

CITY OF FRANKLIN  
COMMITTEE OF THE WHOLE MEETING\*  
**TUESDAY, JULY 9, 2013, 6:30 P.M.**  
COMMON COUNCIL CHAMBERS, FRANKLIN CITY HALL  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA

- I. Call to Order and Roll Call
  
- II. Business
  - A. Fire Chief presentation on overview of the Franklin Fire Department.
  
  - B. Concept review for a proposed 62 unit senior housing apartment complex development at approximately 9300 W. Highland Park Drive (Housing of Limited Income Elderly Inc., Applicant).
  
- III. Adjournment

\*Notice is given that a majority of the Plan Commission may attend this meeting to gather information about an agenda item over which the Plan Commission has decision-making responsibility. This may constitute a meeting of the Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Plan Commission 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.]

<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 COMMITTEE OF THE WHOLE ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">07/09/13</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>CONCEPT REVIEW FOR A PROPOSED 62 UNIT SENIOR HOUSING APARTMENT COMPLEX DEVELOPMENT AT APPROXIMATELY 9300 WEST HIGHLAND PARK DRIVE (HOUSING OF LIMITED INCOME ELDERLY INC., APPLICANT)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>II. B.</i></p>

**Introduction**

On June 20, 2013, Kenneth S. Becker of Becker Property Services, LLC, representing the applicant, filed a Concept Review Application with the Department of City Development. The applicant is proposing a 62 unit senior housing apartment complex development on property located within the Brenwood Park development, located at approximately 9300 West Highland Park Drive.

The 2.12 acre property is currently zoned Planned Development District No. 21. The property contains drives and parking spaces that were developed as part of the adjacent Francis and Clare Friary development, but is otherwise vacant. The property consists of 12 parking spaces with an additional 10 parking spaces that are located on a portion of each property. Staff is not aware if a shared parking agreement was executed and in place when the property was divided. The property was divided in 2001 (CSM Map No. 7011, recorded September 27, 2001).

Ordinance No. 2000-1612 approved Phase III of the Brenwood Park development. The Ordinance approved an 84-unit, 3-story Residential Care Apartment Complex (RCAC) limited assistance senior living housing apartment complex and an eight to ten member residential housing complex for the Francis and Clare Friary. Ordinance No. 2001-1667 revised PDD No. 21 changing the use description from a "Residential Care Adult Community (RCAC) limited assistance senior living housing complex" to a "special care senior living facility." The densities were also amended stating that the special care senior living facility shall not exceed 64 units and the Friary shall not exceed 12 bedrooms.

The property is bounded by vacant land to the northwest, vacant land to the south planned for senior and market rate apartments (Foresthil Highlands), the Friary to the east and vacant land zoned PDD No. 21 and Floodway to the west. The subject property is identified as "Residential" and "Areas of Natural Resource Features" in the City of Franklin 2025 Comprehensive Master Plan.

**Applicant's Proposal**

The applicant is proposing a similar site layout as approved in 2001 via Ordinance No. 2001-1667. The 62 unit senior housing apartment complex will consist of 53 one-

bedroom and 9 two-bedroom units. The one-bedroom units are approximately 780 square feet and the two-bedrooms are approximately 1,000 square feet. Tenant parking will be underground and exterior spaces are provided for guest parking. The exterior of the building will consist of stone veneer, board and batten siding and vinyl siding.

Staff does not consider the proposal a change in use; therefore, is recommending submittal of a Minor Planned Development District Application for review and approval of the proposed site plan and architecture by the Plan Commission and Common Council.

