

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">11/13/12</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>ORDINANCE TO AMEND §15-3.0436 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) TO ALLOW FOR A MARKET RATE AND SENIOR HOUSING APARTMENT DEVELOPMENT (UNITED FINANCIAL GROUP, INC., APPLICANT) (PUETZ ROAD AND HIGHLAND PARK AVENUE (SOUTHWEST 22.65 ACRES PF THE FORESTHILL HIGHLANDS SENIOR COMMUNITY))</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>6, 7.</i></p>

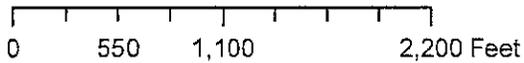
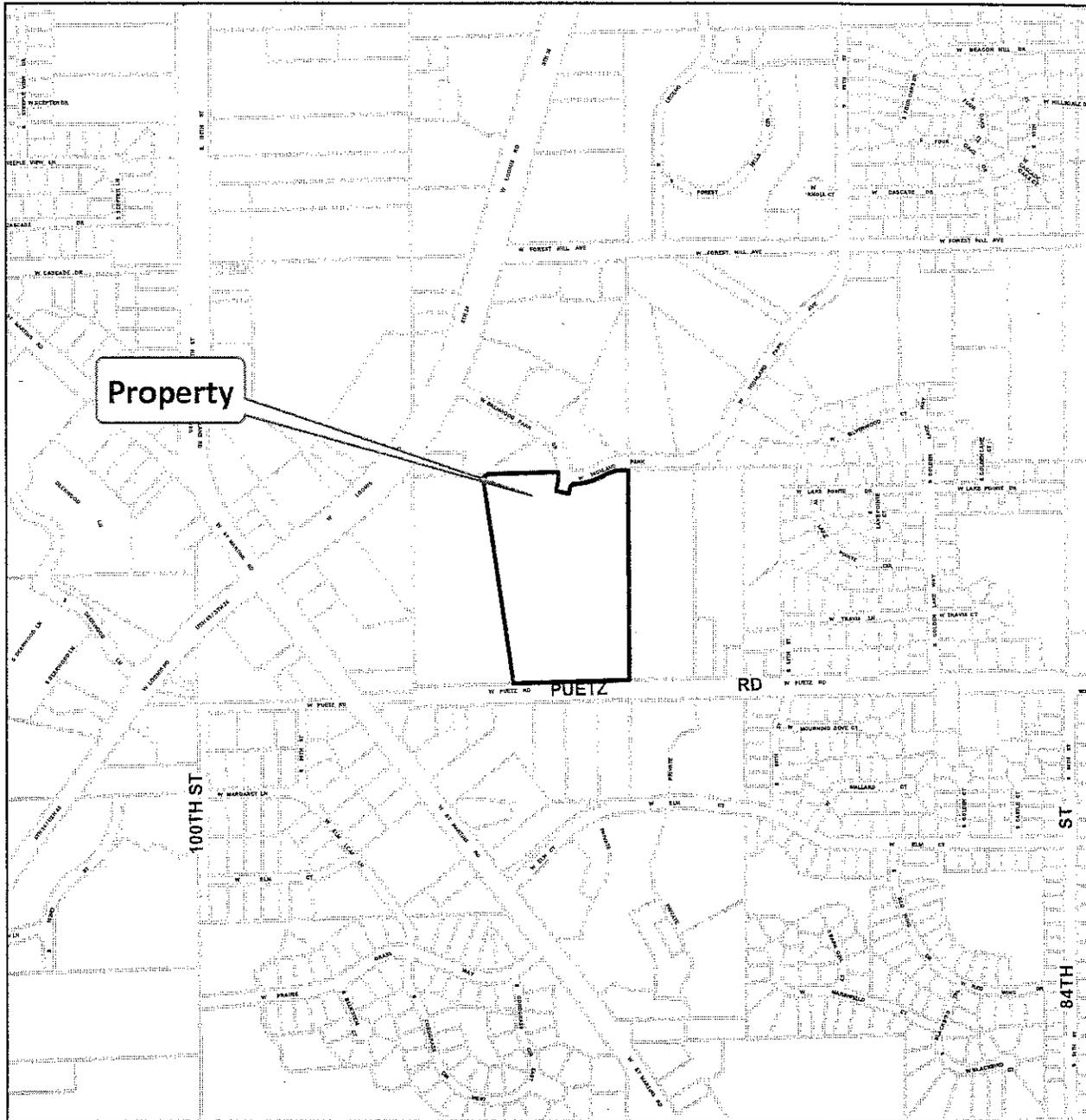
At their meeting on November 8, 2012, the Plan Commission recommended approval of an ordinance to amend §15-3.0436 of the Unified Development Ordinance Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) to allow for a market rate and senior housing apartment development (United Financial Group, Inc., Applicant) (Puetz Road and Highland Park Avenue (Southwest 22.65 acres of the Foresthill Highlands Senior Community)).

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance No. 2012-\_\_\_\_\_, an ordinance to amend §15-3.0436 of the Unified Development Ordinance Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) to allow for a market rate and senior housing apartment development (United Financial Group, Inc., Applicant) (Puetz Road and Highland Park Avenue (Southwest 22.65 acres of the Foresthill Highlands Senior Community)).

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# PDD No. 31 Foresthill Highlands Senior & Market Rate Housing



*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

City Development 2012  
(2010 Aerial Layer)



## ORDINANCE NO. 2012-\_\_\_\_

AN ORDINANCE TO AMEND §15-3.0436 OF THE UNIFIED  
DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT  
DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL  
GROUP, INC.) TO ALLOW FOR A MARKET RATE AND SENIOR  
HOUSING APARTMENT DEVELOPMENT  
(UNITED FINANCIAL GROUP, INC., APPLICANT)  
(PUETZ ROAD AND HIGHLAND PARK AVENUE (SOUTHWEST 22.65  
ACRES OF THE FORESTHILL HIGHLANDS SENIOR COMMUNITY))

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WHEREAS, §15-3.0436 of the Unified Development Ordinance provides for and regulates Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.), same having been created by Ordinance No. 00-1620 and later amended by Ordinance Nos. 01-1669, 02-1694, 02-1731, 03-1770, 03-1773, 10-1993, 11-2041 and 12-2083, with such District primarily being located at 9095 West Highland Park Avenue; and

WHEREAS, Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) currently includes those lands legally described as follows:

All that part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 16, and the Southeast 1/4 of the Southeast 1/4 of Section 17, all in Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; now being more particularly bounded and described as follows:

Commencing at the Northwest corner of the said Southwest 1/4 of said Section 16 (also being the Northeast corner of the said Southeast 1/4 of said Section 17), said point being the place of beginning of lands hereinafter described;

Thence North 88°27'55" East and along the North line of the said Southwest 1/4 Section and the centerline of "W. Forest Hill Avenue", 1487.28 feet to a point; Thence South 00°27'59" East and along the West line of Lot 1 of Certified Survey Map No. 8392 and the Northerly extension thereof, 207.04 feet to a point; Thence North 88°27'55" East and along the South line of said Lot 1 and being parallel with the said North line of the said Southwest 1/4 Section, 170.03 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 5911; Thence South 00°27'59" East and along the said West line of said Parcel 1, 639.43 feet to a point; Thence South 77°56'14" West and along the Northerly line of "Silverwood Heights" (A Subdivision Plat of Record), 121.79 feet to a point; Thence South 65°19'53" West and along the said Northerly line of said Subdivision, 104.34 feet to a point; Thence South

71°20'05" West and along the said Northerly line of said Subdivision, 87.89 feet to a point; Thence South 79°25'24" West and along the said Northerly line of said Subdivision, 185.02 feet to a point; Thence South 53°45'45" West and along the said Northerly line of said Subdivision, 51.85 feet to a point; Thence South 43°42'31" West and along the Westerly line of said Subdivision, 84.49 feet to a point; Thence South 07°09'42" West and along the said Westerly line of said Subdivision, 115.50 feet to a point; Thence South 01°31'57" East and along the said Westerly line of said Subdivision, 156.70 feet to a point on the South line of the said Northwest 1/4 of the said Southwest 1/4 of said Section 16; Thence South 88°29'03" West and along the said South line the said Northwest 1/4 of the said Southwest 1/4 of said Section 16, 1065.14 feet to a point on the West line of the said Southwest 1/4 of said Section 16 (also being the East line of the said Southeast 1/4 of said Section 17); Thence South 00°24'21" East and along the said East line of the said Southeast 1/4 of said Section 17, 1324.32 feet to a point being the Southeast corner of the said Southeast 1/4 of said Section 17; Thence South 88°12'47" West and along the South line of the said Southeast 1/4 of said Section 17 and the centerline of "W. Puetz Road", 705.89 feet to a point; Thence North 01°47'13" West, 60.00 feet to a point on the North Right-of-Way line of said "W. Puetz Road"; Thence North 08°41'02" West and along the Easterly line of Lot 1 of Certified Survey Map No. 7785, 1253.15 feet to a point; Thence North 57°09'43" East and along the said Easterly line of said Lot 1, 38.75 feet to a point on the North line of the said Southeast 1/4 of the said Southeast 1/4 of said Section 17; Thence North 88°13'20" East and along the said North line of the said Southeast 1/4 of the said Southeast 1/4 of said Section 17, 855.09 feet to a point on the said East line of the Southeast 1/4 of said Section 17 (also being the said West line of the said Southwest 1/4 of said Section 16); Thence North 00°24'21" West and along the said East line of the said Southeast 1/4 of said Section 17, 1324.32 feet to the point of beginning of this description.

Said Parcel contains 2,978,304 Square Feet (or 68.3724 Acres) of land, more or less. Tax Key Nos.: 839-9992-016, 839-9992-017, 839-9992-018, 839-9992-025, 839-9992-027, 839-9992-028, 839-9992-029, 839-9992-030, 839-9992-032, 839-9992-033, 839-9992-034 and 840-9999-002; and

WHEREAS, the property which is the subject of the application for the development of market rate and senior housing apartments within Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) is more particularly described as follows:

Lot 2, Certified Survey Map No. 7785, recorded in the Office of the Register of Deeds for Milwaukee County on July 12, 2006 as Document No. 09267685,

said map being a part of the South 1/2 of the East 1/2 of the Southeast 1/4 of Section 17, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Said Parcel contains 986,443 Square Feet (or 22.6456 Acres) of land, more or less. Tax Key No.: 840-9999-002; and

WHEREAS, United Financial Group, Inc., having petitioned for a further amendment to Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.), to allow for a market rate and senior housing apartment development consisting of 286 apartment units on a 22.65 acre property at Puetz Road and Highland Park Avenue (southwest 22.65 acres of the Foresthill Highlands Senior Community); and

WHEREAS, the Plan Commission having reviewed the proposed amendment to Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.), and having held a public hearing on the proposal on the 8th day of November, 2012 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §15-3.0436 Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 00-1620, as previously amended, is hereby amended to allow for a market rate and senior housing apartment development consisting of 286 apartment units on the 22.65 acre parcel at Puetz Road and Highland Park Avenue (southwest 22.65 acres of the Foresthill Highlands Senior Community).

SECTION 2: The subject 22.65 acre parcel shall be developed in substantial conformance to the plans City file-stamp dated October 30, 2012, as submitted by United Financial Group, Inc., as an amendment to the site and building plans as previously approved.

SECTION 3: Applicant shall submit building elevations for the clubhouse to the Department of City Development, for its review and approval, prior to

issuance of a Building Permit.

SECTION 4: Applicant shall provide information for the removal of invasive plant species on the property as way to offset disturbances to the protected natural resource features, for review and approval by Department of City Development staff, prior to issuance of a Building Permit.

SECTION 5: Applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan, prior to issuance of a Building Permit.

SECTION 6: Applicant shall file an application for and receive approval of a certified survey map as specified in the Department of City Development staff report dated November 8, 2012, pertaining in part to the proposed development of public right-of-way upon the property, and as such, in addition to the other improvements as set forth under the plans City file-stamp dated October 30, 2012 and as otherwise required under this Ordinance, pursuant to §236.13(1) and (2), and §236.45, Stats., pertaining to conditions of land division approvals and the provision of public improvements reasonably necessary, and the local regulation of land division, respectively, and §15-9.0309 of the Unified Development Ordinance, pertaining to required improvements and the financial security to be provided therefore as conditions of certified survey map approval, the required improvements prescribed in the Unified Development Ordinance for land divisions are required as a condition of the approval of this Ordinance for United Financial Group, Inc.; a Development Agreement (“Subdivider’s Agreement”), as may be approved by the Common Council upon the recommendation of the City Engineer and as secured by a letter of credit in form as approved by the City Attorney, shall provide for the furnishing, construction and installation of the required improvements and such other matters as set forth therein, and shall be entered into and executed by United Financial Group, Inc., prior to the recording of the Certified Survey Map and prior to the issuance of a Building Permit for any improvements upon the property which is the subject of this Ordinance.

SECTION 7: Applicant shall deposit with the City a sum sufficient as determined by the City Engineer or a letter of credit in such amount in form as approved by the City Attorney, for the installation of a sidewalk on the north side of West Puetz Road as depicted upon the plans City file-stamp dated October 30, 2012, prior to the issuance of a Building Permit. The City shall have the responsibility of obtaining the

installation of the sidewalk, the installation of which as depicted upon the aforesaid plans is in the public right-of-way.

