

**City of Franklin
Plan Commission Meeting
November 7, 2019
Minutes**

Approved
November 21, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the November 7, 2019 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 Mayor Steve Olson, Commissioners Adam Burckhardt, Patricia Hogan and Kevin Haley (arriving at 7:02), Alderman Mark Dandrea and Assistant City Engineer Sara Arnold. Excused were Commissioner David Fowler. Also present were Planning Manager Joel Dietl and Associate Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Regular Meeting of October 3, 2019.

Alderman Dandrea moved and Commissioner Burckhardt seconded approval of the October 3, 2019, minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. BODNER PROPERTY MANAGEMENT, LLC MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT.

Natural Resource Features Special Exception application by William Bodner, Managing Member of Bodner Property Management, LLC, for the purpose of removing approximately 1.58 acres of young woodland and to fill 0.33 acres of wetland which has been exempted by the Wisconsin Department of Natural Resources, to allow for the grading and construction of the Knollwood Legacy Apartments 40-unit multi-family residential development [property contains two (2) areas of young woodlands, and two (2) wetland areas], property generally located at South Scepter Drive and West Church Street, zoned R-8 Multiple-Family Residence District; Tax Key No. 795-9999-008

Planning Manager Joel Dietl presented the request by William Bodner, Managing Member of Bodner Property Management, LLC, for the purpose of removing approximately 1.58 acres of young woodland and to fill 0.33 acres of wetland which has been exempted by the Wisconsin Department of Natural Resources, to allow for the grading and construction of the Knollwood Legacy Apartments 40-unit multi-family residential development [property contains two (2) areas of young woodlands, and two (2) wetland areas], property generally located at South Scepter Drive and West Church Street, zoned R-8 Multiple-Family Residence District; Tax Key No. 795-9999-008

The Official Notice of Public Hearing was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:04 pm and closed at 7:05 pm.

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of the Bodner Property Management, LLC Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations, mitigation of six (6) trees is required to be placed on street adjacent to the proposed

2. FRANKLIN PUBLIC SCHOOL DISTRICT LAND ADDITION TO THE EXISTING FOREST PARK MIDDLE SCHOOL SITE FOR FUTURE DEVELOPMENT.

Comprehensive Master Plan Amendment and Rezoning applications by Franklin Public Schools (Ronald S. Pesche and Susan D. Pesche, property owners), to amend the Future Land Use Map designation for property located at 8429 and 8459 West Forest Hill Avenue (Luxembourg Gardens) from Residential Use and Areas of Natural Resource Features Use to Institutional Use and Areas of Natural Resource Features Use, and to rezone those parcels of land from R-6 Suburban Single-Family Residence District to I-1 Institutional District [existing structures on the land will be razed and potential future uses will generally consist of open space and community recreational use]; Tax Key Nos. 839-9990-000 and 839-9991-004. **THE PUBLIC HEARING FOR THE REZONING APPLICATION WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON OCTOBER 3, 2019, AND THEN POSTPONED AND CONTINUED TO THE NOVEMBER 7, 2019 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT. THE PUBLIC HEARING FOR THE COMPREHENSIVE MASTER PLAN AMENDMENT APPLICATION WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE COMMON COUNCIL MEETING ON OCTOBER 15, 2019, AND THEN POSTPONED AND CONTINUED TO THE DECEMBER 3, 2019 COMMON COUNCIL MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.**

development, species at the discretion of the City Forester. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Planning Manager Joel Dietl presented the Comprehensive Master Plan Amendment and Rezoning applications by Franklin Public Schools (Ronald S. Pesche and Susan D. Pesche, property owners), to amend the Future Land Use Map designation for property located at 8429 and 8459 West Forest Hill Avenue (Luxembourg Gardens) from Residential Use and Areas of Natural Resource Features Use to Institutional Use and Areas of Natural Resource Features Use, and to rezone those parcels of land from R-6 Suburban Single-Family Residence District to I-1 Institutional District [existing structures on the land will be razed and potential future uses will generally consist of open space and community recreational use]; Tax Key Nos. 839-9990-000 and 839-9991-004.

Comprehensive Master Plan Amendment

Alderman Dandrea moved and Commissioner Hogan 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 20205 future land use map for properties locate at 8429 and 8459 West Forest Hill Avenue from residential use to areas of natural resource features use to institutional use and areas of natural resource features use, pursuant to WIS.STAT. §66.1001(4)(b) On voice vote, all voted ‘aye’; motion carried. (5-0-1).

The Official Notice of Public Hearing for the Rezoning was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:08 pm and closed at 7:18 pm.

Rezone

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone two parcels of land from R-6 Suburban Single-Family residence District to I-1 Institutional District (8429 and 8459 West Forest Hill Avenue) (approximately 13.974 acres). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

D. Business Matters

1. None.

E. Adjournment

Assistant City Engineer Arnold moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of November 7, 2019 at 7:27 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).