Single-Family Residence District

**G. Review & recommend to the Common Council**

Applicant: **Southwood Court LLC**  
**(Southwood Court 15-lot Subdivision)**

Regarding: Final Plat

Location: Approximately South 33<sup>rd</sup> – 35<sup>th</sup> Streets, West Central Avenue & West Ryan  
Road SE 1/4 of Section 24 (Tax Key Number 879-9970-000)

Zoning: R-6 Suburban Single-Family Residence District

**H. Review & recommend to the Common Council**

Applicant: **Southwood Court LLC**  
**(Southwood Court 15-lot Subdivision)**

Regarding: Declaration of Covenants, Conditions And Restrictions

Location: Approximately South 33<sup>rd</sup> – 35<sup>th</sup> Streets, West Central Avenue & West Ryan  
Road SE 1/4 of Section 24 (Tax Key Number 879-9970-000)

Zoning: R-6 Suburban Single-Family Residence District

**I. Review & recommend to the Common Council**

Applicant: **Southwood Court LLC**  
**(Southwood Court 15-lot Subdivision)**

Regarding: Conservation Easement

Location: Approximately South 33<sup>rd</sup> – 35<sup>th</sup> Streets, West Central Avenue & West Ryan  
Road SE 1/4 of Section 24 (Tax Key Number 879-9970-000)

Zoning: R-6 Suburban Single-Family Residence District

**J. Review & approve**

Applicant: **TAP Enterprises, Inc.**

Regarding: Temporary Use

Location: Approximately 7220 West Rawson Ave  
SW 1/4 of Section 03 (Tax Key Number 743-8992-001)

Zoning: B-2 General Business District

**K. Discussion & recommendation**

Applicant: **None**

Regarding: Issues surrounding accessory structures on residential lots

**L. Review & recommend to Board of Zoning & Building Appeals**

Applicant: **Robert & Janet Pruess**

Regarding: Area Special Exception to allow relief from maximum lot coverage

Location: Approximately 8165 S 34<sup>th</sup> Street  
NE 1/4 of Section 13 (Tax Key Number 809-9976-001)

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

**M. Review & recommend to Board of Zoning & Building Appeals**

Applicant: **Shirley Hesse**

Regarding: Area Special Exception to allow relief from maximum size for outbuildings

Location: Approximately 7045 S North Cape Road  
SW 1/4 of Section 06 (Tax Key Number 749-0001-000)

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

**N. Discussion & recommendation**

Applicant: **None**

Regarding: Rezoning Mission Hill neighborhood

Location: Approximately STH 100 & West Church Street

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

✓ **O. Review & recommend to the Common Council**

Applicant: **Mary Remington**

Regarding: Amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District.

Location: Approximately 10635 W Church Street  
SW 1/4 of Section 08 (Tax Key Number 795-9995-005)

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

✓ **P. Review & recommend to the Common Council**

Applicant: **Mary Remington**

Regarding: 4-lot Certified Survey Map

Location: Approximately 10635 W Church Street  
SW 1/4 of Section 08 (Tax Key Number 795-9995-005)

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

**Q. Review & Recommend to Board of Zoning & Building Appeals**

Applicant: **Thomas & Marlene Wesolowski**

Regarding: Area Special Exception to allow relief from maximum front yard setback of 45'.

Location: Approximately 7825 Chapel Hill Ct W  
SW 1/4 of Section 08 (Tax Key Number 795-0140-000)

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

**R. Review & Recommend to Board of Zoning & Building Appeals**

Applicant: **Anthony Glapa**

Regarding: To allow the applicant to replace an existing fence in the rear yard.

Location: Approximately 10270 Scepter Court  
SW 1/4 of Section 08 (Tax Key Number 795-0083-000)

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

**S. Review & comment**

Applicant: **Grasch Real Estate & Investment LLC  
(Franklin Professional Building)**

Regarding: Concept Review for a 3-story office building

Location: Approximately 7520 West Old Loomis Road  
SW 1/4 of Section 03 (Tax Key Numbers 743-8985-000, 743-8986-000 & 743-8987-000)

Zoning: B-1 Neighborhood Business District

✓ **T. Review & comment**

Applicant: **Bodner Property Management LLC  
(Forest View Condominiums)**

Regarding: Concept Review residential condominiums

Location: Approximately 5720 West Ryan Road  
SW 1/4 of Section 23 (Tax Key Numbers 882-9988-001 &  
882-9989-000)

Zoning: R-8 Multiple-Family Residence District

**U. Review & comment**

Applicant: **O'Malley Investments**

Regarding: Concept Review for bank with drive-thru and strip mall

Location: Approximately 9923 West St Martins Road  
SE 1/4 of Section 17 (Tax Key Number 840-9989-000) & SW 1/4 of  
Section 17 (Tax Key Numbers 841-9995-000 & 841-9993-004)

Zoning: B-3 Community Business District & C-1 Conservancy

✓ **V. Set Public Hearing date**

Applicant: Common Council

Regarding: Public Hearing for major amendment to PDD #18 FRANKLIN BUSINESS  
PARK

Location: Approximately South 51<sup>st</sup> Street & West Ryan Road  
NE 1/4 of Section 26

Zoning: PDD #18 FRANKLIN BUSINESS PARK

✓ **W. Discuss & review**

Applicant: Planning Department

Regarding: Rezoning of St. Martins Road Properties

Location: Approximately 9174 West St. Martins Road  
NW 1/4 of Section 21 (848-9995-000)

Zoning: R-8 Multiple-Family Residence District

**X. Comprehensive Master Plan Update**

**Y. Upcoming meeting** Thursday, August 11, 2005

**IV. Adjournment**