SECTION 8: Applicant shall obtain all approvals required by all state and federal regulations as may be necessary for the development of the property which is the subject of this Ordinance.

SECTION 9: This provision is set forth due to recent correspondence prior to the adoption of this Ordinance from the Wisconsin Department of Natural Resources. Per Section 15-9.0207B.3. of the Unified Development Ordinance relating to changes to shoreland wetlands, this amendment shall not take effect until more than thirty (30) days have elapsed since written notice of the Common Council's approval of this amendment was mailed to the Department of Natural Resources. During that 30-day period, the Department of Natural Resources may notify the Common Council that it will adopt a superseding shoreland ordinance for the City, pursuant to Section 62.231 of the Wisconsin Statutes. If the Department does so notify the Common Council, the effect of this amendment shall be stayed until the Section 62.231 adoption procedure is completed or otherwise terminated. This provision may be waived in writing by the City Engineer and the City Attorney following review of the subject matter with the Wisconsin Department of Natural Resources, with any such waiver to be annexed hereto as Exhibit WIDNR.

SECTION 10: As a condition of the approval of this Ordinance, the property and all improvements and uses to be developed and operated thereon shall at all times remain taxable and not tax-exempt.

SECTION 11: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 12: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 13: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this day of \_\_\_\_\_, 2012, by Alderman \_\_\_\_\_.

ORDINANCE NO. 2012-\_\_\_\_\_

Page 6

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

APPROVED:

\_\_\_\_\_  
Thomas M. Taylor, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

October 30, 2012

Nick Fuchs, Senior Planner  
City of Franklin Planning Department  
9229 W. Loomis Road  
Franklin, WI 53132

Franklin

OCT 30 2012

City Development

RE: Foresthill Highlands Senior Community located on parcel #840-9999-902-460  
Narrative for: Revised Site Plan for South 22.65 acres of the Development

Dear Mr. Fuchs and members of the Plan Commission:

United Financial Group, Inc. (UFG) is proposing a revised site plan for the southwest 22.65 acres of the Foresthill Highlands Senior Community located along Puetz Road. UFG currently has the approvals per PDD No. 31 to construct 344 senior units at this location. The 344 senior units were planned to be comprised of three 2-story, 40-unit elderly buildings, and three 3-story elderly buildings. The current proposed site plan reduces the total density from 680 total units to 622 units. However, we are requesting approval for a project consisting of up to 630 units as the elderly building has not been completely engineered at this time, and a change in the unit mix could result in additional units being contained in the footprint that is reflected in the submittal. We ask that this amendment to PDD No. 31 approve a site plan for 630 units while retaining a maximum unit count of 680 units for the development, which is consistent with the current approvals of PDD No. 31, as we want to maintain the flexibility to respond accordingly to future changes in market demands. Any deviations beyond this 630 unit request would require us to submit an amendment and obtain city approval.

The revised design consists of 286 units and four different types of housing, which has resulted in decreased density and augmented architecture. As with the previous design, a public road provides access to the site and continuity between Puetz Road and West Highland Park Avenue. A public sidewalk extends west to the property line along West Puetz Road to connect to the proposed Meijer store sidewalk. The northeast portion of the site would contain a 130-unit elderly building (Building 10 on the proposed Site Plan) that would begin as a 3-story structure on the North side, and transition to two stories to respect the concerns of the neighbor to the East. Although the elderly building is projected to consist of 130 units, we are requesting approval for up to 138 units to be housed in the structure, which would result in 294 total units on the south 22.65 acres. This request is a function of the building not being completely engineered at this time, and our desire to maintain the flexibility to adjust the unit mix to respond to future changes in market demands. The northern portion of the building is representative of the Highlands Community that is currently under construction in the City of Mequon. UFG has transitioned in the past 5 years to building contiguous communities which provide all elderly residents with direct access to the interior amenity areas, as they are preferred by our tenants. The services of AG Architecture were procured to design a building footprint that would appear as a cluster of smaller buildings to the surrounding residents and visitors.

The Senior Townhome component consisting of 24-units contained within four 2-story buildings (Buildings H, I, J and K) is planned for the Southeast portion of the 22.65 acre parcel. The neighbor to the East, as well as the neighbors to the South of Puetz Road would benefit from the decreased massing of the townhomes relative to the previously approved elderly building.

The change from elderly housing to high-end market rate units (Building 7, 8 and 9) on the west side of the parcel was necessary to accommodate the rear elevation, immediately adjacent truck access, and loading docks of a big box retailer. The existing approved development of three 3-story elderly buildings directly adjacent to and facing the proposed retail big box is no longer feasible or economically viable. The western facades of the three elderly buildings were planned to parallel the property line, which would result in decreased rents for a large number of the units, as they would have direct views of the big box structure and loading docks. In contrast, the new buildings (Buildings 7, 8 and 9) have been designed and oriented in a way to minimize the number of units with direct views of the big box and loading docks. Residents of Highlands Senior Communities are typically retired, which means they are at home most of the day. Therefore the noise associated with a store of this magnitude and the proximity of the loading docks with the accompanying daytime delivery activity would affect their ability to enjoy their homes when they are most active during the daylight hours. Seniors are also less tolerant of visual obstructions, as many of them are renting for the first time in their lives and prefer the park-like atmosphere our communities typically provide. The southwest portion of the parcel is now planned for four two-level market-rate rental townhome buildings with private entry garages (Buildings 11 – 14) totaling 42 units. The floor plans and architecture are based on the Lakeview Townhomes Condo project constructed by UFG in the city of Woodbury, MN. The Clubhouse and pool for the community would be located directly north of the market-rate townhomes, and west of the public road. Three thirty unit buildings with market-rate rental residences constructed of an all masonry brick exterior, with elevators, underground parking, garages, and surface parking are planned for the northwest portion of the site. The 30 unit market rate residence buildings consist of 40% 1,400 sq. ft. two bedroom/two bathroom units with huge private balcony/patio; 33% 850 sq. ft. large one bedroom; 17% two bedroom/one bathroom; and 10% 1,150 sq. ft. two bedroom/two bathroom residences.

This plan is proposed as a continuation of the Foresthill Highlands community, which is being developed under PDD No. 31. The PDD No. 31 zoning contains specific language for natural resource protection, which laid the groundwork for how the site should develop. PDD No. 31 allowed for a 30' wetland setback and 15' wetland buffer, with initial site grading allowed within the entire wetland buffer. The PDD No. 31 approved site plans propose a public street network and building and parking lot layout predicated on the aforementioned wetland setback and buffer. The revised site plan proposes larger wetland setbacks and wetland buffers than the original approved plan and meets PDD No. 31 requirements; however, a Natural Resource Special Exception (NRSE) is being requested since the revised site plan has minor deviations from the current UDO natural resource protection standards (which require a 50' wetland setback and 30' wetland buffer). This NRSE request is to-a) reduce the wetland setback to 30' in only five locations, most notably for the proposed public street at the Puetz Road intersection; b) allow for initial site grading within the wetland buffer followed by the creation of a 15' undisturbed vegetative zone (wetland buffer) per PDD No. 31; and c) allow for minor wetland filling associated with the City requested installation of a public sidewalk along Puetz Road to connect to the proposed Meijer sidewalk. Allowing the project to develop under the current PDD No. 31 standards is instrumental to completing a viable community on this property.

The decreased density, improved architecture, and varied living options make this plan more viable in today's economic environment, and allow the project to exist synergistically with the proposed Meijer Store. If the proposed revised site plan is approved, UFG would be willing to commit to breaking ground on a thirty unit building of the market-rate residences and the Club House in 2013.



660 W. Ridgeview Drive  
Appleton, WI 54911-1254  
Telephone (920) 968-8100  
Facsimile (920) 731-1696

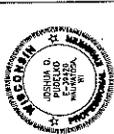
We look forward to our continued working relationship with the City. Should you have any questions, please call me at (920) 968-8100 ext. 104. Thank you.

Sincerely,

United Financial Group, Inc.

A handwritten signature in black ink, appearing to read "Bob Zoelle", is written over a horizontal line.

Bob Zoelle  
V.P. - Construction



TRIO  
 1000 W. HIGHWAY 1  
 SUITE 100  
 WASHINGTON, DC 20004  
 TEL: (202) 462-1000  
 FAX: (202) 462-1001  
 WWW.TRIOINC.COM

**PROJECT:**  
**FORESTHILL HIGHLANDS**  
**SOUTHWEST DEVELOPMENT**  
**CITY OF FRANKLIN, MA**  
 BY: United Financial Group, Inc.  
 680 W. Highview Drive  
 Appleton, WI 54911

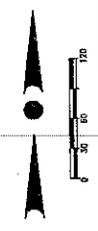
REVISION HISTORY
DATE DESCRIPTION
09/10/12 INITIAL SUBMITTAL

**DATE:**  
 OCTOBER 30, 2012

**JOB NUMBER:**  
 97012

**DESCRIPTION:**  
**SITE PLAN**

**SHEET**  
**EXHIBIT**  
**A**



**FORESTHILL HIGHLANDS PDD, NO. 31**  
**DEVELOPMENT SUMMARY**

**LAND AREA:**  
 TOTAL GROSS AREA - 143.7 ACRES  
 TOTAL NET AREA - 138.7 ACRES  
 MINOR AND AREA REDEV. PDD  
 PART WAY E. 15.00000 TO 100%  
 100% DEVELOPMENT COEFFICIENT  
 100% DEVELOPMENT COEFFICIENT  
 100% DEVELOPMENT COEFFICIENT  
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**GENERAL DEVELOPMENT INFORMATION**  
 FORESTHILL HIGHLANDS PDD, NO. 31  
 FORESTHILL HIGHLANDS PDD, NO. 31

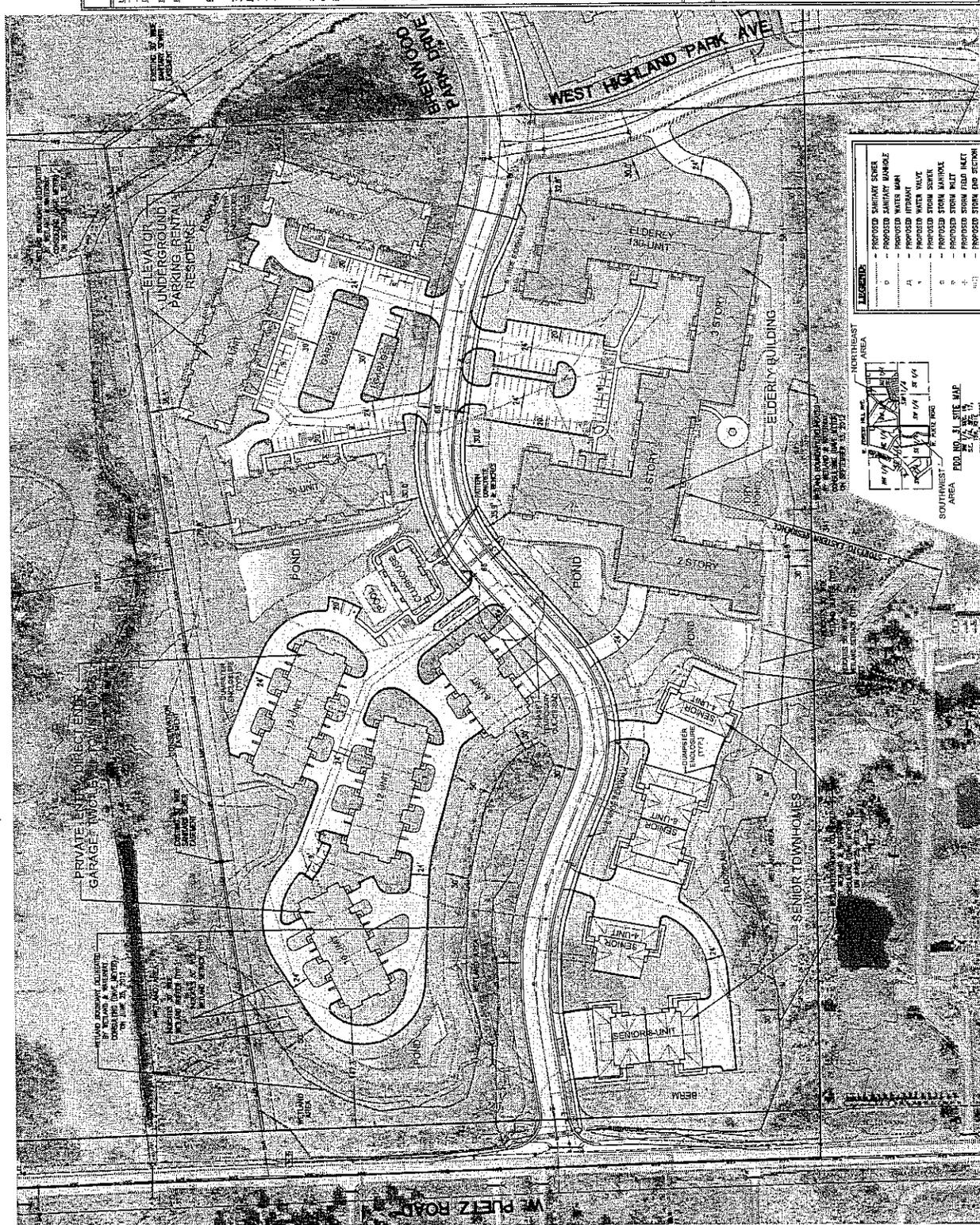
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**GENERAL DEVELOPMENT INFORMATION**  
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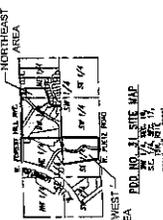
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 FORESTHILL HIGHLANDS PDD, NO. 31