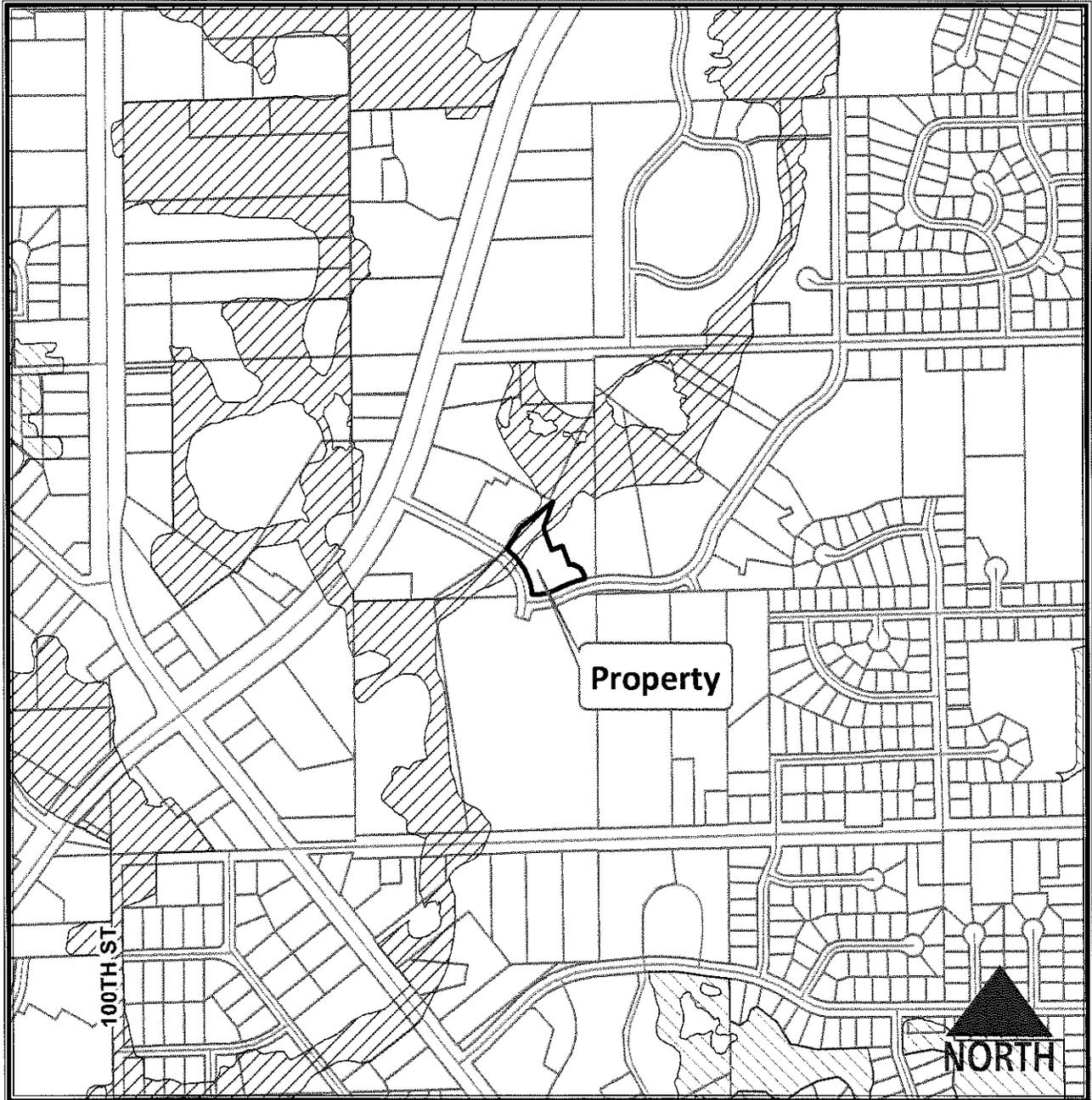
Additional information can be found in the applicant's project narrative and conceptual plans.

#### **COMMITTEE OF THE WHOLE ACTION REQUESTED**

Provide direction to the applicant regarding the proposed 62 unit senior housing apartment complex development at approximately 9300 West Highland Park Drive (Housing of Limited Income Elderly Inc., Applicant).



# TKN840-9971-012 ~9300 W. Highland Park Drive



Planning Department  
(414) 425-4024

0 0.0153 0.06 0.09  
Miles

*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.*

## H.O.L.I.E. BRENWOOD VILLAGE GENERAL PROJECT DESCRIPTION

June 18, 2013

H.O.L.I.E. is an acronym for Housing Of Limited Income Elderly (HOLIE). HOLIE is a group of eight (8) Milwaukee south side churches that have been providing housing to the elderly for nearly 50 years. The typical resident is a 65 yr old widow living on social security. Most of the projects have been financed with U.S. Department of Housing and Urban Development (HUD) grants. HOLIE's proposed project in Franklin will be financed with a HUD loan guarantee. The proposed project will be HOLIE's most upscale project primarily targeting the growing need of Franklin's elderly population of moderate income.

The project as proposed will have an "L" shaped footprint consistent with a previous design concept for the property. It will consist of 62 units. 53 units will be one bedroom with one bath & a media room. Nine (9) units will be two bedroom with two bathrooms and a media room. Fireplaces in the 2 bedroom units will be an alternate. The units will be approximately 780 square feet and 1,000 square feet respectively subject to final plans. Laundry will be internal to the units. The units will have private storage and available basement parking. Basement parking shall consist of approximately 56 surface parking spaces with available auto lift parking that could potentially double the capacity of indoor parking to more than 100 spaces. The actual total number of indoor parking spaces will be entirely market driven. There is about 30 existing exterior surface parking that will be used for guest parking.

