

CALL TO ORDER

MINUTES

Regular Meeting Thursday, October 18, 2007

PUBLIC HEARINGS and BUSINESS ITEMS

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

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

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

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

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

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

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

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

I. Mayor Taylor called the November 08, 2007, regular Plan Commission meeting to order at 7:01 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Ritter, Bennett and Hanneman. Commissioners Torres and Haley were excused. Commissioner Bennett was excused at 8:35 PM. Also present were Director of City Development Wheaton, Planning Manager Dietl, Planner II Fuchs and City Attorney Wesolowski. This meeting was held as part of a joint meeting with the City of Franklin Common Council from 7:01 to 8:32 PM.

II.

A. Commissioner Ritter moved and Alderman Skowronski seconded approval of the October 18, 2007, minutes. Commissioner Hanneman abstained. Upon roll call vote, all voted 'aye'; the vote being 3 ayes, 0 nos, 1 abstention, the motion failed.

III.

A. Mr. Fuchs read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 8:35 PM. One citizen spoke; with no one else coming forward to speak, the Public Hearing was closed at 8:37 PM.

1. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend to the Board of Zoning and Building Appeals 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. Upon voice vote, all voted 'aye.' Motion carried.

B. Mr. Fuchs read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:10 PM. With no one coming forward to speak, the Public Hearing was closed at 7:13 PM.

1. Commissioner Bennett moved and Commissioner Hanneman seconded to recommend an ordinance to amend the Unified Development Ordinance text at §15-3.0403A. and Table 15-3.0402A., and the addition of Table 15-3.0402, to reduce minimum land area requirements for Planned Development Districts. Upon voice vote, all voted 'aye.' Motion carried.

C. Mr. Fuchs read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 8:17 PM. After one citizen spoke, with no one else coming forward, the Public Hearing was closed at 8:20 PM.

1. Commissioner Bennett moved and Commissioner Ritter seconded to recommend an ordinance to amend the Unified Development Ordinance text at Table 15-3.0303 to make possible an increase in the maximum building heights in the B-3 Community Business District pursuant to the guidelines as described in Tables 15-3.0303A, 15-3.0303B, 15-3.0303C, 15-3.0303D, 15-3.0303E and 15-3.0303F, and the granting of a Special Use Permit. Upon voice vote, all voted 'aye.' Motion carried.

D. 1. Commissioner Ritter moved and Commissioner Hanneman seconded to recommend 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. Upon voice vote, all voted 'aye.' Motion carried.

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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)

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

Future Meetings Schedule

ADJOURNMENT

E. 1. Commissioner Ritter moved and Commissioner Hanneman seconded to direct the City Development Department to provide a report to the Wisconsin Department of Health & 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, as directed by the Plan Commission. Upon voice vote, all voted 'aye.' Motion carried.

F. Commissioner Hanneman moved and Commissioner Ritter seconded to cancel the regularly scheduled meeting of the Plan Commission on November 22, 2007, and to set a special meeting for November 29, 2007, beginning at 7:00 PM. Upon voice vote, all voted 'aye.' Motion carried.

IV. Commissioner Ritter moved and Commissioner Hanneman seconded to adjourn the November 08, 2007, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 8:56 PM