

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin WI 53132**  
**7:00 p.m., Thursday, August 25, 2005**

- I. **Call to Order & Roll Call**
- II. **Approval of Minutes**
  - A. **Special Meeting** Thursday, August 11, 2005
  - B. **Regular Meeting** Thursday, August 11, 2005
- III. **Public Hearings**
  - A. **Special Use for a Retail Tire Sales & Service Facility**
    - Applicant: **Alliance Development Group LLC**  
**(Goodyear Just Tires)**
    - Regarding: Special Use for an approximately 6,100 s.f. Retail Tire Sales & Service Facility
    - Location: Approximately 2930 West Rawson Avenue  
SE 1/4 of Section 01 (Tax Key Number 738-9993-000)
    - Zoning: B-4 South 27th Street Mixed Use Commercial District
  - B. **Zoning Code (Map) Amendment**
    - Applicant: **S&L Holding LLC**  
**(Rawson Commons)**
    - Regarding: Rezoning from R-6 Suburban Single-Family Residence District to B-2 General Business District
    - Location: Approximately 7322 West Rawson Avenue  
SW 1/4 of Section 03 (Tax Key Number 743-8991-000)
    - Zoning: R-6 Suburban Single-Family Residence District
  - C. **Special Use for a Commercial Building with a Drive-thru**
    - Applicant: **S&L Holding LLC**  
**(Rawson Commons)**
    - Regarding: Special Use Permit for an approximately 10,200 s.f. Commercial Building with a Drive-thru
    - Location: Approximately 7322 West Rawson Avenue  
SW 1/4 of Section 03 (Tax Key Number 743-8991-000)
    - Zoning: R-6 Suburban Single-Family Residence District
  - D. **PDD Planned Development District Amendment**
    - Applicant: **City of Franklin**
    - Regarding: Petition to amend Planned Development District (PDD) No. 18 (Franklin Business Park) to clarify the authority of the Community Development Authority.
    - Location: Approximately South 51<sup>st</sup> Street & West Ryan Road
    - Zoning: PDD #18 FRANKLIN BUSINESS PARK

**IV. Business**

**A. Special Use for a Retail Tire Sales & Service Facility**

Applicant: **Alliance Development Group LLC  
(Goodyear Just Tires)**  
Regarding: Special Use for an approximately 6,100 s.f. Retail Tire Sales & Service Facility  
Location: Approximately 2930 West Rawson Avenue  
SE 1/4 of Section 01 (Tax Key Number 738-9993-000)  
Zoning: B-4 South 27th Street Mixed Use Commercial District

**B. Zoning Code (Map) Amendment**

Applicant: **S&L Holding LLC  
(Rawson Commons)**  
Regarding: Rezoning from R-6 Suburban Single-Family Residence District to B-2 General Business District  
Location: Approximately 7322 West Rawson Avenue  
SW 1/4 of Section 03 (Tax Key Number 743-8991-000)  
Zoning: R-6 Suburban Single-Family Residence District

**C. Special Use for a Commercial Building with a Drive-thru**

Applicant: **S&L Holding LLC  
(Rawson Commons)**  
Regarding: Special Use for an approximately 10,200 s.f. Commercial Building with a Drive-thru  
Location: Approximately 7322 West Rawson Avenue  
SW 1/4 of Section 03 (Tax Key Number 743-8991-000)  
Zoning: R-6 Suburban Single-Family Residence District

**D. PDD Planned Development District Amendment**

Applicant: **City of Franklin**  
Regarding: Petition to amend Planned Development District (PDD) No. 18 (Franklin Business Park) to clarify the authority of the Community Development Authority.  
Location: Approximately South 51<sup>st</sup> Street & West Ryan Road  
Zoning: PDD #18 FRANKLIN BUSINESS PARK

**E. Final Plat**

Applicant: **Brad Fromm  
(Clarence Court Subdivision) (5 lots)**  
Regarding: Final Plat  
Location: Approximately 8456 South 51st Street  
SE 1/4 of Section 14 (Tax Key Number 834-9994-000)  
Zoning: R-5 Suburban Single-Family Residence District

**F. Declaration of Covenants, Conditions and Restrictions**

Applicant: **Brad Fromm  
(Clarence Court Subdivision) (5 lots)**  
Regarding: Declaration of Covenants, Conditions and Restrictions  
Location: Approximately 8456 South 51st Street  
SE 1/4 of Section 14 (Tax Key Number 834-9994-000)  
Zoning: R-5 Suburban Single-Family Residence District