Amenities include:

- Community garden space & greenhouse
- Community patio and covered barbeque & picnic area
- Crafts room, TV sitting and card playing areas
- Library reading, study areas and Media area
- Community room and kitchen for community or private parties.
- Individual units come standard with oversized patio doors with transom windows, balustrade and available hanging boxed plant containers for growing vegetables and plants.

This is a market rate unassisted apartment project conforming to the Federal Fair Housing Act. All the units will have a convertible option so that if a person is ever confined to a wheelchair the unit can be easily modified so that the resident will be able to feed, clothe and bathe themselves. Thus selected kitchen and bath cabinets in each unit will have removable cabinet face fronts with existing flooring extending under the cabinet with waste pipes padded. Plywood backing will be pre-installed behind the drywall for installation of grab bars in all the bathrooms and doors are oversized. Shelving, countertops, upper cabinets, appliances and controls will be accessible. Appliances will energy star rated. A shelf outside in the corridor of each unit will allow the occupant to personalize their entry. Trash and maintenance equipment will be internally stored. There is a trash and recycling room on each floor with chutes to a common trash and recycling room in the basement.

The building will be fully sprinklered with complete fire protection system and elevator. The mechanical, electrical and plumbing systems will be design in accordance with an integrated approach to energy efficiency. Mechanical systems will be selected to achieve the highest efficiency wherever practical including the use of common systems. The project will be built using local labor consistent with the most recently published Federal Prevailing Labor Rates Standards and LEED sustainable building practices utilizing green products locally purchased wherever practical. Rainwater will be recycled for use in the community garden and landscape irrigation wherever practical. Landscaping will utilize low water demand native trees, plants and grasses.

Exterior materials will be high quality, low maintenance materials. The main front entry will feature cut or mfg stone in a custom blend complemented by copper roofing, gutters, downspouts, light fixtures, rough sawn heavy timber entry arch framing and stone paver system. The balance of the building will mimic these materials complemented by natural cedar color vinyl shakes and siding. The roof will use shadow line shingles. There will be a permanent on-site manager with secured vestibule and 24 hr security system. The building as proposed will be approximately 95,344 gross square feet including underground parking. No budget has been established.

## HOLIE BRENWOOD VILLAGE PROPOSED PRELIMINARY EXTERIOR MATERIAL PALETTE

June 18, 2013

### Front Entry

1. Copper standing seam roof, copper gutter and copper downspouts with extensions.
2. Custom rustic blend stone veneer or manufactured stone veneer predominantly blond or light brown with red, blue, & brown hue toned accent stone in rustic style as selected by Architect.
3. Oversized vinyl windows with transom arch in brown color with internal grid.
4. 4" cut stone sills & 8" cut stone lintel
5. Rough sawn vinyl shutters in color to match windows.
6. Custom oversized custom raised panel wood entry door with 2 lights, transom and sidelights stained to match natural cedar color vinyl siding with copper kick plate, copper oversized door hardware w/ decorative copper side lights.
7. Cedar plywood soffit and LED downlights.
8. Oversized front door mat with HOLIE tagline for project.
9. Stone pavers on 8 ft wide walk from parking to front entry with decorative LED pedestals.
10. Rough sawn decorative heavy timber columns with heavy timber decorative arch to match decorative heavy timber arch at gables with copper decorative elements. Stain to match brown windows.

### Typical Exterior

11. Rough sawn decorative heavy timber arch at gable stained to match brown windows. Note: Rough sawn natural cedar color vinyl shakes beyond.
12. Oversized heavy duty prefinished brown aluminum gutters. Oversized heavy duty downspouts in prefinished aluminum color to match adjacent surface. Prefinished aluminum soffits to match adjacent siding or masonry color.
13. Brown Color vinyl windows with internal grid and off white aluminum horizontal blinds with 6" prefinished vinyl cover head or 8" cut stone lintel when located in stone veneer wall.
14. Premium double 7" straight edge rough sawn split shakes in buckstone color vinyl.
15. Rough sawn vinyl shutters in color to match windows
16. 4" cut stone sills
17. 8" cut stone lintel
18. Custom rustic blend stone veneer or manufactured stone veneer with predominantly blond with red, blue, & brown hues as selected by Architect.
19. 25 yr black or grey shingles with shadow line as selected by Architect.
20. Decorative copper color side lights to match front entry.
21. 10 x 24 OH doors painted to match window colors
22. 3 x 7 HM door with HM frame painted to match window colors
23. Concrete. Expose aggregates where subject to view such as at OH doors to basement. .
24. Brown anodized aluminum LED flood light on motion detector.
25. Premium board and batten rough sawn finish 6 1/2" boards in color to match rough sawn cedar color vinyl shake siding.
26. Prefinished brown anodized aluminum balustrade
27. 9 ft, 3 panel brown vinyl patio door with transom and off-white aluminum horizontal blinds.