**GENERAL DEVELOPMENT INFORMATION**  
 FORESTHILL HIGHLANDS PDD, NO. 31  
 FORESTHILL HIGHLANDS PDD, NO. 31



**LEGEND**

PROPOSED SANITARY MANHOLE
PROPOSED WATER MAIN
PROPOSED WATER VALVE
PROPOSED STORM MANHOLE
PROPOSED STORM INLET
PROPOSED STORM PUMP
PROPOSED STORM PUMP











**PROJECT:**  
**FORESTHILL HIGHLANDS**  
 SOUTHWEST DEVELOPMENT  
 CITY OF FRANKLIN, WI  
 BY: United Franchised Group, Inc.  
 660 W. Ridgeway Drive  
 Appleton, WI 54911

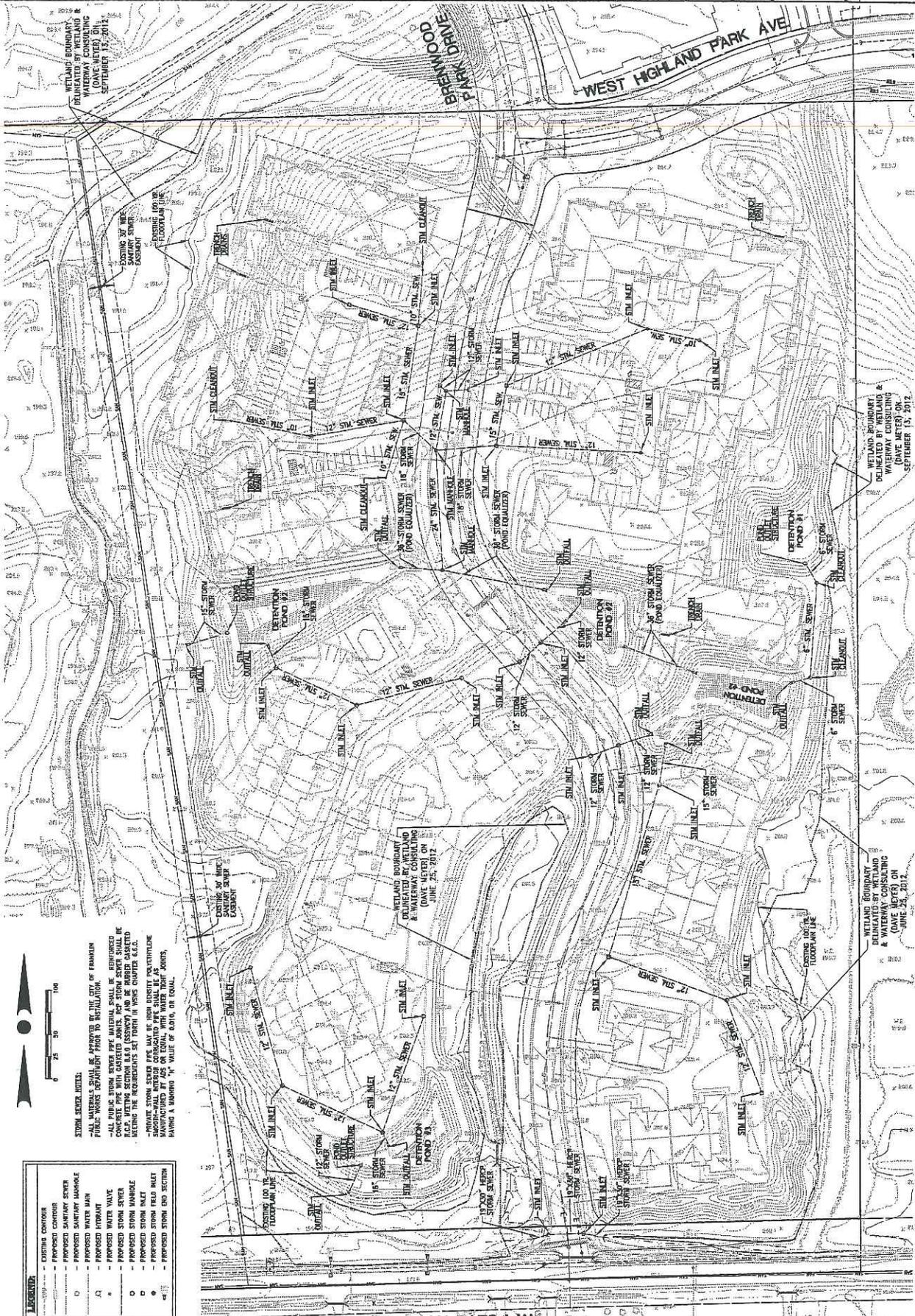
REVISION HISTORY	DATE	DESCRIPTION

**DATE:** OCTOBER 30, 2012

**JOB NUMBER:** 87012

**DESCRIPTION:**  
 PRELIMINARY  
 STORM SEWER  
 PLAN

**SHEET**  
**EXHIBIT**  
**D-1**



**STORM SEWER NOTES:**

- ALL MATERIALS SHALL BE APPROVED BY THE CITY OF FRANKLIN PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
- ALL PUBLIC STORM SEWER PIPE MATERIAL SHALL BE REINFORCED POLYETHYLENE GLASS FIBER (RPP) WITH A MINIMUM WALL THICKNESS OF 1/2\"/>

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR
- - - -	PROPOSED CONTOUR
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
---	PROPOSED HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM INLET
---	PROPOSED STORM FLEXIBLE INLET
---	PROPOSED STORM END SECTION



**PROJECT:**  
**FORESTHILL HIGHLANDS**  
 SOUTHWEST DEVELOPMENT  
 CITY OF FRANKLIN, WI  
 BY: United Financial Group, Inc.  
 660 W. Ridgeview Drive  
 Appleton, WI 54911

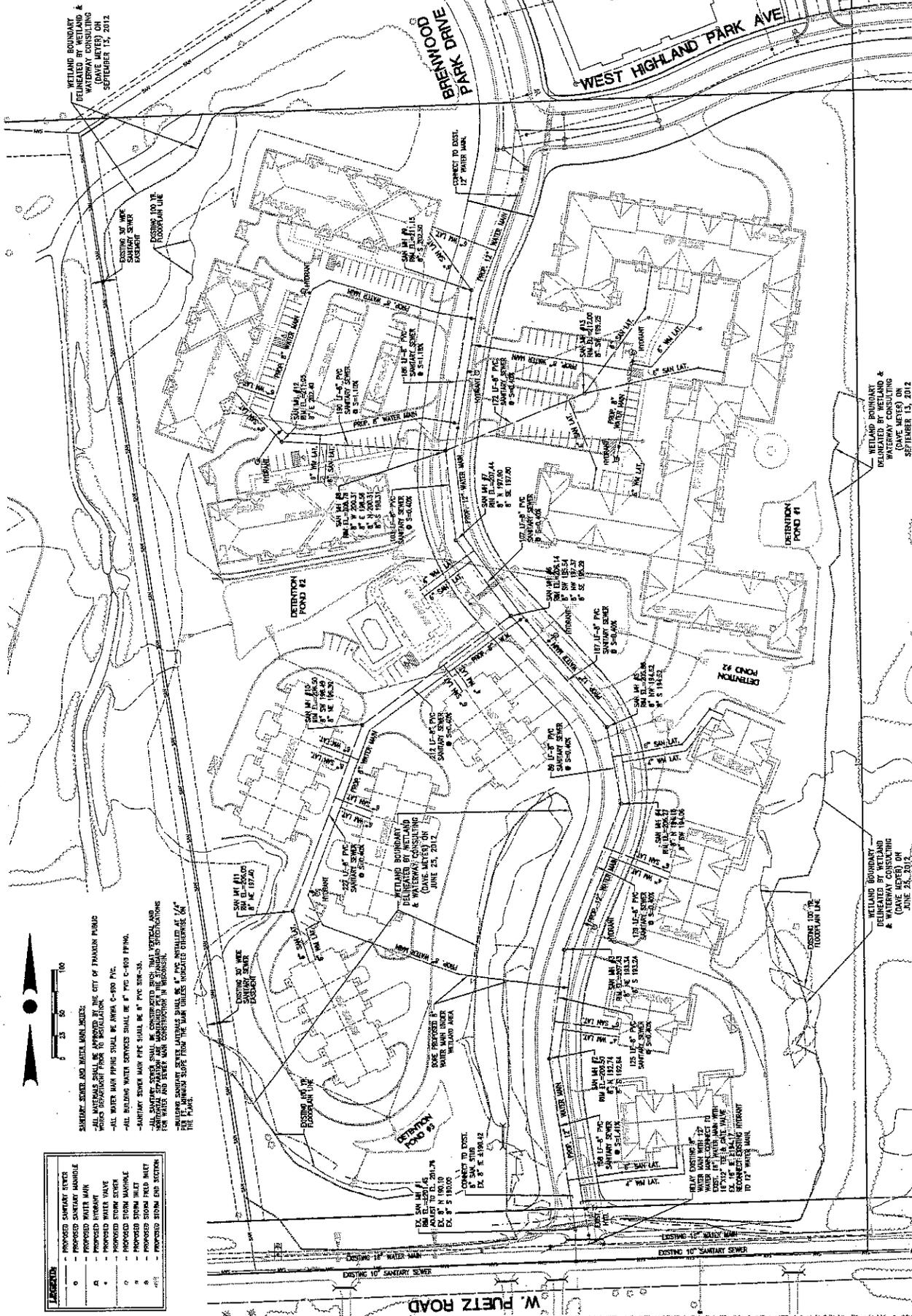
REVISION HISTORY	DATE	DESCRIPTION
1	06/26/12	ISSUE FOR CITY REVIEW
2	09/20/12	ISSUE FOR FINAL SUBMITTAL

**DATE:**  
 OCTOBER 30, 2012

**JOB NUMBER:**  
 97012

**DESCRIPTION:**  
 PRELIMINARY  
 SANITARY SEWER &  
 WATER MAIN PLAN

**SHEET**  
**EXHIBIT**  
**D-2**



WETLAND BOUNDARY  
 DETERMINED BY  
 WATERWAY CONSULTING  
 (DAVE MEYER) ON  
 SEPTEMBER 13, 2012

WETLAND BOUNDARY  
 DETERMINED BY  
 WATERWAY CONSULTING  
 (DAVE MEYER) ON  
 SEPTEMBER 13, 2012

WETLAND BOUNDARY  
 DETERMINED BY  
 WATERWAY CONSULTING  
 (DAVE MEYER) ON  
 JUNE 23, 2012

**LEGEND:**

○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
—	PROPOSED WATER MAIN
—	PROPOSED WATER VALVE
—	PROPOSED STORM SEWER
—	PROPOSED STORM MANHOLE
—	PROPOSED STORM FLEXIBLE INLET
—	PROPOSED STORM END SYSTEM
○	EXISTING 12" WATER MAIN
○	EXISTING 10" WATER MAIN
○	EXISTING 10" SANITARY SEWER
○	EXISTING 12" SANITARY SEWER
○	EXISTING 18" WATER MAIN
○	EXISTING 12" WATER MAIN
○	EXISTING 10" WATER MAIN
○	EXISTING 8" WATER MAIN
○	EXISTING 6" WATER MAIN
○	EXISTING 4" WATER MAIN
○	EXISTING 3" WATER MAIN
○	EXISTING 2" WATER MAIN
○	EXISTING 1.5" WATER MAIN
○	EXISTING 1" WATER MAIN
○	EXISTING 0.75" WATER MAIN
○	EXISTING 0.5" WATER MAIN
○	EXISTING 0.375" WATER MAIN
○	EXISTING 0.25" WATER MAIN
○	EXISTING 0.1875" WATER MAIN
○	EXISTING 0.125" WATER MAIN
○	EXISTING 0.0625" WATER MAIN
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○	EXISTING 0.001953125" WATER MAIN
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○	EXISTING 0.00006103515625" WATER MAIN
○	EXISTING 0.000030517578125" WATER MAIN
○	EXISTING 0.0000152587890625" WATER MAIN
○	EXISTING 0.00000762939453125" WATER MAIN
○	EXISTING 0.000003814697265625" WATER MAIN
○	EXISTING 0.0000019073486328125" WATER MAIN
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○	EXISTING 0.0000000298023223876953125" WATER MAIN
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○	EXISTING 0.00000



**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS  
1000 W. WISCONSIN ST., SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414.224.4444



**TRIO**  
Landscape Architecture  
1000 W. WISCONSIN ST., SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414.224.4444

**PROJECT:**  
FORESTHILL HIGHLANDS  
SOUTHWEST DEVELOPMENT  
CITY OF FRANKLIN, WI  
BY: United Financial Group, Inc.  
650 W. Ridgeview Drive  
Appleton, WI 54911