**G. Homeowner Association Instruments**

Applicant: **Brad Fromm**  
**(Clarence Court Subdivision) (5 lots)**  
Regarding: Homeowner Association Instruments  
Location: Approximately 8456 South 51st Street  
SE 1/4 of Section 14 (Tax Key Number 834-9994-000)  
Zoning: R-5 Suburban Single-Family Residence District

**H. Final Plat**

Applicant: **Equitable Development LLC**  
**(Serenity Estates Subdivision) (14 lots)**  
Regarding: Final Plat  
Location: Approximately Harvard Drive & South 53<sup>rd</sup> Street  
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)  
Zoning: R-5 Suburban Single-Family Residence District

**I. Declaration of Covenants, Conditions and Restrictions**

Applicant: **Equitable Development LLC**  
**(Serenity Estates Subdivision) (14 lots)**  
Regarding: Declaration of Covenants, Conditions and Restrictions  
Location: Approximately Harvard Drive & South 53<sup>rd</sup> Street  
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)  
Zoning: R-5 Suburban Single-Family Residence District

**J. Homeowner Association Instruments**

Applicant: **Equitable Development LLC**  
**(Serenity Estates Subdivision) (14 lots)**  
Regarding: Homeowner Association Instruments  
Location: Approximately Harvard Drive & South 53<sup>rd</sup> Street  
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)  
Zoning: R-5 Suburban Single-Family Residence District

**K. Conservation Easement**

Applicant: **Equitable Development LLC**  
**(Serenity Estates Subdivision) (14 lots)**  
Regarding: Conservation Easement  
Location: Approximately Harvard Drive & South 53<sup>rd</sup> Street  
SW 1/4 of Section 02 (Tax Key Number 741-9987-001)  
Zoning: R-5 Suburban Single-Family Residence District

**L. Certified Survey Map**

Applicant: **Menard Inc.**  
Regarding: 3-lot Certified Survey Map  
Location: Approximately 10925 West Speedway Drive  
NW 1/4 of Section 05 (Tax Key Number 704-1001-000)  
Zoning: M-1 Limited Industrial District

**M. Conservation Easement**

Applicant: **Menard Inc.**  
Regarding: Conservation Easement for 3-lot Certified Survey Map  
Location: Approximately 10925 West Speedway Drive  
NW 1/4 of Section 05 (Tax Key Number 704-1001-000)  
Zoning: M-1 Limited Industrial District

**N. Certified Survey Map**

Applicant: **Menard Inc.**  
Regarding: 4-lot Certified Survey Map  
Location: Approximately 10925 West Speedway Drive  
NW 1/4 of Section 05 & NE 1/4 of Section 06 (Tax Key Number 704-1002-000)  
Zoning: M-1 Limited Industrial District

**O. Monument Sign**

Applicant: **Franklin Ventures II LLC  
(Monticello Gardens Condominiums)**  
Regarding: Monument Sign for Monticello Gardens  
Location: Approximately West Forest Home Avenue & West Jefferson Terrace  
NW 1/4 of Section 18 (Tax Key Number 798-0106-000)  
Zoning: R-7 Two-Family Residence District & R-8 Multiple-Family Residence District

**P. Monument Sign**

Applicant: **Franklin Ventures II LLC  
(Shadwell Subdivision) (35-lot)**  
Regarding: Monument Sign for Shadwell Subdivision  
Location: Approximately West Forest Home Avenue & West Jefferson Terrace  
NW 1/4 of Section 18  
Zoning: R-4 Suburban Single-Family Residence District

**Q. Concept Review**

Applicant: **Angus Young Associates**  
Regarding: Concept Review for approximately 20,000 s.f. commercial space in four buildings  
Location: Approximately 7131 South 27<sup>th</sup> Street  
NE 1/4 of Section 12 (Tax Key Number 761- 9954-000)  
Zoning: B-4 South 27th Street Mixed Use Commercial District

**R. Concept Review**

Applicant: **Wauwatosa Savings Bank  
(Wauwatosa Savings Bank)**  
Regarding: Concept Review for approximately 5,400 s.f. savings bank with drive-thru  
Location: Approximately 10925 West Speedway Drive (a lot yet to be divided from the Speedway Menard property)  
NE 1/4 of Section 06  
Zoning: M-1 Limited Industrial District

**S. Announcement: Next Meeting scheduled for September 8, 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.*