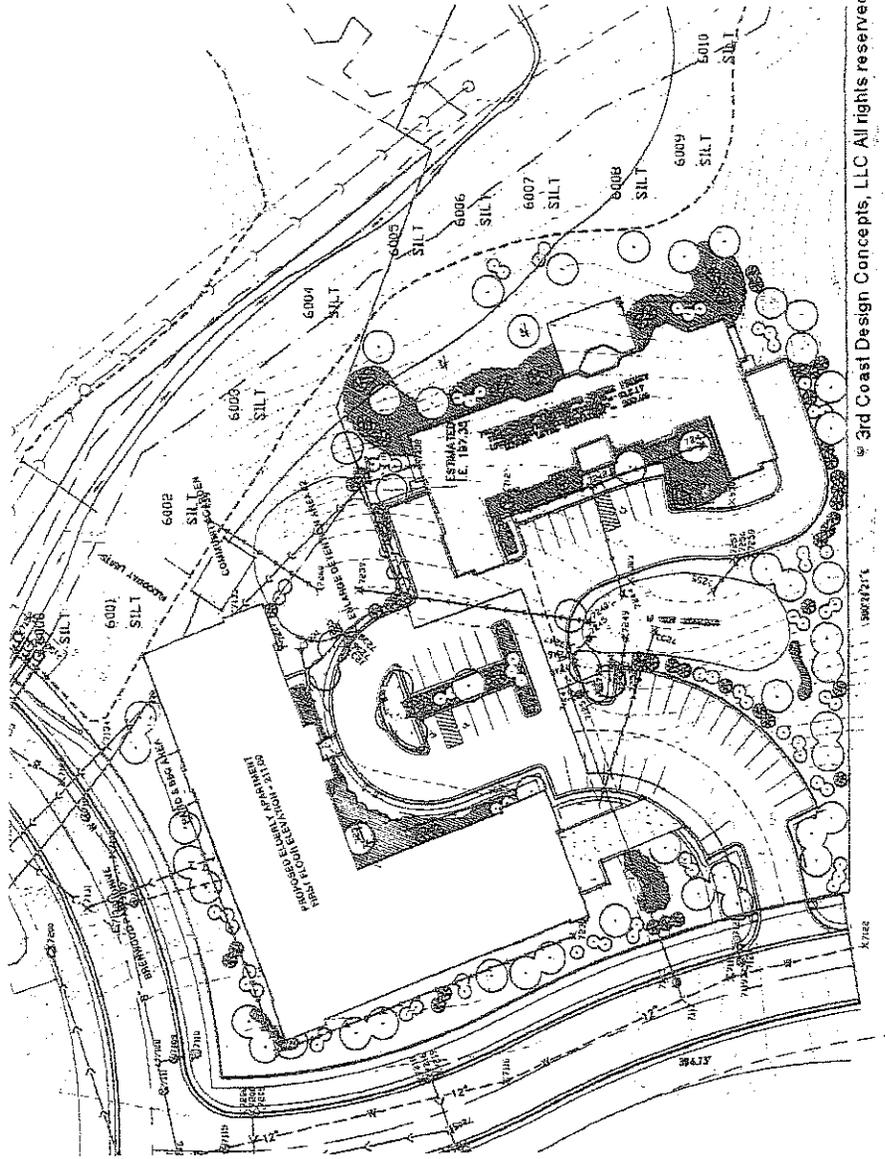
# HOLIE BRENWOOD VILLAGE

Franklin, Wisconsin  
June 18, 2013

**DEVELOPER**  
Housing of Limited Income Elderly (HOLIE)  
Milwaukee, WI  
Ken Becker, Becker Consulting  
Owner's Representative  
262-240-9406

**ARCHITECT**  
3cdc  
Portland, OR & Milwaukee, WI  
B. Schultz, Project Architect  
971-732-0347  
Duke.mke@gmail.com

- SHEET LISTING**
1. Site Plan/Title Sheet
  2. Basement Parking Plan
  3. Ground Floor Plan
  4. Typical Second & Third Floor Plan
  5. Front Elevation
  6. Rear Elevation
  7. Side Elevation
  8. Side Elevation
  9. Typical Unit Types A & B
  10. Lobby Plan