REVISION	DATE	DESCRIPTION
1		PRELIMINARY
2		REVISED PER CITY REVIEW
3		FINAL SUBMITTAL

**DATE:**  
OCTOBER 30, 2012

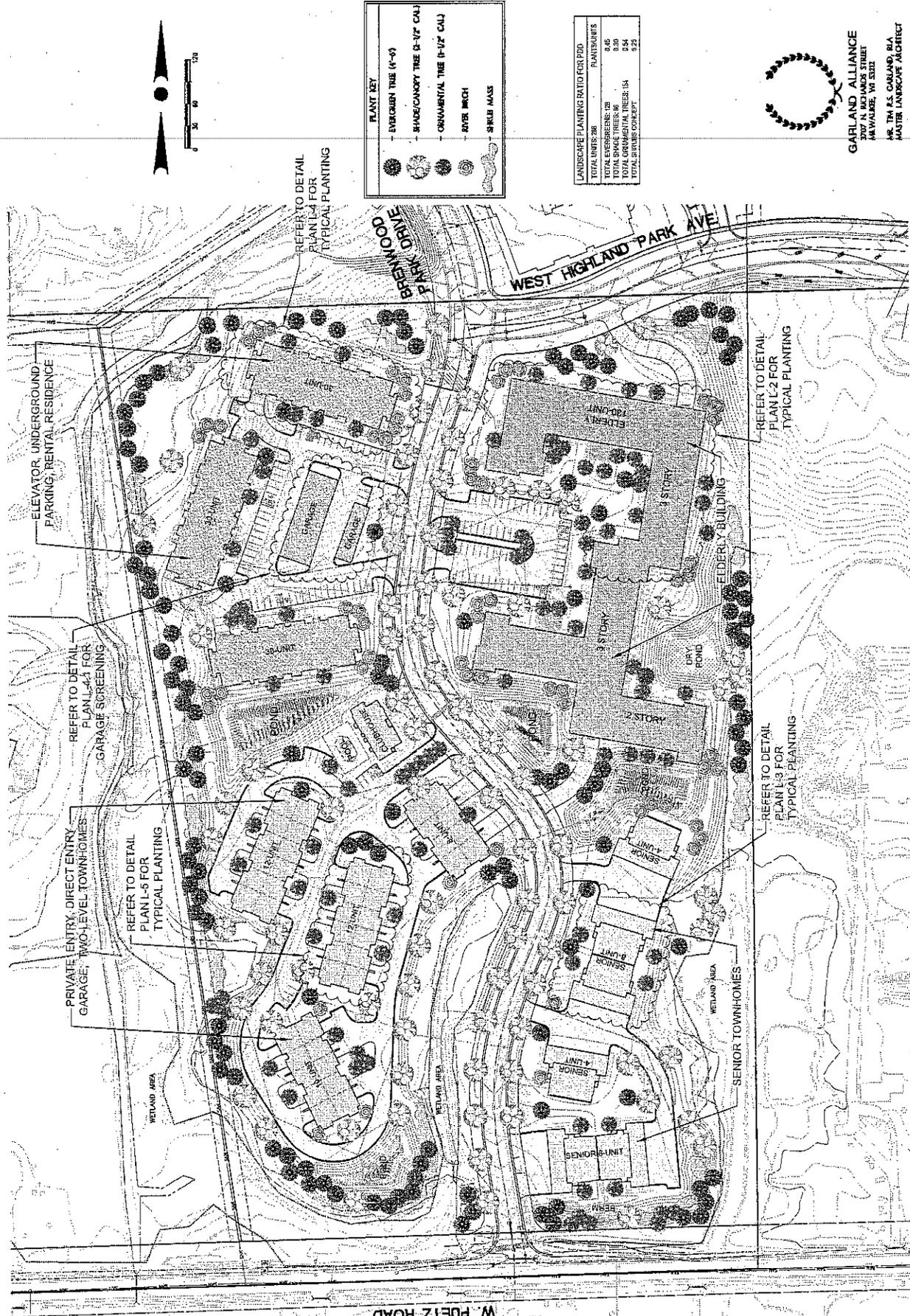
**JOB NUMBER:**  
87012

**DESCRIPTION:**  
OVERALL TREE PLAN

**SHEET**  
EXHIBIT  
L-1



**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS  
1000 W. WISCONSIN ST., SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414.224.4444



**PLANT KEY**

- EVERGREEN TREE (1'-4')
- SPACE/CANOPY TREE (3'-17' CAL)
- ORNAMENTAL TREE (8'-17' CAL)
- ROSE HEDGE
- SHRUB MASS

**LANDSCAPE PLANTING RATIO FOR PDD**

TOTAL UNITS	PAINTWAITS
286	9.45
TOTAL EVERGREENS: 28	9.79
TOTAL SPACE TREES: 86	3.04
TOTAL ORNAMENTAL TREES: 154	5.25
TOTAL SHRUBS: 100	



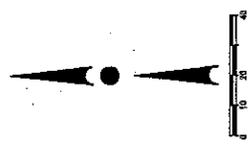
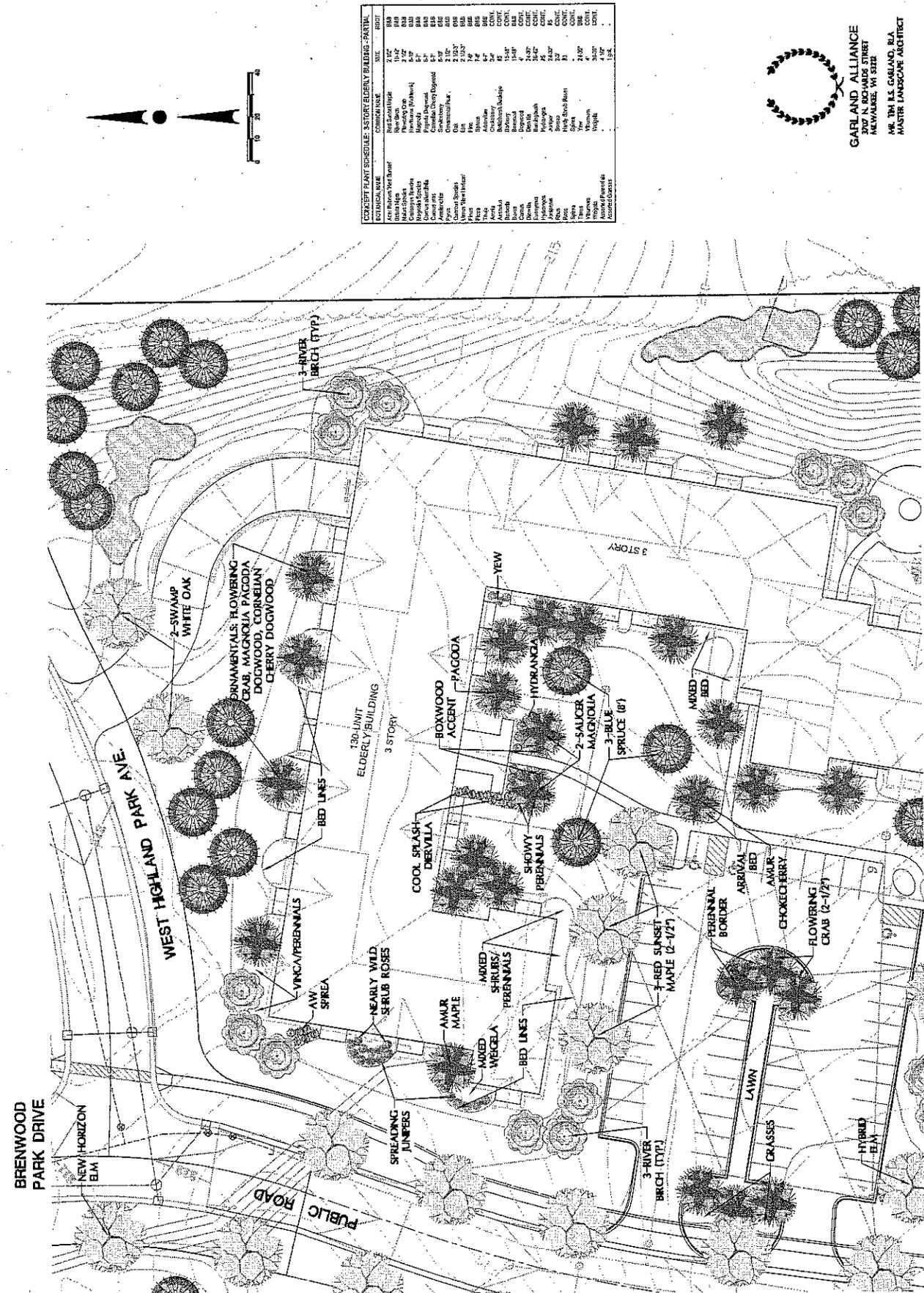
**PROJECT:** FORESTHILL HIGHLANDS  
**SOUTHWEST DEVELOPMENT**  
 CITY OF FRANKLIN, WI  
 BY: United Financial Group, Inc.  
 650 W. Ridgeview Drive  
 Appleton, WI 54911

REVISION HISTORY	DATE	DESCRIPTION
ISSUE	FOR CITY REVIEW	
REVISED	FINAL SUBMITTAL	

**DATE:** OCTOBER 30, 2012  
**JOB NUMBER:** 87012

**DESCRIPTION:**  
 TYPICAL LARGE  
 ELDERLY BUILDING  
 PLANTING PLAN

**SHEET**  
**EXHIBIT**  
**L-2**



CONCRETE PLANT SPECIES	STORY/ELDERLY BUILDING	PAINT	DOCT
Boxwood	3	CC	008
Yew	3	CC	008
Magnolia	2	CC	008
Spruce	3	CC	008
Maple	3	CC	008
Perennials	3	CC	008
Flowering Crab	3	CC	008
Swamp White Oak	2	CC	008
Salcer Magnolia	2	CC	008
Birch	3	CC	008
Hybrid Elm	3	CC	008
Grasses	3	CC	008
Lawn	3	CC	008
Perennial Border	3	CC	008
Chokecherry	3	CC	008
Amur Maple	3	CC	008
Spreading Juniper	3	CC	008
Nearly Wild Scrub Roses	3	CC	008
AW Spirea	3	CC	008
Vinca/Perennials	3	CC	008
Cool Spash Dervilla	3	CC	008
Boxwood Accent	3	CC	008
Hydrangea	3	CC	008
2-Salcer Magnolia	2	CC	008
3-River Birch (TYP)	3	CC	008
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2-Swamp White Oak	2	CC	008
Hybrid Elm	3	CC	008
Grasses	3	CC	008
Lawn	3	CC	008
Perennial Border	3	CC	008
Chokecherry	3	CC	008
Amur Maple	3	CC	008
Spreading Juniper	3	CC	008
Nearly Wild Scrub Roses	3	CC	008
AW Spirea	3	CC	008
Vinca/Perennials	3	CC	008
Cool Spash Dervilla	3	CC	008
Boxwood Accent	3	CC	008
Hydrangea	3	CC	008
2-Salcer Magnolia	2	CC	008
3-River Birch (TYP)	3	CC	008
3-River Birch (TYP)	3	CC	008
2-Swamp White Oak	2	CC	008
Hybrid Elm	3	CC	008
Grasses	3		





**GARLAND ALLIANCE  
LANDSCAPE ARCHITECTS**  
307 N. RICHARDS STREET  
MILWAUKEE, WI 53212  
PH: 414.224.1100  
FAX: 414.224.1101  
WWW.GARLANDALLIANCE.COM



**TRIO**  
LANDSCAPE ARCHITECTS  
1000 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
PH: 414.224.1100  
FAX: 414.224.1101  
WWW.TRIOARCHITECTS.COM

**PROJECT:  
FORESTHILL HIGHLANDS  
SOUTHWEST DEVELOPMENT**  
CITY OF FRANKLIN, WI  
BY: United Financial Group, Inc.  
850 W. Milwaukee Drive  
Appleton, WI 54911

