

City of Franklin
Plan Commission Meeting
February 7, 2013
Minutes

Approved
February 21, 2013

CALL TO ORDER

- I. Mayor Taylor called the February 7, 2013 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 Alderman Solomon, and Commissioners Bennett, Fowler, Haley, Michlig, and Ritter. Also present were City Attorney Wesolowski, Planning Manager Dietl and Senior Planner Fuchs.

MINUTES

Regular Meeting of January 17, 2013

II.

- A. Commissioner Fowler moved and Commissioner Ritter seconded approval of the January 17, 2013 minutes of the regular meeting of the Plan Commission as presented.

PUBLIC HEARINGS and BUSINESS ITEMS

TDI Associates, Inc. (Forest View 42 Unit Residential Apartment Development)

Property: Approximately South 60th Street and West Ryan Road; Tax Key No. 882-9989-005

Zoning: R-8 Multiple-Family Residence District, C-1 Conservancy District and FC Floodplain Conservancy District

Regarding: 1. (Special Use) (Public Hearing)
A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 42 UNIT RESIDENTIAL APARTMENT USE UPON PROPERTY LOCATED AT APPROXIMATELY SOUTH 60TH STREET AND WEST RYAN ROAD

III.

- A. Planning Manager Dietl introduced the request for Special Use approval by Forest View-Franklin Limited Partnership for a 42 unit residential apartment use for property located north of West Ryan Road and east of South 60th Street.

Consultant Rob Williams, TDI Associates, Inc. presented the application on behalf of Agi Nikolau, President, Forest View-Franklin Limited Partnership (also present).

Alderman Solomon moved and Commissioner Michlig seconded a motion to approve amending the Special Use application to change the name of the applicant from TDI Associates, Inc. to Forest View-Franklin Limited Partnership. On voice vote, all voted 'aye'. Motion carried.

Planner Fuchs read the Official Notice of Public Hearing for Special Use into the record. The Public Hearing was opened at 7:15 p.m. and closed at 7:16 p.m.

Commissioner Ritter made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a 42 unit residential apartment use upon property located at approximately South 60th Street and West Ryan Road, subject to revising Condition No. 8 deleting "that includes an additional 19 shade trees, or" and removing Condition No. 10. from the draft resolution. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

Joseph R. Haselow and Dawn M. Boland (Proposed Residential Single-Family Estate Development)

Property: 9140 South 51st Street; Tax Key No. 881-9995-000

Zoning: R-3 Suburban/Estate Single-Family Residence District

Regarding: 1. (Concept Review)
Application for a Concept Review for a

- B. Planning Manager Dietl presented the proposal by Joseph R. Haselow and Dawn M. Boland for a residential single-family estate development on property located at 9140 South 51st Street. Mr. Dietl indicated the concept review was heard at the Common Council meeting of February 5, 2013 and staff has been directed to create a new district appropriate to this type of development. No further action is required. None taken.

proposed residential single-family estate development including a primary dwelling structure, guest house, multiple large accessory buildings, swimming pool and basketball court; currently one principal building is allowed on a single-family residential lot pursuant to the Unified Development Ordinance, Section 15-2.0206

**City of Franklin
(Department of City Development Annual Report)**

Property: N/A

Zoning: N/A

Regarding: 1. City Development Department 2013 activity overview related to review of permits and applications, special projects, and community growth issues (2008 through 2012 overview included)

**City of Franklin
(Complete Streets and Connectivity Committee)**

Property: City-wide

Zoning: City-wide

Regarding: 1. Status Report

ADJOURNMENT

- C. Planning Manager Dietl presented the 2012 Annual Report of City Development Department activity related to review of permits and applications, special projects, and community growth issues. No action needed, none taken.

- D. Commissioner Michlig indicated the City of Franklin Complete Streets and Connectivity Committee has two new members and continues working towards a Complete Streets policy and public education. No action required at this time.

- IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the Plan Commission meeting at 8:20 p.m. All voted 'aye'; motion carried.