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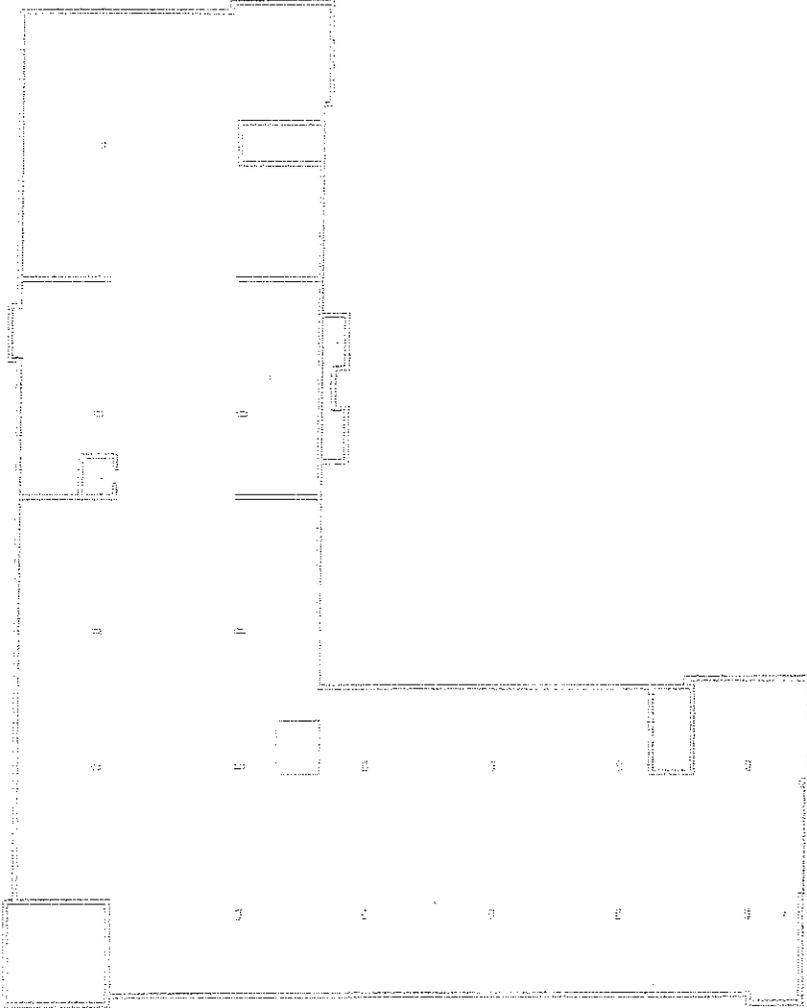
## PRELIMINARY SITE PLAN

