

**City of Franklin**  
**Plan Commission Meeting**  
**February 4, 2010**  
**Minutes**

Approved  
February 18, 2010

**CALL TO ORDER**

- I. Mayor Taylor called the February 4, 2010 regular Plan Commission meeting to order at 7:05 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Skowronski, Commissioners Bennett, Haley, Kosovich, and Ritter. Excused was Commissioner Fowler. Also present were Planning Manager Dietl, Senior Planner Fuchs, Planner II Kanning, and City Attorney Wesolowski.

**MINUTES**

Regular Meeting January 7, 2010

**II.**

Commissioner Bennett moved and Commissioner Ritter seconded approval of the January 7, 2010 minutes of the regular meeting of the Plan Commission as presented. All voted 'aye'; motion carried.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**United Financial Group, Inc.**  
**(Foresthill Highlands Senior Community**  
**Building Unit Reduction)**

**Property:** 9075 and 9095 West Highland Park Avenue;

Tax Key Nos. 839-9992-020 and 839-9992-019

**Zoning:** Planned Development District No. 31 (Foresthill Highlands/United Financial Group Inc.)

**Regarding: 1. (Special Exception) (Public Hearing)** Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development Ordinance, to allow for the filling of .031 acres of wetland near the northeast corner of future building 600, to allow for the grading required for building construction within Foresthill Highlands senior housing community

**2. (Planned Development District Ordinance Amendment)**

a. Plan Commission determination of substantial change or minor amendment.

b. (Available for vote if determination of minor amendment.) AN ORDINANCE TO AMEND SECTION 15-3.0436 OF THE UNIFIED DEVELOPMENT ORDINANCE, PLANNED DEVELOPMENT DISTRICT NO. 31(FOREST HILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) to reduce the number of units in building number 500 which will reduce the footprint of the building and parking area.

**III.**

- A. Planner Fuchs read the Official Notice of Public Hearing into the record. The Public Hearing was opened at 7:07 p.m. regarding application by United financial Group Inc. for a Special Exception to natural Resource Feature Provisions to allow for the filling of .031 acres of wetland near the northeast corner of future building 600, to allow for the grading required for building construction of building 500 within the Foresthill Highlands senior housing community.

Fred Knueppel, 5659 West Cascade Drive, spoke in favor of the proposed project. With no one else coming forward to speak the Public Hearing was closed at 7:10 p.m.

Bob Zoelle, Vice President-Construction Management, United Construction and Development, and Dave Meyer gave a presentation to the Plan Commission on the application.

Attorney Wesolowski indicated that the Plan Commission has the option to adopt the Environmental Commission's findings as part of the Plan Commission recommendation to the Common Council, and simply incorporate condition 3a. and condition 3b., amended to read, Mitigation to be done through wetland enhancement to and/or adjacent to Wetland W-3, and that an engineer verify the grading and drainage between the two development phases, and that mitigation plant species be verified by City staff, and add that mitigation shall be accomplished by way of additional plantings pursuant to a planting plan that shall be provided by the applicant, no later than June 1, 2010, as approved by the City Development Staff.

Alderman Skowronski moved and Commissioner Kosovich seconded a motion to recommend to Common

Council approval of the United Financial Groups, Inc. Natural Resource Features Special Exception pursuant to the standards, findings and decision recommended by the Plan Commission and Environmental Commission, subject to approval of the Planned Development District Ordinance amendment, as amended by City Attorney statements on the record. All voted 'aye'; motion carried.

Alderman Skowronski moved and Commissioner Bennett seconded a motion determining the proposed amendment to be a minor amendment. All voted 'aye'; motion carried.

Alderman Skowronski moved and Commissioner Ritter seconded a motion to recommend to Common Council approval of an Ordinance to amend Section 15-3.0436 of the Unified Development Ordinance Planned Development District No. 31 (Forest Hill Highlands/United Financial Group, Inc.) to reduce the number of units in building number 500 which will reduce the footprint of the building and parking area. All voted 'aye'; motion carried.

**Alderman Kristen Wilhelm (Woodlands of Franklin Subdivision Development)**

**Property:** Approximately on and north of West Rawson Avenue and immediately east of South 51st Street

**Zoning:** R-5 Suburban Single-Family Residence District

**Regarding: 1.** Occurrences of encroachment upon conservation easement areas on subdivision lots-Southeastern Wisconsin Regional Planning Commission report presentation

- B. Alderman Wilhelm proposed solutions to occurrences of encroachment upon conservation easement areas on lots in the Woodlands of Franklin Subdivision.

Mayor Taylor gave direction to the Planning Manager to specifically work on Lot 31, Woodlands of Franklin, issues and bring recommendations for it.

Commissioner Ritter moved and Commissioner Kosovich seconded, to refer the matter to staff, with conferencing in the Mayor to take his thoughts into consideration, and request staff to consider Alderman Wilhelm's proposal of a collective Special Exception, but certainly to include at least ones that already have a home built on them in a collective Special Exception and then whether or not the others can be included will look for staff's recommendation on that. All voted 'aye'; motion carried.

**City of Franklin (Franklin Trails Committee)**

**Property:** City-wide

**Zoning:** City-wide

**Regarding: 1.** Status report

- C. Planner Fuchs gave a status report as to the activities of the Franklin Trails Committee.

**ADJOURNMENT**

- IV. Commissioner Ritter, seconded by Commissioner Kosovich, moved to adjourn the meeting at 8:47 p.m. All voted 'aye'; motion carried.