

City of Franklin
Plan Commission Meeting
December 8, 2016
Minutes

Approved
December 22, 2016

Call to Order and Roll Call

- A.** Mayor Steve Olson called the December 8, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioners Patricia Hogan, Kevin Haley (arrived at 7:01 p.m.), David Fowler and City Engineer Glen Morrow. Excused was Commissioner Patrick Leon. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl, City Attorney Jesse Wesolowski and Alderwoman Wilhelm.

Approval of Minutes

Regular Meeting of November 17, 2016.

- B.**
- 1.** Alderman Dandrea moved and Commissioner Fowler seconded approval of the November 17, 2016 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Public Hearing Business Matters
CHARLOTTE'S GARDEN 56 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 56 unit multi-family senior apartment complex consisting of 8 one bedroom units and 48 two bedroom units with a clubhouse/activity center, 103 underground parking spaces, 38 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

- C.**
- 1.** Planning Manager Dietl presented the request by Robert Williams, TDI Associates, Inc. for a 56 unit multi-family senior apartment complex development.

- A.** Commissioner Hogan moved and Alderman Dandrea seconded a motion to postpone and continue the subject matter regarding the Comprehensive Master Plan Amendment to the December 22, 2016 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0).

The Official Notices of Public Hearing for Rezoning and Special Use were read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:08 p.m. and closed at 7:17 p.m.

- B.** Commissioner Fowler moved and Alderman Dandrea seconded a motion to postpone and continue the subject matter regarding the Rezoning to the December 22, 2016 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0).

- C.** Commissioner Hogan moved and Commissioner Fowler seconded a motion to postpone and continue

of 8.00; proposed development includes 56 units which equates to a net Density of 20.90 and Gross Density of 13.59; 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.

TODD WATSON SINGLE-FAMILY RESIDENTIAL USE. Rezoning application by Todd Watson to rezone property located at 8423 South 100th Street from B-3 Community Business District to R-3 Suburban/Estate Single-Family Residence District for the purpose of only residential use of the property; Tax Key No. 841-0025-001.

Business Matters

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

the subject matter regarding the Special Use to the December 22, 2016 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0).

- C. 2. Planning Manager Dietl presented the request by Todd Watson to rezone property located at 8423 South 100th Street from B-3 Community Business District to R-3 Suburban/Estate Single-Family Residence District for the purpose of only residential use of the property.

The Official Notice of Public Hearing for rezoning was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:21 p.m. and closed at 7:21 p.m.

Commissioner Fowler moved and Alderman Dandrea 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 B-3 Community Business District to R-3 Suburban/Estate Single-Family Residence District (8423 South 100th Street) (approximately 1.87 acres). On voice vote, all voted 'aye'. Motion carried (5-0-0).

- D. 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.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to table the subject matter to the December 22, 2016 Plan Commission meeting to allow the applicant to work with staff and to provide additional information related to the soils, floodplain

R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8647 South 35th Street; Tax Key No. 833-9999-000.

and potential development of the proposed lots.
On voice vote, all voted 'aye'. Motion carried (5-0-0).

Adjournment

- E. Commissioner Hogan moved and Commissioner Fowler seconded to adjourn the Plan Commission meeting of December 8, 2016 at 7:58p.m. All voted 'aye'. Motion carried. (5-0-0).