Scale: 1" = 100 ft

HOLIE BRENNWOOD VILLAGE  
Franklin, WI

Proj. No. 13001-0  
Date 06/18/15  
Check by BS  
Drawn by AS

2 OF 10

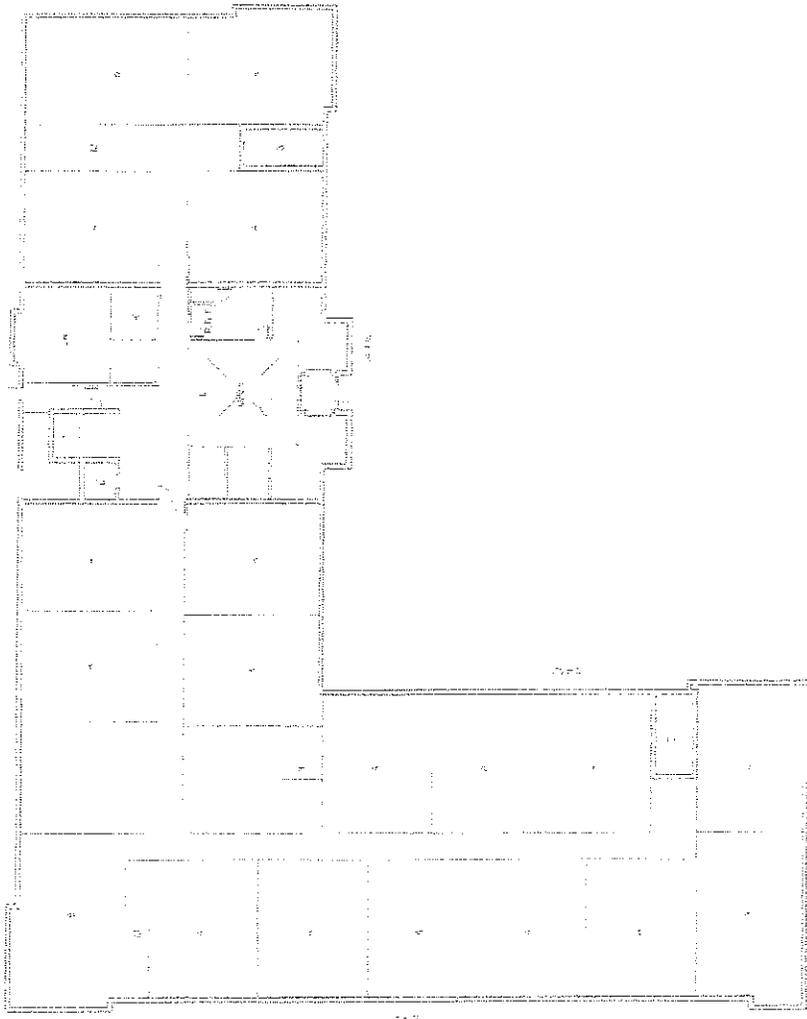


BASEMENT PLAN

HOLIE BRENNWOOD VILLAGE  
Franklin, WI

Proj. No. 15001-0  
Date 06/14/15  
Checked By PS  
Drawn By AS

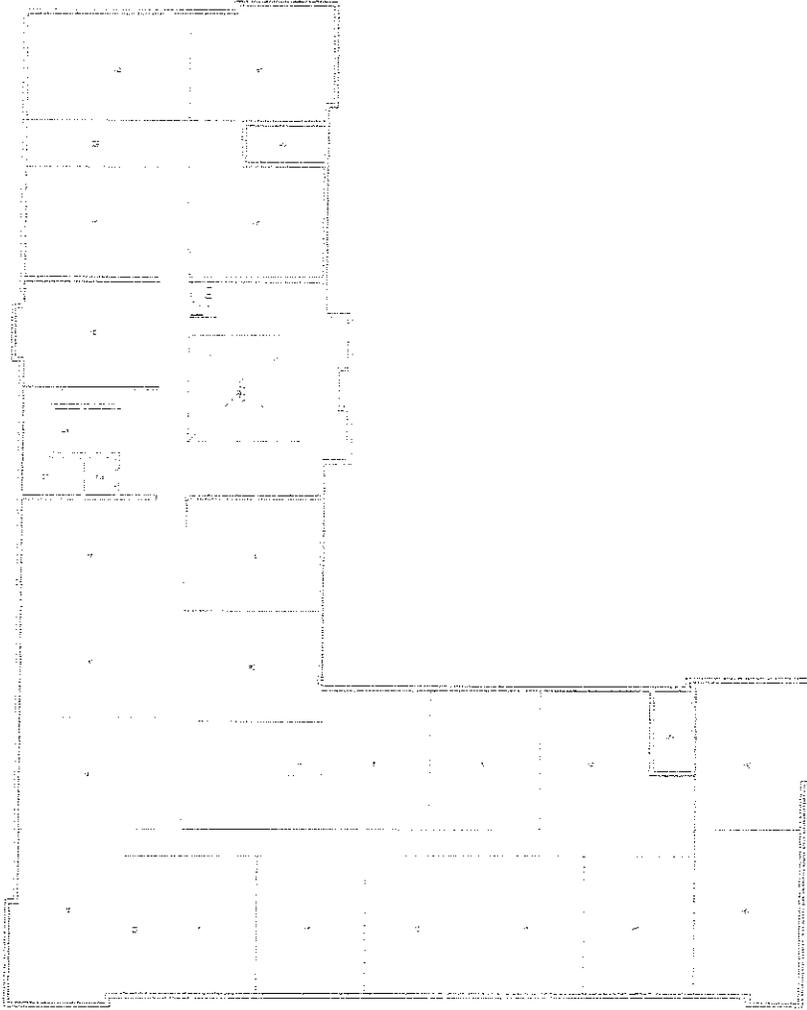
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GROUND FLOOR PLAN  
DATE 06/14/15  
DRAWN BY AS

