

City of Franklin
Plan Commission Meeting Agenda*
Franklin City Hall Council Chambers
9229 W Loomis Road – Franklin WI 53132
7:00 p.m., Thursday, October 6, 2005

- I. **Call to Order & Roll Call**
- II. **Approval of Minutes**
 - A. **Regular Meeting** Thursday, September 22, 2005
- III. **Public Hearings**
 - A. **Special Use**
 - Applicant: **Priya Corporation**
Andy's Gas
 - Regarding: Special Use to allow gasoline station, car wash & strip mall in B-1 Neighborhood Business District zoning.
 - Location: Approximately 5040 West Rawson Avenue
SE 1/4 of Section 02 (Tax Key Number 740-9988-005)
 - Zoning: B-1 Neighborhood Business District
 - B. **Special Exception Natural Resources**
 - Applicant: **MLG RE 2002 LLC**
(Hidden Oaks Subdivision) (54 lots)
 - Regarding: Natural Resource Special Exception to encroach .24' of Wetland Setback
 - Location: Approximately South 27th Street & West Oakwood Road
SE 1/4 of Section 25 (Tax Key Numbers 928-9996-001, 928-9996-003 & 928-9997-004)
 - Zoning: R-3 Suburban/Estate Single-Family Residence District
- IV. **Business**
 - A. **Special Use**
 - Applicant: **Priya Corporation**
Andy's Gas
 - Regarding: Special Use to allow gasoline station, car wash & strip mall in B-1 Neighborhood Business District zoning.
 - Location: Approximately 5040 West Rawson Avenue
SE 1/4 of Section 02 (Tax Key Number 740-9988-005)
 - Zoning: B-1 Neighborhood Business District
 - B. **Preliminary Plat**
 - Applicant: **MLG RE 2002 LLC**
(Hidden Oaks Subdivision) (54 lots)
 - Regarding: Preliminary Plat
 - Location: Approximately South 27th Street & West Oakwood Road
SE 1/4 of Section 25 (Tax Key Numbers 928-9996-001 & 928-9996-003)
 - Zoning: R-3 Suburban/Estate Single-Family Residence District

C. Special Exception Natural Resources

Applicant: **MLG RE 2002 LLC**
(Hidden Oaks Subdivision) (54 lots)
Regarding: Natural Resource Special Exception to encroach .24' of Wetland
Location: Approximately South 27th Street & West Oakwood Road
SE 1/4 of Section 25 (Tax Key Numbers 928-9996-001, 928-9996-003 & 928-9997-004)
Zoning: R-3 Suburban/Estate Single-Family Residence District

D. Final Plat

Applicant: **KW Robinwood LLC**
(Robinwood Estates Add'n No. 1 Subdivision) (8 lots)
Regarding: Final Plat
Location: Approximately Woodbury Drive West, West Drexel Avenue & West Southview Drive
SW 1/4 of Section 10 (Tax Key Numbers 791-0292-000, 791-0300-000, 791-0301-000 & 791-9994-000)
Zoning: R-6 Suburban Single-Family Residence District

E. Declaration of Covenants, Conditions and Restrictions

Applicant: **KW Robinwood LLC**
(Robinwood Estates Add'n No. 1 Subdivision) (8 lots)
Regarding: Declaration of Covenants, Conditions and Restrictions
Location: Approximately Woodbury Drive West, West Drexel Avenue & West Southview Drive
SW 1/4 of Section 10 (Tax Key Numbers 791-0292-000, 791-0300-000, 791-0301-000 & 791-9994-000)
Zoning: R-6 Suburban Single-Family Residence District

F. Monument Sign

Applicant: **River Highlands Development LLC**
(River Highlands Subdivision) (30 Lots)
Regarding: Monument Sign
Location: Approximately South 51st Street & West Highlands Drive
NW 1/4 of Section 14 (Tax Key Numbers 806-9994-002 & 806-9995-002)
Zoning: R-6 Suburban Single-Family Residence District

G. Comprehensive Master Plan Update

Applicant: **City of Franklin**
Regarding: Comprehensive Master Plan Update

H. Conservation Easement

Applicant: **Horizon Development Group**
(Francis Woods Senior Condominiums) (16 units)
Regarding: Conservation Easement
Location: Approximately 7710 South 51st Street
SE 1/4 of Section 11 (Tax Key Number 788-9986-004)
Zoning: PDD #22 CLARE MEADOWS

I. Site Plan Amendment

Applicant: **Barrientos Design & Consulting
(Faith Community Church)**
Regarding: Minor changes to the Site Plan and an additional steeple
Location: Approximately 7700 West Faith Drive
SE 1/4 of Section 09 (Tax Key Numbers 792-9984-001)
Zoning: I-1 Institutional District

**J. Determination as a Major or Minor Amendment & PDD Planned
Development District Amendment**

Applicant: **TDI Associates, Inc.**
Regarding: Determination as a Major or Minor Amendment & PDD Planned
Development District Amendment to add a 7,500 s.f. building next
to Gander Mountain.
Location: Approximately 6939 South Riverwood Boulevard
SE 1/4 of Section 01 (Tax Key Number 738-0071-000)
Zoning: PDD #10 RIVERWOOD VILLAGE - PAUL BOURAXIS DEVELOPMENT

K. Unified Development Ordinance Text Amendment

Applicant: **City of Franklin**
Regarding: AN ORDINANCE TO AMEND §15-3.0804 AND RELATED
PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE TO
PROVIDE FOR THE ADMINISTRATIVE ISSUANCE OF TEMPORARY
USE PERMITS BY THE ZONING ADMINISTRATOR AND TO FURTHER
SPECIFY THE TYPES OF AND CONDITIONS UPON TEMPORARY USES
WHICH MAY BE PERMITTED.

L. Comprehensive Master Plan Amendment

Applicant: **City of Franklin**
Regarding: AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO
INCLUDE THE WIS 241 (SOUTH 27TH STREET) ACCESS MANAGEMENT
PLAN, WITH THE PROVISION THAT WHEN THERE IS A CONFLICT WITH
THE ALREADY ADOPTED SOUTH 27TH STREET CORRIDOR PLAN, THE
CORRIDOR PLAN WILL BE THE ULTIMATE SOURCE.

M. Announcement: Next Meeting scheduled for October 20, 2005

V. 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.*