

**City of Franklin
Plan Commission Meeting
October 3, 2019
Minutes**

Approved
November 7, 2019

A. Call to Order and Roll Call

Mayor Steve Olson called the October 3, 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 and Kevin Haley and Alderman Mark Dandrea, City Engineer Glen Morrow. Excused were Commissioners Patty Hogan and David Fowler. Also present were Planning Manager Joel Dietl, Associate Planner Régulo Martínez-Montilva.

B. Approval of Minutes

1. Regular Meeting of September 19, 2019.

Alderman Dandrea moved and Commissioner Haley seconded approval of the September 19, 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. 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.

Planning Manager Joel Dietl noted that the applicant requested to continue this application to the November 7, Plan Commission meeting.

The Official Notice of Public Hearing was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 7:08 pm and closed at 7:38 pm.

Rezone

Alderman Dandrea moved and Commissioner Haley seconded a motion to carry the Rezone application over to the November 7, 2019 Plan Commission meeting. On voice vote, all voted 'aye'; motion carried. (4-0-2).

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

Comprehensive Master Plan Amendment, Rezoning, Special Use and Site Plan applications by William Bodner, Managing Member of Bodner Property Management, LLC, for “Knollwood Legacy Apartments”, to:

Comprehensive Master Plan Amendment: amend the 2025 Future Land Use Map use designation for the subject property from Mixed Use to Residential – Multi-Family Use;

Rezoning: change the zoning of the subject property from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District;

Special Use (Option 2): allow for the construction of five 8-unit multi-family residential apartment buildings;

Site Plan: construct a multi-family residential apartment development (five 8-unit buildings for a total of 40-units, as well as associated parking, landscaping, lighting, dumpster enclosures, and storm water management facilities); the units have individual entries and are a mix of 2-bedroom units and 2-bedroom units with a den (square footage of individual units range from 1,280 square feet to 1,402 square feet); the site plan includes two ingress/egress locations from South Scepter Drive, onsite parking comprises of 2-car attached garages for each unit (80 parking spaces) plus 28 exterior surface parking spaces for a total of 108 parking spaces (parking will be available in front of each garage space), property generally located at South Scepter Drive and West Church Street, currently zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-9999-008.

Planning Manager Joel Dietl presented the Comprehensive Master Plan Amendment, Rezoning, Special Use and Site Plan applications by William Bodner, Managing Member of Bodner Property Management, LLC, for “Knollwood Legacy Apartments”, to:

Comprehensive Master Plan Amendment: amend the 2025 Future Land Use Map use designation for the subject property from Mixed Use to Residential – Multi-Family Use;

Rezoning: change the zoning of the subject property from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District;

Special Use (Option 2): allow for the construction of five 8-unit multi-family residential apartment buildings;

Site Plan: construct a multi-family residential apartment development (five 8-unit buildings for a total of 40-units, as well as associated parking, landscaping, lighting, dumpster enclosures, and storm water management facilities); the units have individual entries and are a mix of 2-bedroom units and 2-bedroom units with a den (square footage of individual units range from 1,280 square feet to 1,402 square feet); the site plan includes two ingress/egress locations from South Scepter Drive, onsite parking comprises of 2-car attached garages for each unit (80 parking spaces) plus 28 exterior surface parking spaces for a total of 108 parking spaces (parking will be available in front of each garage space).

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 7:38 pm and closed at 7:40 pm.

Rezoning

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 a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District (generally located at South Scepter Drive and West Church Street) (approximately 5.723 acres). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

The Official Notice of Public Hearing for the Special Use was read into the record by Associate Planner Régulo Martínez-Montilva and the Public Hearing was opened at 8:10 pm and closed at 8:15 pm.

Special Use

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for five 8-unit multi-family residential apartment

buildings (40 units). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Member Haley noted that the applicant shall revise the landscape plan to remove and replace the barberry shrubs.

From staff recommendations the following additional motions were made:

1. Alderman Dandrea moved and Commissioner Haley seconded a motion to add light poles within the off-street parking areas, subject to Department of City Development staff approval. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

2. City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend that the site plan be revised to add a sidewalk on the east side of Scepter Drive. Additionally, this sidewalk should be connected to the proposed development. On voice vote, 3 voted ‘aye’, Alderman Dandrea voted ‘nay’ the vote was 3-1-3. Mayor Olson voted ‘aye’, breaking the tie. Motion carried. (4-1-3).

3. Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend that the architectural elevations should be revised to include: a third principal building color (either to the brick work or to the siding) for all buildings: and that two of the buildings not repeat the same façade treatments as the other three buildings (i.e. incorporate greater variation in the type, color, and distribution of the building materials and façade treatments). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Commissioner Haley commented that the barberry shrubs in the landscape plan should be replaced, because they are prohibited by the Municipal Code.

Site Plan

City Engineer Morrow moved and Alderman Dandrea seconded a motion to approve a resolution approving a Site Plan for construction of a multi-family residential apartment development with associated parking, landscaping, lighting, dumpster enclosures and storm water management facilities (approximately South Scepter Drive and West Church Street). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Comprehensive Master Plan Amendment

Alderman Dandrea moved and Commissioner Haley 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 generally located at

South Scepter Drive and West Church street from mixed use to residential multi-family use, pursuant to Wis. Stat § 66.1001 (4)(b). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

D. Business Matters

1. None.

Adjournment

Commissioner Haley moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of October 3, 2019 at 8:33 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).