HOLIE BRENNWOOD VILLAGE  
Franklin, WI

PROJ. NO. 1500140  
Date 05/16/13  
Checked by BS  
Drawn by AS  
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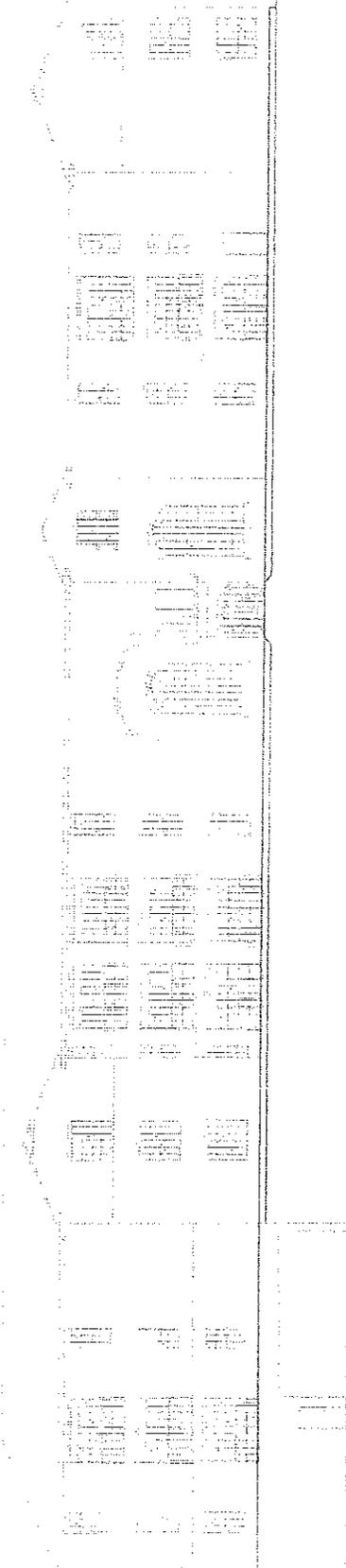


