

**City of Franklin
Plan Commission Meeting
December 22, 2016
Minutes**

**Approved
January 5, 2017**

A. Call to Order and Roll Call

Mayor Steve Olson called the December 22, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Patrick Leon and Kevin Haley and City Engineer Glen Morrow. Excused were Alderman Mark Dandrea and Commissioners Patricia Hogan and David Fowler. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl and Alderwoman Kristen Wilhelm.

B. Approval of Minutes

1. Regular Meeting of December 8, 2016.

Commissioner Haley moved and Commissioner Leon seconded approval of the December 8, 2016 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-0).

C. Public Hearing Business Matters

1. **CHARLOTTE'S GARDEN 52 UNIT TWO STORY MULTI-FAMILY SENIOR INDEPENDENT LIVING APARTMENT DEVELOPMENT.** Rezoning, Comprehensive Master Plan Amendment and Special Use applications by Robert Williams, TDI Associates, Inc., to rezone property located at 3709 West College Avenue (4.1204 acres) from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District and to amend the Future Land Use Map land use designation from Residential Use to Residential – Multi-Family Use to construct a 52 unit multi-family senior apartment complex consisting of 8 one bedroom units and 44 two bedroom units with a clubhouse/activity center, 94 underground parking spaces, 30

Planning Manager Dietl presented the request by Robert Williams, TDI Associates, Inc. for a 52 unit multi-family senior apartment complex development.

Commissioner Haley moved and City Engineer Morrow seconded a motion to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at 3709 West College Avenue from Residential use to Residential-Multi-Family use, pursuant to WIS.STAT. §66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (4-0-0).

The Public Hearing, being continued from the December 8, 2016 Plan Commission meeting, was opened at 7:02 p.m. and closed at 7:04 p.m.

Commissioner Leon 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-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District (3709 West College Avenue) (4.1204 acres). On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Haley moved and Commissioner Leon seconded

surface parking spaces, a gazebo, storm water pond and landscaping (the Special Use is in part required because the proposed density of the development exceeds the R-8 Multiple-Family Residence District Development Standards (Option 1), which allows a Gross Density of 6.10 and a Net Density of 8.00; proposed development includes 52 units which equates to a net Density of 19.40 and Gross Density of 12.62; Special Use regulations provide in part at §15-3.0701A. of the Unified Development Ordinance that district standards may be modified by the Common Council pursuant to the recommendations of the Plan Commission); Tax Key No. 713-9996-003.

a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use to allow for a two story, 52 unit multi-family senior independent living apartment complex development use upon property located at 3709 West College Avenue (Charlotte’s Garden) with the amendment to allow 2 years to obtain an occupancy permit. On voice vote, all voted 'aye'. Motion carried (4-0-0).

D. Business Matters

1. BRIDGESTONE CAPITAL LLC LAND DIVISION. Certified Survey Map application by Ryan S. Konicek, Operator of Bridgestone Capital LLC, for division of an 8.987 acre property into three separate lots, the property containing a single-family home and accessory buildings (Lot 1: 2.923 acres, Lot 2: 2.923 acres, Lot 3: 3.141 acres, Lots 1 and 2 having access to South 35th Street, Lot 3 being accessible from West Puetz Road), for property zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8647 South 35th Street; Tax Key No. 833-9999-000. [SUBJECT MATTER CONTINUED FROM THE DECEMBER 8, 2016 MEETING]

Planning Manager Dietl presented a Certified Survey Map application by Ryan S. Konicek, Operator of Bridgestone Capital LLC, for division of an 8.987 acre property into three separate lots.

City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of a resolution conditionally approving a 3 lot certified survey map, being that part of the Southeast ¼ of the Southwest ¼ of Section 13, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. On voice vote, all voted ‘aye’. Motion carried (4-0-0).

2. TUCKAWAY PINES CONDOMINIUM DEVELOPMENT. Fourth

Planning Manager Dietl presented a Fourth Addendum to the Tuckaway Pines Condominium Plat for construction of six two-unit condominium buildings.

Addendum to the Tuckaway Pines Condominium Plat application and a Landscape Plan application by Wayne E. Foster, The Foster Group, Ltd. (Glandon Holdings LLC, owner), for construction of six two-unit buildings within the Tuckaway Pines Condominium development (Buildings 0, 1, 2, 5, 10 and 11). Special Use Amendment approval was granted on July 19, 2016 for building and site changes to Buildings 0, 1, 2, 5, 10 and 11 and the elimination of Building No. 12, upon property zoned R-8 Multiple-Family Residence District, addresses and Tax Key Nos. as follows: 7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Building 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11); 804-0061-000, 804-0060-000, 804-0059-000, 804-0064-000, 804-0063-000, 804-0062-000, 804-0089-000, 804-0088-000, 804-0087-000, 804-0065-000, 804-0066-000, 804-0067-000, 804-0081-000, 804-0082-000, 804-0080-000 and 804-9999-005. [Applicant has submitted a Landscape Plan for Plan Commission review and approval, as required by Special Use Amendment Resolution No. 2016-7218.]

3. WHITNALL YOUTH BASEBALL, INC. SPORTS GROUP INDOOR PHYSICAL FITNESS/PRACTICE FACILITY. Temporary Use application by Michael Phillip

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a resolution conditionally approving a condominium plat for the Fourth Addendum to the Tuckaway Pines Condominium development at 7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Building 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11). On voice vote, all voted 'aye'. Motion carried (4-0-0). Planning Manager Dietl presented a Landscape Plan for the Tuckaway Pines Condominium development.

Commissioner Haley moved and Commissioner Leon seconded a motion to recommend approval of a resolution approving a landscape plan for construction of six two-unit building within the Tuckaway Pines Condominium development (at 7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5) 7543, 7545, 7547 West Tuckaway Pines Circle (Building 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11). On voice vote, all voted 'aye'. Motion carried (4-0-0).

Planning Manager Dietl presented the application by Michael Phillip Meyer, President of Whitnall Youth Baseball, Inc., for Temporary Use approval.

Commissioner Haley moved and Commissioner Leon seconded a motion to approve a resolution imposing conditions and

Meyer, President of Whitnall Youth Baseball, Inc., for operation of a public youth baseball and softball indoor physical fitness/practice facility use for boys and girls ranging in age from 4 to 16, from communities all around Southeastern Wisconsin, at approximately 6542 South Lovers Lane Road, in the Garden Plaza Shopping Center, between January 9, 2017 and April 9, 2017, from 5:00 p.m. to 9:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturdays and Sundays, on property zoned B-3 Community Business District; Tax Key No. 705-8997-004.

restrictions for the approval of a Temporary Use for an indoor physical fitness/practice facility use for property located at 6542 South Lovers Lane Road (Garden Plaza Shopping center). On voice vote, all voted 'aye'. Motion carried (4-0-0).

E. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of December 22, 2016 at 7:27 p.m. All voted 'aye'; motion carried.