

**City of Franklin**  
**Plan Commission Meeting**  
**March 21, 2013**  
**Minutes**

Approved  
April 4, 2013

**CALL TO ORDER**

- I.** Mayor Taylor called the March 21, 2013 regular Plan Commission meeting to order at 7:23 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Solomon, and Commissioners Haley, Michlig, and Ritter. Excused were Commissioners Bennett and Fowler. Also present were City Attorney Wesolowski, Assistant City Engineer Romeis, Planning Manager Dietl and Senior Planner Fuchs.

**MINUTES**

Regular Meeting of March 7, 2013

**II.**

- A.** Commissioner Ritter moved and Commissioner Haley seconded approval of the March 7, 2013 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye', motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**Joseph R. Haselow and Dawn M. Boland (Proposed Residential Single-Family Estate Development)**

**Property:** City-wide (Unified Development Ordinance Text Amendment); 9140 South 51<sup>st</sup> Street; Tax Key No. 881-9995-000 (Rezoning)

**Zoning:** City-wide (Unified Development Ordinance Text Amendment); R-3 Suburban/Estate Single-Family Residence District (Rezoning)

**Regarding: 1. (Unified Development Ordinance Text Amendment) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO CREATE SECTION 15-3.0201E., R-1E COUNTRYSIDE/ESTATE SINGLE-FAMILY MULTIPLE RESIDENCE UPON A SINGLE LOT ESTATE DISTRICT AND TABLE 15-3.0201E. (OR SUCH OTHER SECTION[S] AND/OR TABLE[S] AS MAY BE DETERMINED), TO ALLOW FOR MORE THAN ONE SINGLE-FAMILY RESIDENCE STRUCTURE UPON A SINGLE LOT ESTATE, TOGETHER WITH OTHER PERMITTED, SPECIAL AND ACCESSORY USES COMPATIBLE WITH A MORE THAN ONE SINGLE-FAMILY RESIDENCE STRUCTURE UPON A SINGLE LOT ESTATE USE**

**2. (Rezoning) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT**

**III.**

- A.** Presentation by Planning Manager Dietl regarding the proposed Unified Development Ordinance text amendment and rezoning as requested by Joseph R. Haselow and Dawn M. Boland for property located at 9140 South 51st Street.

Planner Fuchs read the Official Notice of Public Hearing for Unified Development Ordinance text amendment and rezoning into the record. The Public Hearing was opened at 7:49 p.m. and closed at 7:53 p.m.

Commissioner Haley moved to recommend approval of an ordinance to amend the Unified Development Ordinance text to create Section 15-3.0201E., R-1E Countryside/Estate Single-Family Multiple Residence Upon a Single Lot Estate District and Table 15-3.0201E. (or such other Sections[s] and/or Table[s] as may be determined), to allow for more than one single-family residence structure upon a single lot estate, together with other permitted, special and accessory uses compatible with a more than one single-family residence structure upon a single lot estate use, with specified lighting hours of 6:00 a.m. to 9:00 p.m., staff will review and provide to Council setback calculations for buildings based on size and height, public sewer and water is not required if it is not available, however a provision will be added for future development and the right to participate in a survey being waived, staff review of the functional family unit, and technical corrections. Seconded by Commissioner Michlig. On voice vote, all voted 'aye'. Motion carried.

Commissioner Ritter moved and Commissioner Haley seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-1E

Item III.A. 2. (cont.)

TO R-1E COUNTRYSIDE/ESTATE SINGLE-FAMILY MULTIPLE RESIDENCE UPON A SINGLE LOT ESTATE DISTRICT

Countryside/Estate Single-Family Multiple Residence Upon a Single Lot Estate District, for property located at 9140 South 51<sup>st</sup> Street. On voice vote, all voted 'aye'. Motion carried.

**City of Franklin  
Complete Streets and Connectivity  
Committee)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding:** 1. Status report

B. Commissioner Michlig reported that the Common Council approved a resolution setting forth the City of Franklin's support of a Complete Streets Policy. No action required at this time.

**ADJOURNMENT**

IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the Plan Commission meeting at 8:58 p.m. All voted 'aye'; motion carried.