

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, DECEMBER 22, 2016, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of December 8, 2016.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

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 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 PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING AND SPECIAL USE APPLICATIONS.** [SUBJECT MATTER CONTINUED FROM THE DECEMBER 8, 2016 MEETING. THESE PUBLIC HEARINGS WERE PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON DECEMBER 8, 2016, AND THEN POSTPONED AND CONTINUED TO THE DECEMBER 22, 2016 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all 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]

2. **TUCKAWAY PINES CONDOMINIUM DEVELOPMENT.** Fourth 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 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.

E. Adjournment

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**Notice is given that a majority of the 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.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: January 5, 2017