

**CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, November 8, 2007**

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, October 18, 2007

III. Public Hearings & Business Items (Action may be taken on any item)

A. Jeffery Freiheit and Susan Severin-Freiheit (Single-Family Residence Porch Addition)

Property: 10670 South 60th Street; Tax Key No. 948-9999-002

Zoning: A-1 Agricultural District

Regarding: 1. **(Area Exception) (Public Hearing)** Application for an Area Exception to allow for a reduction of 10 feet from the required 50 foot front yard setback required by §15-3.0314 of the Unified Development Ordinance, to a distance of 40 feet, for the purpose of a front porch addition to the dwelling structure

B. City of Franklin (Minimum Land Area Requirements for Planned Development Districts Unified Development Ordinance Text Amendment)

Property: City-wide in Future Planned Development Districts

Zoning: Future Planned Development Districts

Regarding: 1. **(Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT §15-3.0403A. AND TABLE 15-3.0402 TO REDUCE MINIMUM LAND AREA REQUIREMENTS FOR PLANNED DEVELOPMENT DISTRICTS

C. City of Franklin (Increase Building Height Limitations in the B-3 Community Business District Text Amendment)

Property: City-wide in B-3 Community Business District

Zoning: B-3 Community Business District

Regarding: 1. **(Unified Development Ordinance Text Amendment) (Public Hearing)** AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0303 TO INCREASE THE MAXIMUM BUILDING HEIGHTS IN THE B-3 COMMUNITY BUSINESS DISTRICT FOR RETAIL STRUCTURES FROM 2 STORIES AND 35 FEET TO 5 STORIES AND 65 FEET WITH THE ABILITY TO VARY THE MAXIMUM HEIGHT AND FOR OFFICE STRUCTURES FROM 3 STORIES AND 45 FEET TO 5 STORIES AND 65 FEET WITH THE ABILITY TO VARY THE MAXIMUM HEIGHT

D. Eugene R. Aten and Sara L. Aten (2 Lot Certified Survey Map)

Property: 4520 West Hunting Park Drive; Tax Key No. 834-0010-002

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

Regarding: 1. **(Certified Survey Map)** A RESOLUTION CONDITIONALLY APPROVING A CERTIFIED SURVEY MAP, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 5043, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN for the purpose of dividing the lot located at 4520 West Hunting Park Drive into a second lot of the same zoning

**E. State of Wisconsin Department of Health and Family Services
(Request for Hazards Identification Pursuant to Wis. Stats.
§50.03(4)(a)3. Upon an Application for Initial Licensure of a
Community Living Arrangement)**

Property: 8028 West Coventry Drive

Zoning: R-6 Suburban Single-Family Residence District

Regarding: 1. Report by Plan Commission to Wisconsin Department of Health and Family Services of any environmental, physical safety or adjoining area hazards which might affect residents of the proposed Community Living Arrangement; and the type of zoning in the area

F. Future Meetings Schedule

IV. Adjournment

Notice is given that a majority of the Franklin 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 Common Council per State ex rel. Badke v. Greendale Village Board, even though the Common Council will not take formal action at this meeting.

Notice is further given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.