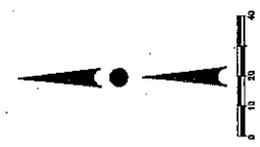
DATE	DESCRIPTION
09/20/12	PER CITY REVIEW
09/20/12	INITIAL SUBMITTAL

DATE: OCTOBER 30, 2012

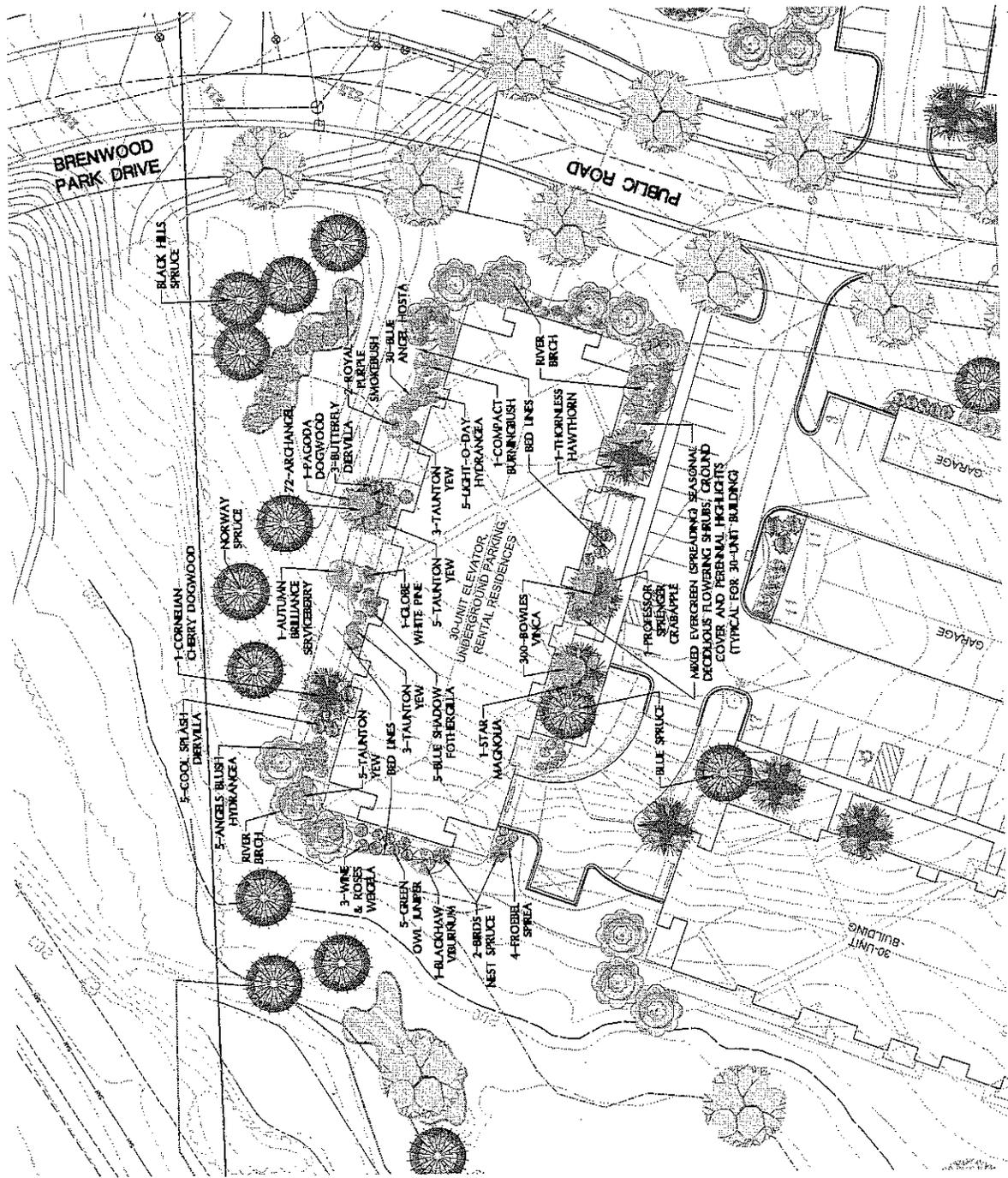
JOB NUMBER: 97012

DESCRIPTION:  
TYPICAL 30 UNIT  
BUILDING PLAN  
PLANTING PLAN

SHEET  
**EXHIBIT  
L-4**



CONCEPT PLANT SPECIES	TYPICAL 30-UNIT BUILDING	SIZE	POSS.
Black Hills Spruce	30-11	15'x7'	BB
Black Hills Spruce	30-12	15'x7'	BB
Black Hills Spruce	30-13	15'x7'	BB
Black Hills Spruce	30-14	15'x7'	BB
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Black Hills Spruce	30-29	15'x7'	BB
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Black Hills Spruce	30-98	15'x7'	BB
Black Hills Spruce	30-99	15'x7'	BB
Black Hills Spruce	30-100	15'x7'	BB



**GARLAND ALLIANCE**  
307 N. RICHARDS STREET  
MILWAUKEE, WI 53212  
MR. TIM R.S. GARLAND, AIA  
MASTER LANDSCAPE ARCHITECT

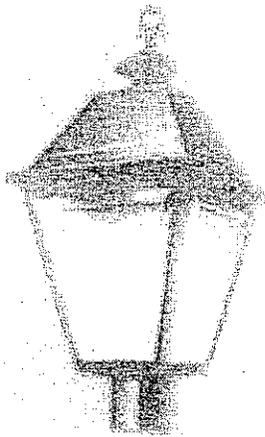






UNIVERSITY OF WISCONSIN  
1995 W14494 WHETTAKER WAY MENOMONIE FALLS, WI 53051  
PHONE (262) 245-9588 FAX (262) 245-9405

LIGHTING SPECIFICATIONS - UNITED DEVELOPMENT PROJECTS



MODEL: E88-70

8888 POST MOUNT,  
BLACK FINISH, FROSTED  
ACRYLIC PANELS  
17 3/4" HIGH, 9 1/2" WIDE  
8" POST FITTER

1-70W MPS LAMP

TYPE U -  
POST LIGHT

THIS UNIT IS USED ON ALL EXISTING  
UNITED DEVELOPMENT PROJECTS  
POST LIGHT HEIGHT IS 8'

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**MIDWEST LIGHTING CENTER, INC.**  
N93 W14594 WHITTAKER WAY MENOMONEE FALLS, WI 53051  
PHONE ( 262 ) 255-9588 FAX ( 262 ) 255-9405

LIGHTING SPECIFICATIONS - TOWNHOMES



**MODEL: 608-C**

**SPEC: WALL MOUNT,  
BLACK FINISH, ACRYLIC  
CLEAR DIAMOND LENS**

**8 1/2" WIDE**

**13 3/4" HIGH WITHOUT STEM**

**16 1/2" HIGH WITH STEM**

**1 - 23W CFL TWIST LAMP**

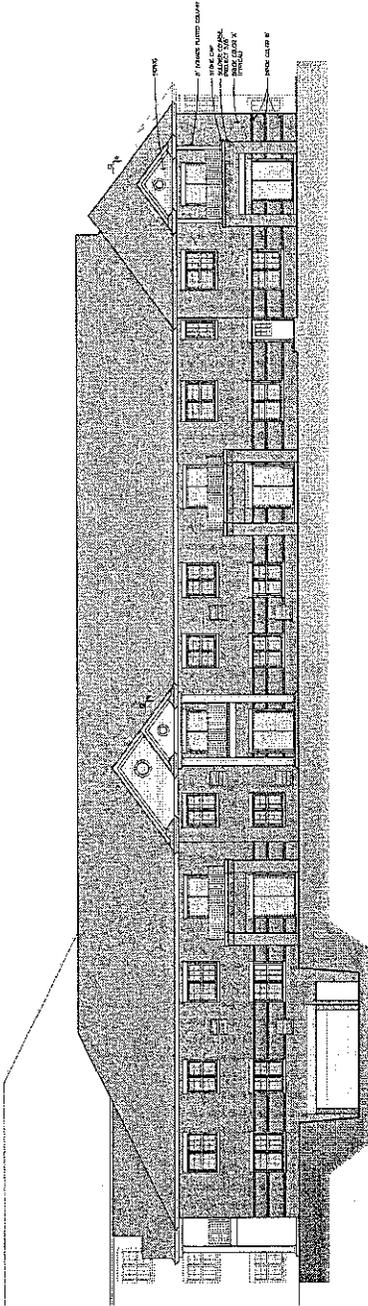
**TYPE F - GARAGE COACH LIGHT  
SUPPLIED WITH EAGLE FINIAL TOP**

APPROVED BY: \_\_\_\_\_

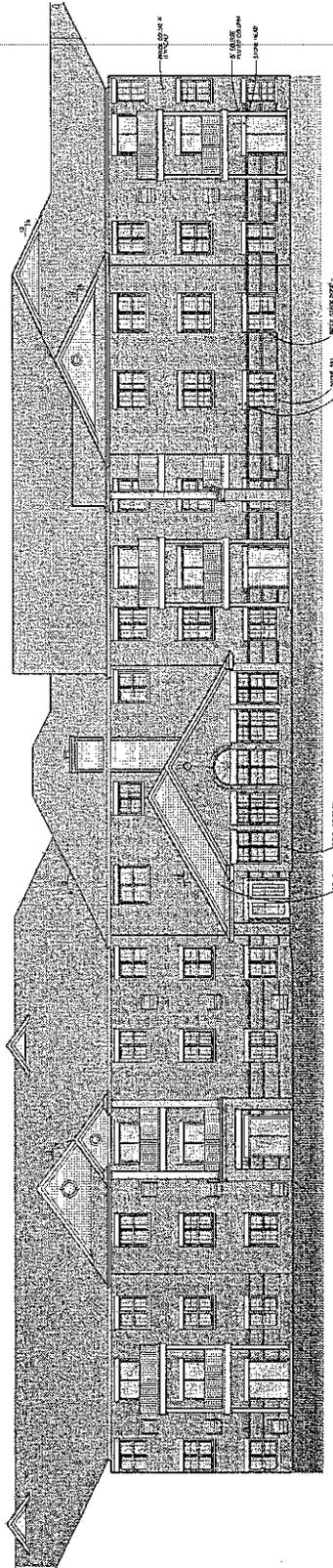
DATE: \_\_\_\_\_



5 Sept 2012



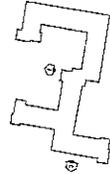
EXTERIOR ELEVATION



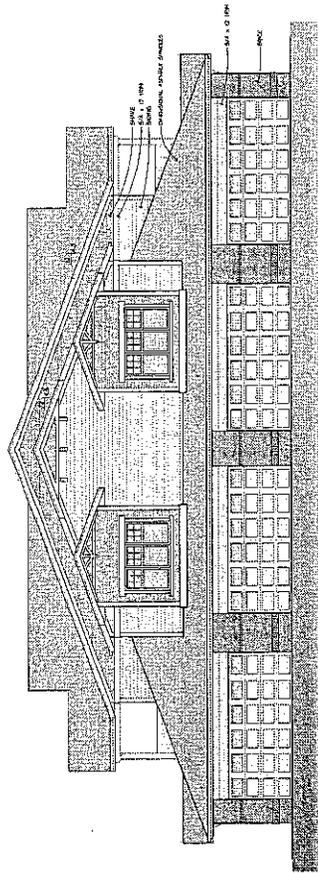
COURTYARD ELEVATION



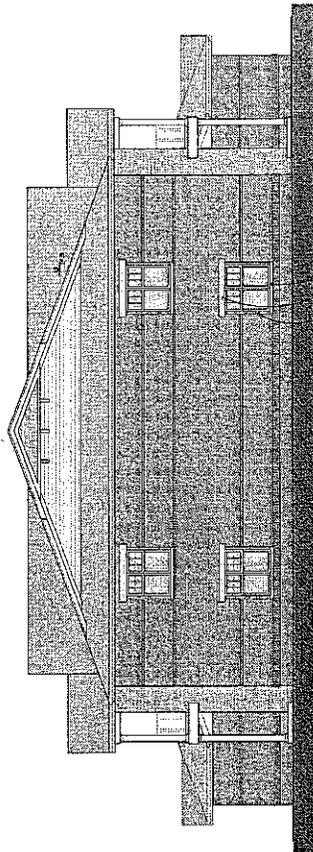
Key Plan:



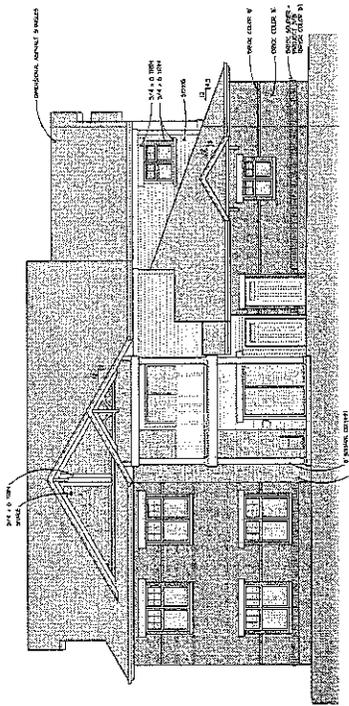
*Foresthill Highlands*  
**Senior Apartments**  
*Franklin, WI*