APRIL 2013 SECTION PLAN  
1500140  
3CDC

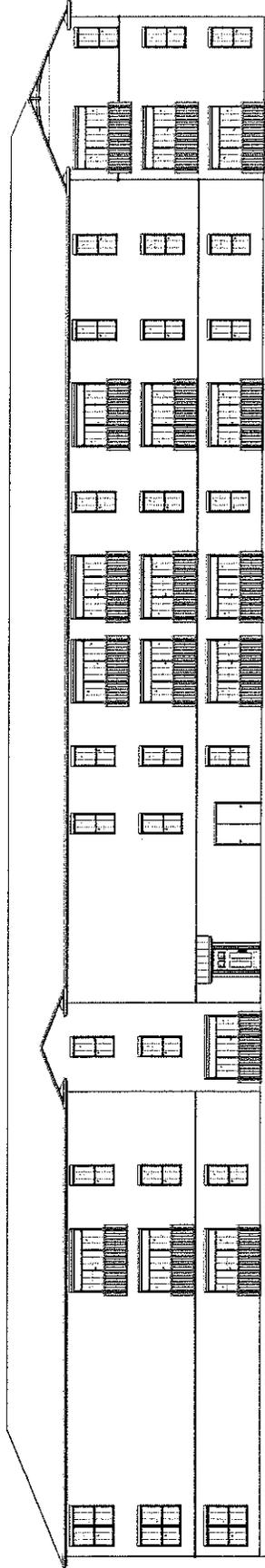
HOLIE BRENNWOOD VILLAGE  
Franklin, WI

Proj. no. LAND 10  
Date 06/16/13  
Check by #5  
Drawn by AS

5 OF 10



PREPARED BY  
3CDC



REAR ELEVATION

0 4 8  
SCALE

20 UNITS

23,836 GSF

HOLIE BRENNWOOD VILLAGE  
Franklin, WI

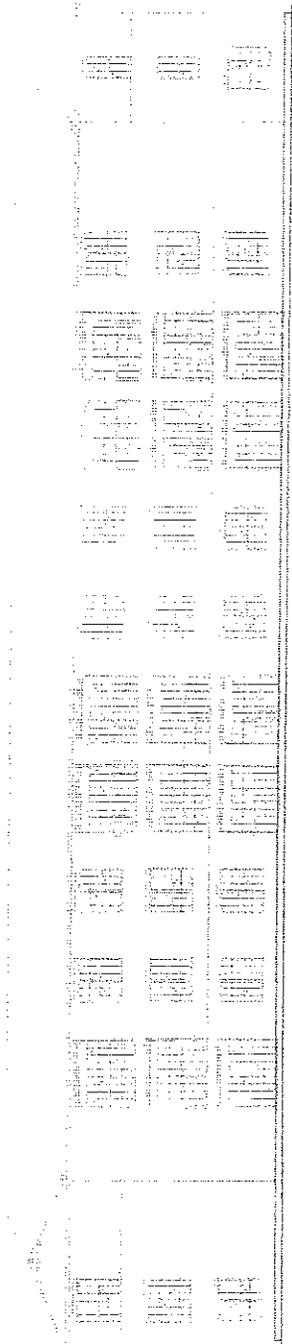
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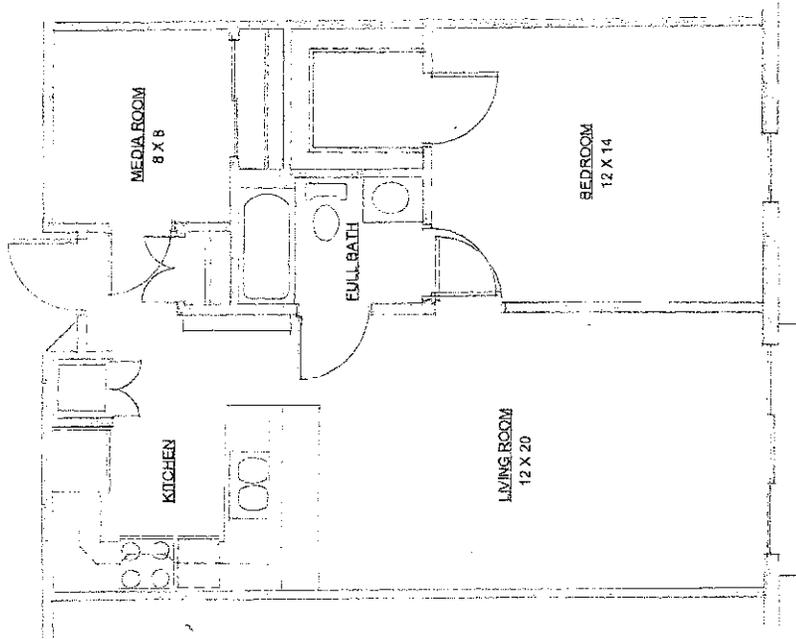
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HOLIE BRENNWOOD VILLAGE  
Franklin, WI

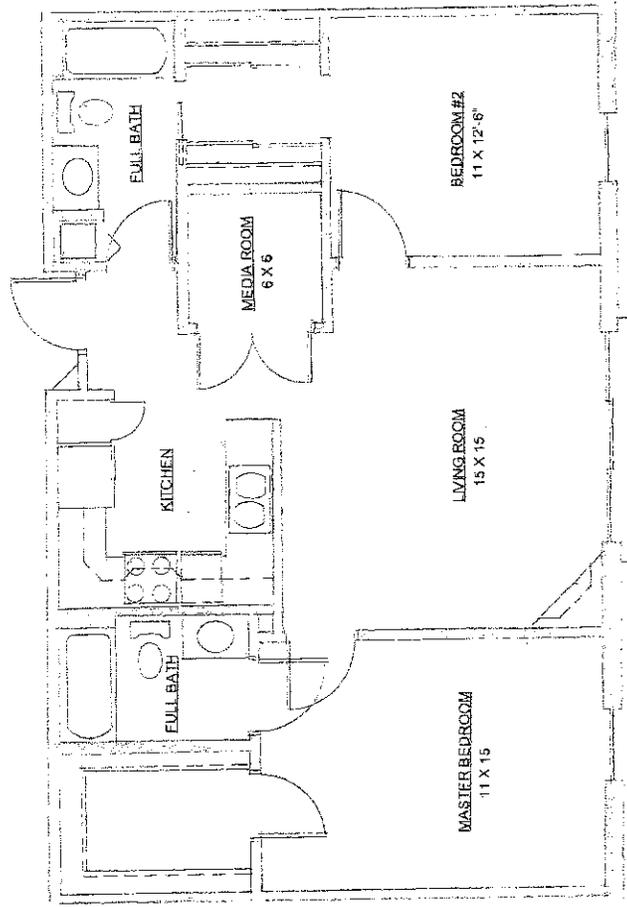
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Date 06/18/13  
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8 OF 10



DATE: 6/18/13  
BY: AS



**UNIT TYPE A: 1 Bdrm**  
730 SF



**UNIT TYPE B: 2 Bdrm**  
980 SF

HOLIE BRENNWOOD VILLAGE  
Franklin, WI

Proj. no. 13001-0  
Date 06/18/13  
Check by BS  
Drawn by AS

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