GARAGE ENTRY - SIDE ELEVATION



SIDE ELEVATION



FRONT/REAR ELEVATION

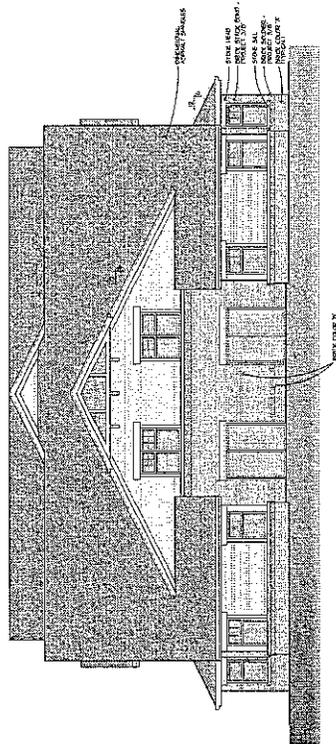


*Foresthill Highlands*  
**4 Unit Senior Townhomes**  
*Franklin, Wisconsin*

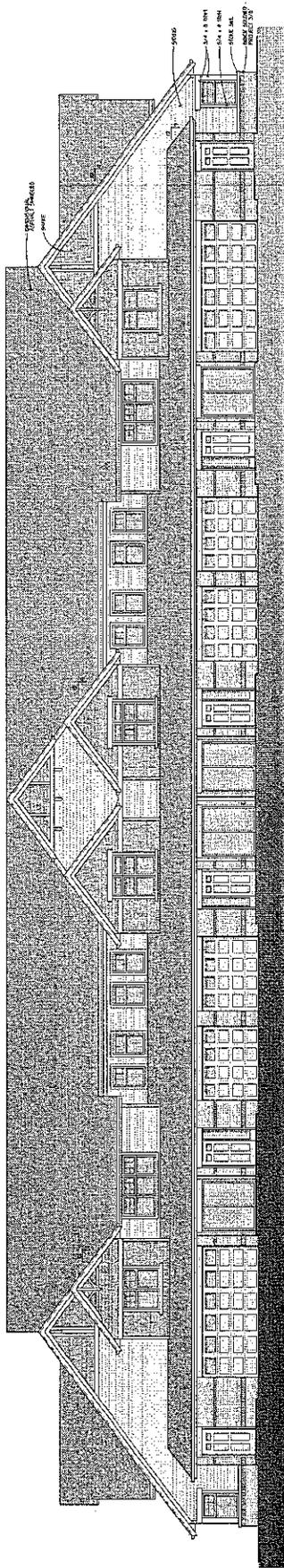
3 Sept 2012







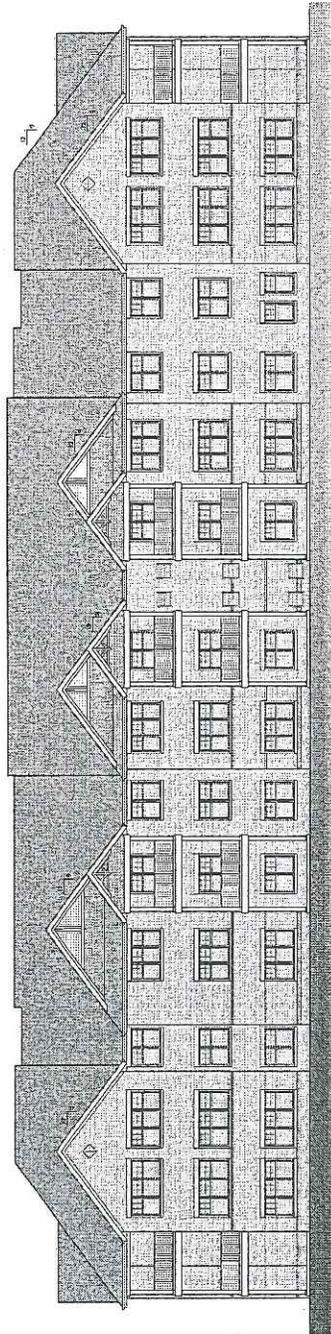
SIDE ELEVATION



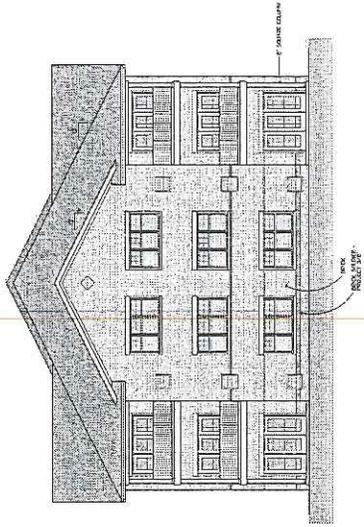
12 Oct 2012



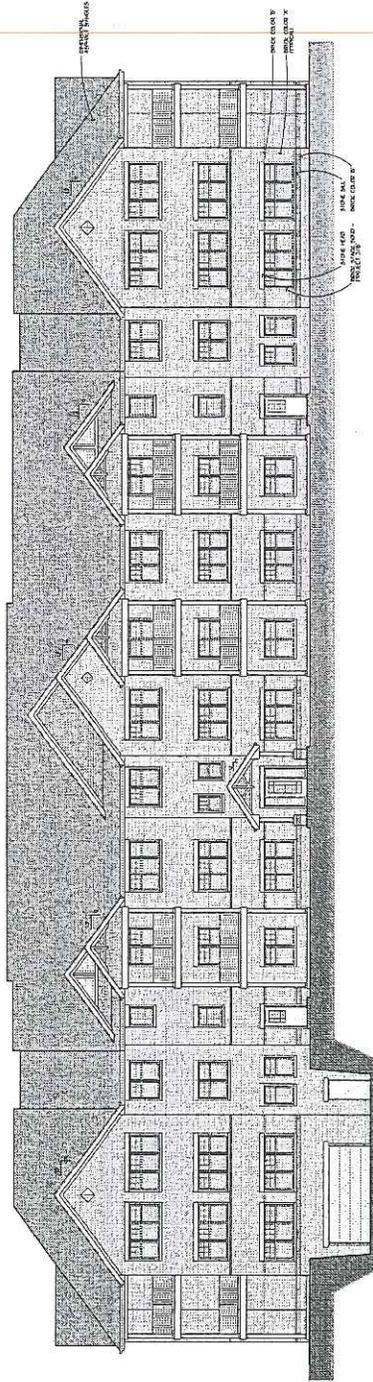
*Foresthill Highlands*  
**12 Unit Townhomes**  
 Franklin, WI



REAR ELEVATION



SIDE ELEVATION



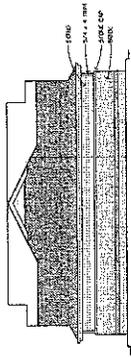
FRONT ELEVATION



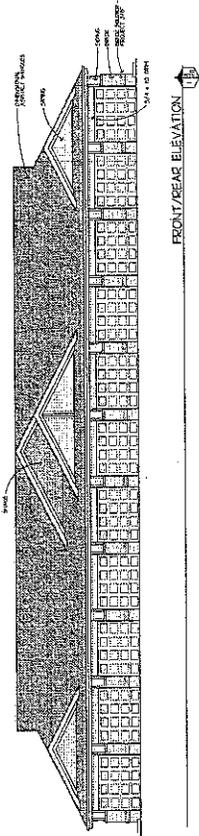
*Foresthill Highlands*  
**30 Unit Apartments**  
*Franklin, Wisconsin*

5 Sept 2012

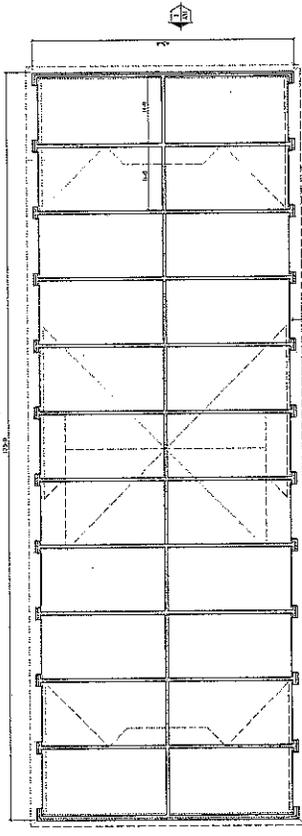




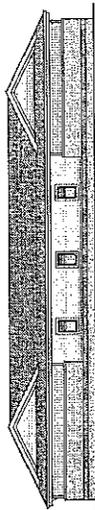
SIDE ELEVATION



FRONT/REAR ELEVATION



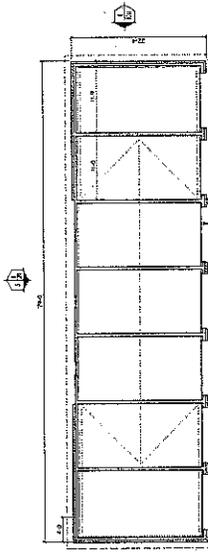
FLOOR PLAN - 22 CAR GARAGE



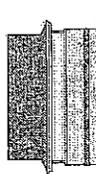
REAR ELEVATION



FRONT ELEVATION



FLOOR PLAN - 7 CAR GARAGE



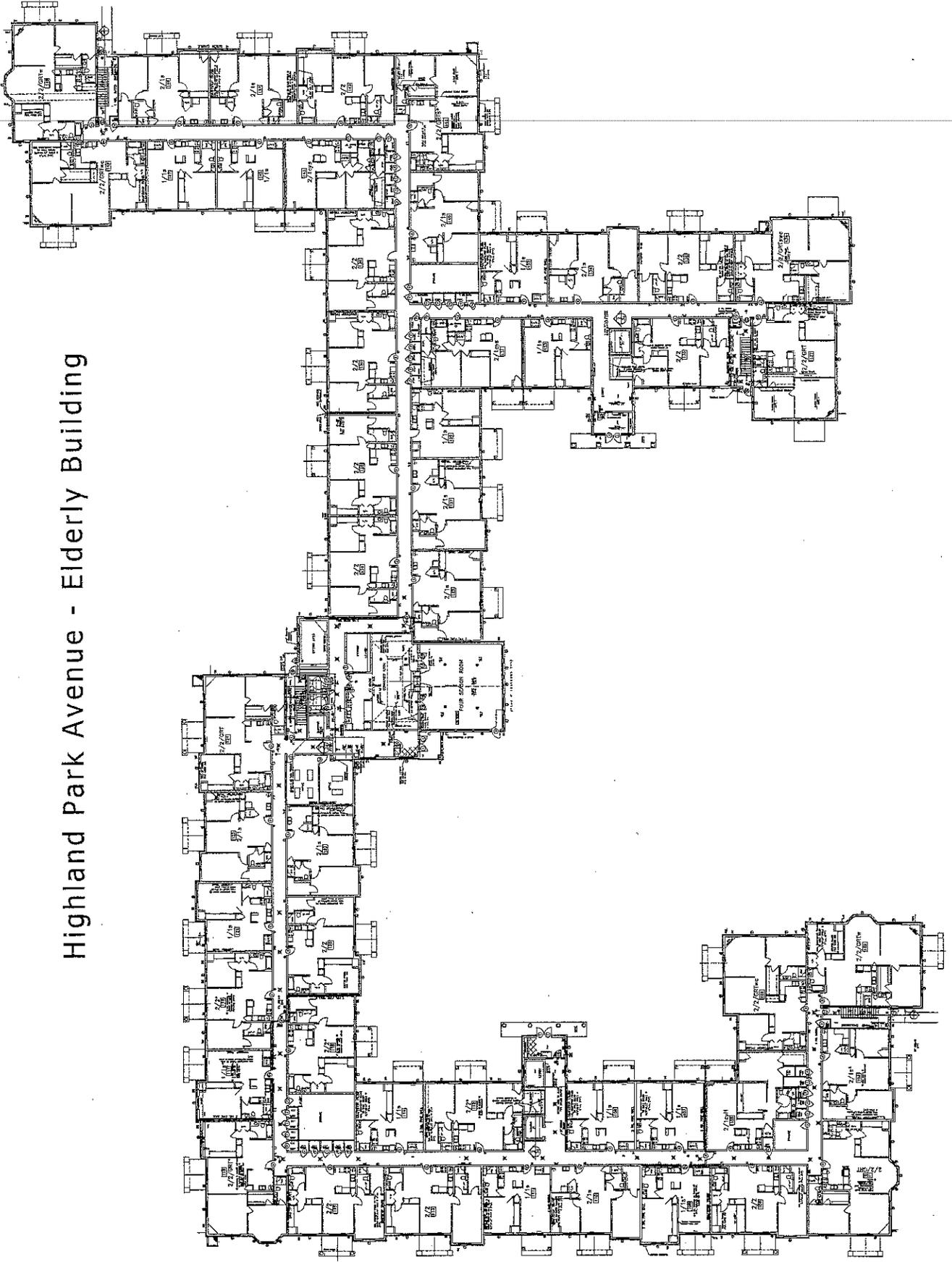
SIDE ELEVATION

12 Oct 2012



*Foresthill Highlands*  
**Garages @ 30 Unit Apartments**  
*Franklin, Wisconsin*

# Highland Park Avenue - Elderly Building



NO.	DATE	DESCRIPTION

**SCHULER & ASSOCIATES, INC.**  
 LAND SURVEYORS & ENGINEERS  
 2711 N. MADISON STREET, SUITE F  
 APPLINGTON, WI 54911-2128 (262) 734-9107

**Foresthill Highlands**  
 City of Foresthill, Milwaukee County, Wisconsin  
 Floor Plan  
 Construction Manager: 655 W. Ridgeview Drive, Appleton, WI 54911

DATE	09-22-12
BY	JW
JOB NO.	17181-01-01
DATE	07/26/12
BY	JW
JOB NO.	4180
DATE	07/26/12
BY	JW
JOB NO.	4180



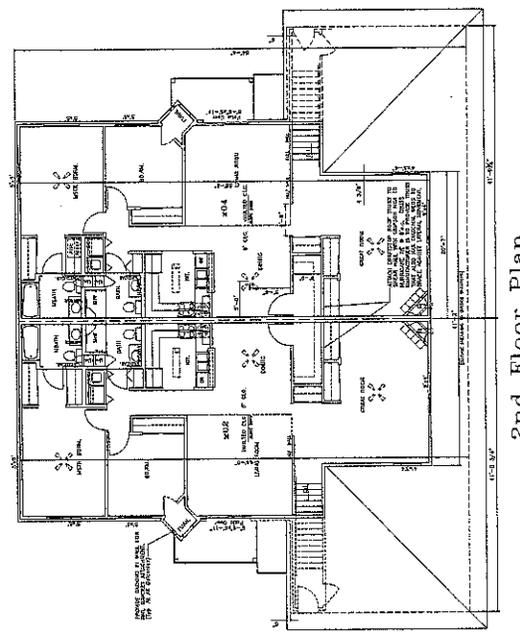
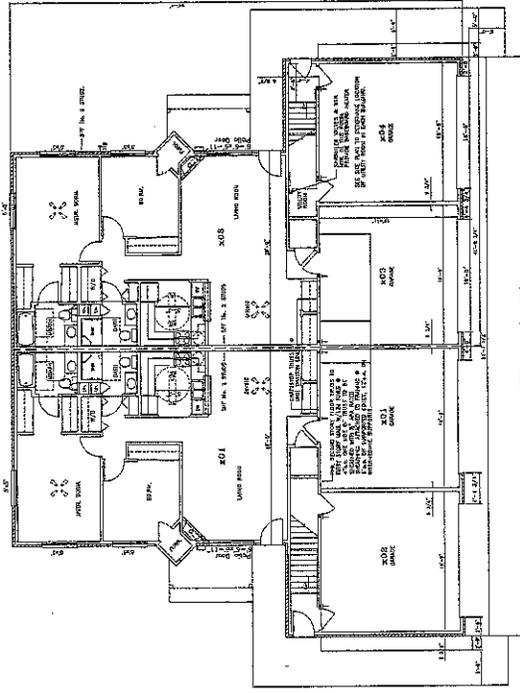


NO.	DATE	DESCRIPTION

**SCHULER & ASSOCIATES, INC.**  
 LAND SURVEYORS & ENGINEERS  
 2711 N. MADISON STREET, SUITE F, APPLETON, WI 54911-2125 (920) 734-8907

**4-Unit Townhomes**  
 Forest Hill Highlands  
 City of Franklin, Milwaukee County, Wisconsin  
 Prepared Group Inc., 650 W. Wisconsin Drive, Appleton, WI 54911 920-734-0077

DRAWN	
CHEK	
DATE	
BY	
SCALE	
AS SHOWN	
JOB NO.	
SHEET	
SHEET	5



These plans have been prepared per awarded professional engineer. Each owner/owner is responsible for verifying all dimensions and details prior to beginning construction.







# Forest Hill Highlands Apartments - 30 Unit

Franklin



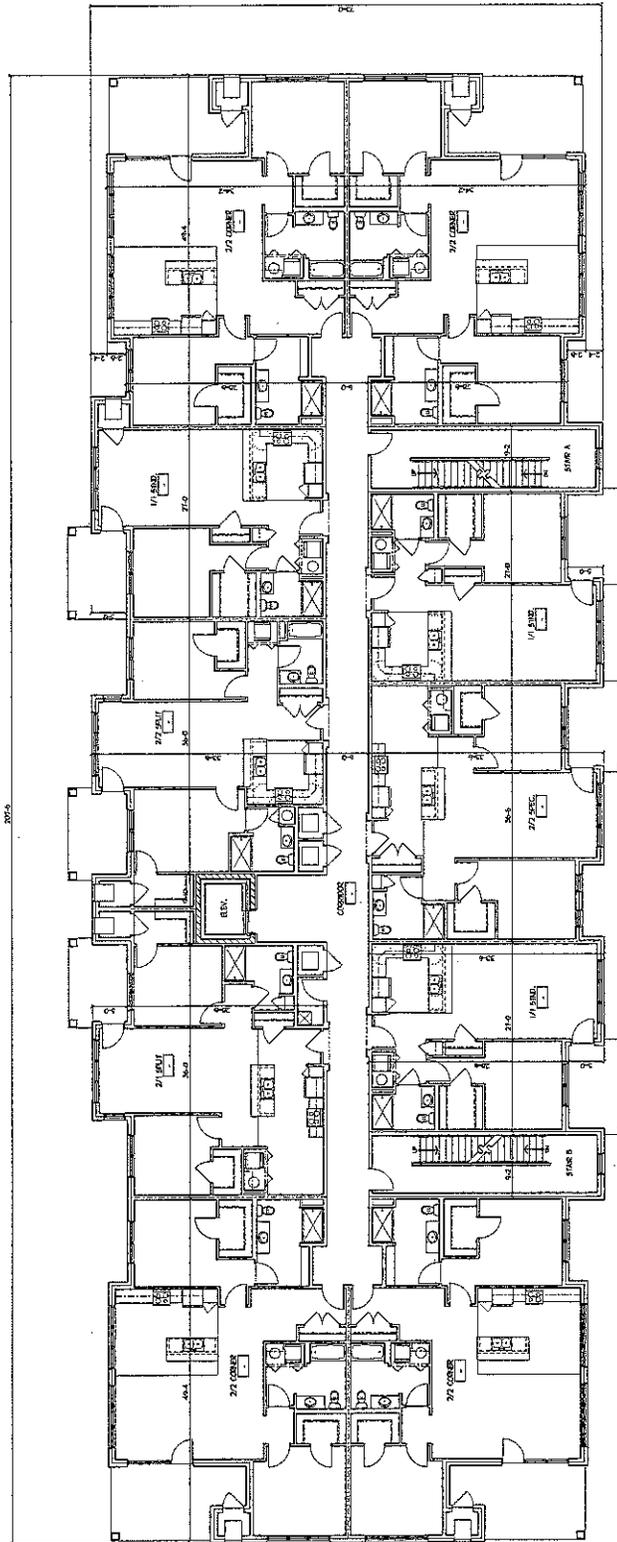
1000 UNIVERSITY BLVD  
WISCONSIN, WI 53101  
TEL: 414.224.1111 FAX: 414.224.1112  
WWW.AAARCHIT.COM  
P L L C  
A R C H I T E C T S

PROJECT NO.

DATE: 07 AUG 2012  
DRAWN BY: DRN  
CHECKED BY: JTB  
SCALE: 1/8" = 1'-0"

07 AUG 2012  
12:00  
12:00

## 1/8" SECOND FLOOR PLAN A202







REPORT TO THE PLAN COMMISSION

Meeting of November 8, 2012

Planned Development District Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Planned Development District (PDD) Amendment and Natural Resource Special Exception Applications, subject to the conditions of approval in the attached draft ordinance.

Table with 2 columns: Label (Project Name, General Project Location, Property Owner, Applicant, Agent, Current Zoning, 2025 Comprehensive Plan, Use of Surrounding Properties, Applicant's Action Requested) and Value (Foresthill Highlands PDD Amendment, North of West Puetz Road, west and east of Brenwood Park Drive, UPLP - Puetz Road LLC, United Financial Group (UFG), Inc., Bob Zoelle, United Financial Group, Inc., Planned Development District No. 31, Residential, Brenwood Park PDD to the north; Foresthill Highlands PDD to the northeast; Single-family residences on property zoned R-8 Multifamily Residential District to the south and east; and the Meijer PDD to the west; Recommendation to the Common Council for approval of the Planned Development District (PDD) Amendment and Natural Resource Special Exception Applications)

Introduction and Background

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.
Staff suggestions are only underlined and are not included in the draft ordinance.

On September 10, 2012, Mr. Bob Zoelle of United Financial Group (UFG), Inc., filed a Planned Development District (PDD) Amendment Application with the Department of City Development, requesting approval to modify the Forest Hill Highlands site plan to develop the southwest 22.65 acres of the PDD with 286 residential dwelling units consisting of one 3-story elderly building (130-units), four 2-story senior townhouse buildings (24 units), three 3-story market rate buildings (90 units), and four 2-story market rate townhouse buildings (42 units).

This southwest 22.65 acres of the Foresthill Highlands development was originally approved for 344 senior apartment units consisting of three 2-story, 40-unit buildings and three 3-story buildings.

On Monday, October 8, 2012, the applicant filed a Natural Resource Special Exception Application with the Department of City Development, requesting approval to (1) fill 3,219 square feet of a wetland; (2) grade within portions of the the required 30-foot landscape buffer; and (3) construct various public infrastructure and site improvements within 10,421 square feet of the 50-foot wide wetland setback.

### **HISTORY:**

On November 14, 2000, the Common Council adopted Ordinance No. 2000-1620, approving a Planned Development District (PDD) known as Foresthill Highlands, containing 616 senior apartment units, 64 senior townhouse units, 20 single-family residential lots, and one community center building on approximately 94 acres of property, generally located south of West Forest Hill Avenue, and east and west of West Highland Park Avenue.

PDD No. 31 has been amended several times since its original approval, as summarized below:

- On August 14, 2001, the Common Council adopted Ordinance No. 2001-1669, approving a PDD Amendment to Foresthill Highlands to modify the number of buildings and their location in order to better protect the natural resources on the property. The Common Council adopted Ordinance No. 2002-1694 on February 5, 2002, approving a PDD amendment to change the alignment of West Highland Park Avenue. On November 19, 2002, the Common Council adopted Ordinance No. 2002-1731, rezoning the planned 20-lot single-family subdivision from PDD No. 31 to R-5 Single-Family Residential District. Since the Foresthill Highlands PDD was originally approved in 2000, 200 senior apartment dwelling units inside four buildings have been constructed on the property.
- On February 16<sup>th</sup>, 2010, the Common Council adopted Ordinance No. 2010-1993, approving a PDD Amendment that (1) shifted the location of Buildings 500 and 600 farther away from a wetland that grew after the PDD was approved and to modify the design of Building 500, reducing its total number of dwelling units from 48 to 40. At that meeting, the Common Council also approved a Natural Resource Special Exception request to partially fill a wetland that expanded in size since the Common Council approved the Forest Hill Highlands Planned Development District in November, 2000.
- On April 19, 2011, the Common Council adopted Ordinance No. 2011-2040, approving a Comprehensive Master Plan Amendment to change property located at the southeast corner of West Forest Hill Avenue and West Highland Park Avenue, in and adjacent to PDD No. 31, from Residential to Residential Multi-Family. At that meeting, the Common Council also adopted Ordinance No. 2011-2041, approving a Minor Planned Development District Amendment to allow zero-foot lot line setbacks from interior property lines for buildings and parking areas, and to shift the northeastern boundary of the District 60 feet to the west, thereby reducing the District by 9,721.7 square feet. In addition, the Common Council adopted Ordinance No. 2011-2042, rezoning property located at the southeast corner of West Forest Hill Avenue and West Highland Park Avenue, in and adjacent to PDD No. 31, to the R-7 Two-Family Residence District.

- On July 24, 2012, the Common Council adopted Ordinance No. 2012-2083, approving a PDD Amendment to allow for the removal of an approximately 15.1-acre parcel of land from PDD No. 31.
- On September 10, 2012, Mr. Bob Zoelle filed a PDD Amendment Application with the Department of City Development, requesting approval to revise the approved Forest Hill Highlands site plan and to develop the southwest area of PDD No. 31 with a mix of market rate apartments with no age restrictions and with senior housing.

Since the Foresthill Highlands PDD was originally approved in 2000, 264 senior apartment dwelling units inside six buildings have been constructed on the property. According to the applicant, the final phase of the two elderly buildings (Buildings 500 and 600) located on the east side of West Highland Park Avenue will be completed in 2013. Additionally, the seven 8-unit senior townhomes on the east side of West Highland Park Avenue are scheduled to begin construction in 2013, with phased construction expected through 2019 or as lease ups accommodate.

Staff is recommending, with agreement from the applicant, that the Plan Commission determine the subject PDD Amendment to be a Major Amendment based upon Section 15-9.0401 of the UDO, which indicates a change in use to be a Major Amendment. PDD No. 31 currently allows for a senior housing development (55 years of age and older). The current plan includes market rate housing units without age restrictions. As such, the applicant filed a PDD Amendment Application, paid the fee for a Major Amendment and staff issued a public hearing, which is required only for major amendments.

### **Project Description/Analysis**

#### **PDD No. 31 Major Amendment:**

The applicant is requesting approval to develop the southwest 22.65 acres of the PDD with 286 residential dwelling units consisting of one 3-story elderly building (130-units), four 2-story senior townhouse buildings (24 units), three 3-story market rate buildings (90 units), and four 2-story market rate townhouse buildings (42 units). The previous approval for the subject 22.65 acres was for 344 senior residential dwelling units consisting of three 2-story, 40-unit elderly buildings and three 3-story elderly buildings.

The current proposal reduces the total density of PDD No. 31 from 680 units to 622 units. The applicant has indicated that the 130-unit elderly building has not been fully engineered and a change in unit mix is possible, which could result in additional units contained within that building. Therefore, the applicant is requesting approval for development of the 286 apartment units as shown on the Site Plan, while retaining the maximum unit count of 680 units for the entire PDD No. 31 (Foresthill Highlands) development. Staff anticipates that a Minor PDD Amendment would be required to increase the number of units beyond the 286 units currently proposed for this area of the development.

#### **Building Locations:**

- The 130-unit elderly building (Building 10) is proposed on the northeast portion of the site. The building would begin as a three-story structure on the north side, and transition to two stories to the east.
- The four 2-story senior townhouse buildings (Buildings H, I, J and K) are planned for the southeast portion of the parcel. Each of these buildings contains six dwelling units.
- The three-3 story market rate buildings (Buildings 7, 8 and 9) are planned on the northwest side of the parcel, and are oriented in a manner that minimizes views of the proposed large retail user on the adjacent property to the west. These buildings will be constructed with an all masonry exterior, elevators and underground parking.
- The southwest portion of the parcel is planned for four-level market-rate rental townhouse buildings with private entry garages (Buildings 11-14). The clubhouse and pool for the community are proposed northeast of the four market-rate townhouse buildings, west of the new Brenwood Park Drive extension.

Planned Development District No. 31 Major Amendment:

Summary of proposed changes to PDD No. 31 requirements

- Senior and market rate housing rather than housing exclusively for seniors (i.e., 55 and older age group).
- Increase in the total number of buildings in PDD No. 31. The proposed site plan for the southwest 22.65 acres identifies 12 residential buildings on land originally planned for six residential buildings. Therefore, the total number of residential structures in PDD No. 31 would increase from 14 to 20.
- Decrease in total number of dwelling units (i.e., from 344 to 286 for the southwest 22.65 portion of PDD No. 31). Within PDD No. 31, the total number of approved dwelling units will decrease from 680 (616 apartment units and 64 townhouse units) to 622.
- A proposed 38.5-foot building setback from an external property line. PDD 31 currently requires a minimum 50-foot setback from any external property line.
- Changes to parking, landscaping, drive aisles, building footprints, stormwater retention facilities, public roadway alignments and outdoor lighting.

	PDD Required Minimum SF	Proposed Minimum SF
One Bedroom	742	756
One Bedroom w/Den	946	No units proposed
Two Bedroom	967	985
Two Bedroom/Two Bath	1,033	1,082
Two Bedroom/Two Bath w/Great Room	1,364	1,515

PDD No. 31 states that “no building shall exceed a height of 35 feet or two (2) habitable stories, whichever is lower. (Option to increase three (3) apartment building heights, to 45 feet or three (3) stories, per Exhibit “B”, shall be permitted.” The developer has exercised the option that

allows heights up to 45 feet, and is therefore proposing heights that approach this limit for the 30-unit and 130-unit buildings accordingly.

Site Plan:

The site plan consists of 7 market rate buildings, five elderly buildings and three accessory buildings. A swimming pool is also proposed. Below is a summary of building types.

Building Type	Number of Buildings	Number of Dwelling Units per Building	Total Number of Dwelling Units	Number of Stories
Elderly Townhouse	2	4	8	2
Elderly Townhouse	2	8	16	2
Senior	1	130	130	2-3
<b>Total Senior Housing Units: 154</b>				
Market Rate	1	8	8	2
Market Rate	1	10	10	2
Market Rate	2	12	24	2
Market Rate	3	30	90	3
Detached Garage	2	NA	NA	1
Clubhouse	1	NA	NA	1
<b>Total Market Rate Housing Units: 132</b>				
<b>Total Number of Dwelling Units: 286</b>				

PDD No. 31 states that the maximum lot coverage for the entire Foresthill Highlands development is 30%. The subject southwest area has a lot coverage of 20.6%. The entire development, as proposed, would have a lot coverage of 17.3%.

The applicant has indicated that dumpster enclosures will be constructed of brick to match the buildings. The wall heights will be 10 feet. Dumpster enclosures will not be provided for the 130-unit and 30-unit buildings, which will have interior trash rooms within the underground parking area.

It can be noted that Ordinance No. 2001-1669 contains two alternative plans. The Primary Plan specified a maximum of 14 buildings with a maximum of 40-60 dwelling units per building. Alternate A specified a maximum of 12 buildings. (Alternate A excluded the far western area of the property identified in the primary plan, where two buildings were planned. This area is now part of the proposed Meijer development). To make up for the lost density of the two omitted buildings in Alternate A, Ordinance No. 2001-1669 allows three of the buildings in Alternate A to have a maximum of 72 dwelling units. The remaining nine buildings are allowed to have a maximum of 40-60 dwelling units.

Both site plans identify six buildings on the subject 22.65-acre parcel. With this PDD amendment, the applicant is proposing to construct a total of 12 buildings, not including the two

detached garages and clubhouse. In addition, the applicant is proposing to construct a 130-unit elderly apartment building. This would exceed the maximum building size of 72 dwelling units.

PDD No. 31 states that all buildings shall be located a minimum of 50 feet from any external property lines. The applicant is proposing a 38.5 foot setback from the west property line for one of the 30-unit buildings.

#### Ingress and Egress:

The applicant is proposing to extend Brenwood Park Drive south to West Puetz Road. The 130-unit elderly building will be accessible from both West Highland Park Avenue and Brenwood Park Drive. All other buildings will only be accessible from the new Brenwood Park Drive segment.

It should be noted that the applicant is proposing a temporary cul-de-sac on Brenwood Park Drive that will terminate approximately 620 feet south West Highland Park Avenue. The applicant will extend Brenwood Park Drive south to West Puetz Road when future phases are constructed. A Certified Survey Map (CSM) will be required to dedicate the public road and divide the subject property into two separate lots, so that a public street is not extending through a single parcel. The applicant intends to submit the CSM once the subject application is approved.

#### Pedestrian Amenities:

The Site Plan illustrates two benches adjacent to the sidewalk near the clubhouse and one bench adjacent to the sidewalk near the 130-unit elderly building and a storm water pond.

#### Parking:

The applicant is proposing to provide a total of 491 striped/garage parking spaces (1.72 parking spaces per dwelling unit) for the subject parcel. An assessment of proposed parking for the different building types is provided below.

- 1) Three 30-unit Market Rate Apartment Buildings: The applicant is proposing to provide 53 surface parking spaces, 29 garage parking spaces and 102 underground parking spaces, totaling 184 parking spaces for these buildings. Three parking spaces are ADA accessible spaces.
- 2) Four Market Rate Townhouses consisting of 42 units and a Clubhouse Building: The applicant is proposing to provide five surface parking spaces and 58 garage parking spaces, totaling 63 parking spaces for the townhouse buildings. 11 surface parking spaces are proposed adjacent to the clubhouse (seven standard size parking stalls, three parallel parking spaces and one ADA accessible parking space).
- 3) Three story 130-unit Elderly Building: The applicant is proposing 55 surface parking spaces and 130 underground parking spaces for a total of 185 parking spaces. Three ADA accessible parking spaces are included in this total.
- 4) Four senior townhouses containing a total of 24 dwelling units: The applicant is proposing 48 garage parking spaces for these dwelling units. Additional parking for guests will be available on driveways located in front of the townhouse units.

Ordinance No. 2000-1620 previously approved a minimum of 744 enclosed parking spaces and 453 outdoor parking spaces for PDD No. 31. This translates to 1.76 parking spaces per dwelling unit (1,197 parking spaces/680 dwelling units).

In comparison, the Unified Development Ordinance requires one parking space per efficiency and one-bedroom apartment, and two spaces per two-bedroom apartment. If the UDO standards were enforced, a total of 516 parking spaces would be required for the proposed dwelling units, which consist of 56 one-bedroom dwelling units and 230 two-bedroom dwelling units.

The surface parking areas comply with ADA accessible parking standards per Table 15-5.0202(I)(1) of the UDO.

#### Landscaping:

PDD No. 31 was approved with a specific Landscape Plan rather than with a set of landscape standards. More recently, a landscape plan was approved for Buildings 500 and 600. These buildings were approved with 65 canopy trees (1.625 per dwelling unit), five ornamental trees (0.125 per dwelling unit) and 28 evergreen trees (0.7 per dwelling unit).

With this request, the applicant is proposing to construct 286 dwelling units. The landscape plan identifies 128 evergreen trees, 86 shade trees and 154 ornamental trees. This equates to 0.45 evergreens per unit, 0.30 shade trees per unit and 0.54 ornamental trees per unit. The landscape plan also indicates 5.25 shrubs per unit will be planted.

In comparison, Table 15-5.0302 of the Unified Development Ordinance (UDO) requires 1.5 canopy trees per dwelling unit, one evergreen tree per dwelling unit, one decorative tree per dwelling unit and 3 shrubs per dwelling unit. Therefore, a total of 429 canopy trees, 286 evergreen trees, 286 decorative trees and 858 shrubs would be required for the proposed 286 dwelling units using the landscaping standards set forth in the UDO.

The applicant does not intend to install an irrigation system.

Snow storage will be accommodated within open space areas along the paved parking and drive aisles and will be required to be shown on the final detailed landscape plans for each phase of development.

#### Outdoor Lighting:

The outdoor lighting plan identifies 38 pole-mounted light fixtures as well as building-mounted lighting. The eight-foot high pole mounted light fixtures will contain a black finish with frosted glass and are consistent with the existing light pole-mounted light fixtures located throughout the Foresthill Highlands development. The plans indicate that illumination levels do not exceed zero footcandles at the property lines, except when the light poles are adjacent to public streets.

#### Natural Resource Special Exception and Natural Resource Protection Plan

The applicant has submitted a Natural Resource Special Exception Application and an updated Natural Resource Protection Plan for the subject project area. The project area contains wetlands, wetland buffers, wetland setbacks, floodplain and steep slopes. The applicant is proposing the following disturbances to protected natural resource features. Please note that the impacts to steep slopes are within UDO allowable disturbances.

For this Natural Resource Special Exception request, the applicant is requesting approval to:

1. Fill 3,219 square feet of a wetland (Wetland Complex No. 1) located immediately north of West Puetz Road, in the center southwest corner of the site, for the purpose of constructing a sidewalk that was proposed by staff in this area. The sidewalk is planned to be built between the proposed Meijer development and the Foresthill Highlands development.

The applicant must obtain approval from the Wisconsin Department of Natural Resources and Army Corps of Engineers for the proposed wetland fill. According to Table 15-4.0100 of the UDO, wetland mitigation is not permitted for residential projects. However, the Environmental Commission and/or Plan Commission can recommend mitigation for residential projects at their discretion. The applicant is not proposing any mitigation for the wetland fill.

2. Grade within portions of the required 30-foot landscape buffer in the following areas:
  - North of West Puetz Road;
  - South of Building 11;
  - East of Buildings 10, 13, 14, H, I, J and K; and
  - West of Buildings H, I, J and K.

These areas abut Wetland Complex Nos. 1 through 3. (No grading is proposed adjacent to Wetland Complex No. 4). The applicant has indicated that all disturbed areas within 15 feet of the wetland edges will be re-vegetated and returned to their natural state following site grading activities. According to Table 15-4.0100 of the UDO, wetland buffer mitigation is not permitted for residential projects to offset grading and/or filling activities in wetland buffers. However, the Environmental Commission and/or Plan Commission can recommend mitigation for residential projects at their discretion. The applicant is not proposing any mitigation for the grading activities proposed within the wetland buffer area.

3. Construct various public infrastructure and site improvements within the 50-foot wetland setback (i.e., the area between 30 and 50 feet from the wetland), as described below:
  - Site A (Wetland Complex No. 1 Vicinity): 7,191 square feet of wetland setback required for Brenwood Park Drive to connect to West Puetz Road. The location and design of the public road generally matches the approved site plan and increases the wetland setback to at least 30 feet between the back of curb and

wetland. According to the applicant, the original design would have required substantially more wetland setback encroachment (i.e., 5,260 square feet more).

- Sites B and C (Wetland Complex No. 2 Vicinity): 715 square feet of wetland setback along the east perimeter of Buildings I, J and K (i.e., the senior townhouses) to accommodate sidewalk and driveway access to the townhouses.
- Site D (Wetland Complex No. 3 Vicinity): 1,637 square feet of wetland setback for the southeast corner of Building No. 10 (i.e., the elderly building).
- Site E (Wetland Complex No. 1 Vicinity): 824 square feet of wetland setback for the southern end of Building No. 11 (i.e., the eight-unit market rate townhouse building).
- Various locations: 54 square feet of wetland setback for retaining walls throughout the subject parcel.

No improvements are proposed adjacent to Wetland Complex No. 4.

According to the applicant, the proposed site plan affects significantly less wetland setback encroachments than the original approved plan. The applicant is not proposing any mitigation for the infrastructure improvements proposed within the wetland setback areas. Staff recommends that the applicant provide information for the removal of invasive plant species on the property as a way to offset disturbances to the protected natural resource features, for review and approval by planning staff, prior to issuance of a building permit. See attached staff report to the Environmental Commission for additional details pertaining to the Natural Resource Special Exception request.

#### Architecture:

The primary building materials and features specified for the proposed buildings include masonry and vinyl siding. Staff suggests that the applicant use cement board siding in lieu of the vinyl siding to enhance the building elevations.

The applicant did not provide elevations for the proposed clubhouse. Staff recommends the applicant submit building elevations for the clubhouse to the Department of City Development, for its review and approval, prior to issuance of a Building Permit.

#### Signage:

No signage is currently proposed. The applicant has indicated that an entrance sign may be submitted for approval in the future when Brenwood Park Drive is extended to West Puetz Road.

#### Stormwater Management:

The applicant has provided preliminary storm water management plans, which includes four detention ponds and one dry pond located throughout the site.

The Engineering Department is currently reviewing the preliminary storm water management plans. The applicant will provide a final stormwater management plan and stormwater management agreement with the final engineering plans. Staff recommends that the applicant

submit to the Engineering Department, for review and approval, a final storm water management plan, prior to Building Permit.

Comprehensive Master Plan Consistency:

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies “Residential” and “Areas of Natural Resource Features” on the subject parcel. The subject proposal is consistent with the City’s 2025 Comprehensive Master Plan.

Staff Recommendation

Department of City Development Staff recommends approval of the Planned Development District Amendment and Natural Resource Special Exception Applications, subject to the conditions of approval in the attached draft ordinance.

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