

City of Franklin
Plan Commission Meeting
November 8, 2012
Minutes

Approved
December 20, 2012

CALL TO ORDER

- I. Mayor Taylor called the November 8, 2012 regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

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

MINUTES

Regular Meeting of October 4, 2012

II.

- A. Commissioner Ritter moved and Alderman Solomon seconded approval of the October 4, 2012 minutes of the regular meeting of the Plan Commission as presented. On voice vote, Alderman Solomon and Commissioners Michlig, Ritter, and Haley voted 'aye'. Commissioner Fowler abstained. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Lawrence D. Neldner, Trustee, South Shore Lodge #3 Free and Accepted Masons of Wisconsin (Masonic Temple, Meeting, Fraternal Work and Social Gathering Hall)

Property: Text Amendment: City-wide;
Site Plan Amendment: 9023 South 27th Street;
Tax Key No. 855-9973-001

Zoning: B-4 South 27th Street Mixed-Use Commercial District

Regarding: 1. (Unified Development Ordinance Text Amendment) (Public Hearing) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 8641 "CIVIC, SOCIAL, AND FRATERNAL ASSOCIATIONS" TO ALLOW FOR SUCH USE AS A PERMITTED USE IN THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT

2. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT 9023 SOUTH 27TH STREET TO ALLOW FOR AN APPROXIMATELY 70% PARKING REDUCTION AND OTHER CHANGES

III.

- A. Senior Planner Fuchs read the Official Notice of Public Hearing for Unified Development Ordinance text amendment requested by Lawrence D. Neldner, Trustee, South Shore Lodge #3 Free and Accepted Masons of Wisconsin, into the record. The Public Hearing was opened at 7:22 p.m. and closed at 7:28 p.m.

Daniel Moshinski, representing South Shore Masonic Lodge #3, and Brett Luecke, Connolly Architects, Inc. presented the project.

Commissioner Fowler moved and Commissioner Michlig seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 8641 "Civic, Social, and Fraternal Associations" to allow for such use as a Permitted Use in the B-4 South 27th Street Mixed-Use Commercial District. On voice vote, all voted 'aye'. Motion carried.

Commissioner Fowler moved to approve a resolution amending the Site Plan for the property located at 9023 South 27th Street to allow for an approximately 70% parking reduction and other changes with the added condition of approval and continuing operations that the applicant shall deliver to staff sufficient proof, on the annual date of December 15th and from time to time as necessary, of the availability of off-site off-street parking for reasonable review and approval by Department of City Development staff. Commissioner Michlig seconded the motion. On voice vote, all voted 'aye'. Motion carried.

United Financial Group, Inc. (Foresthill Highlands Senior Community Planned Development District No. 31 Market Rate and Senior Housing Apartment Development)

Property: Puetz Road and Highland Park Avenue (southwest 22.65 acres of the Foresthill Highlands Senior Community);
Tax Key No. 840-9999-002

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

Regarding: 1. (Planned Development District Ordinance Amendment) (Public Hearing) AN ORDINANCE TO AMEND §15-3.0436 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 31 (FORESTHILL HIGHLANDS/UNITED FINANCIAL GROUP, INC.) TO ALLOW FOR A MARKET RATE AND SENIOR HOUSING APARTMENT DEVELOPMENT consisting of 286 apartment units on a 22.65 acre property

2. (Special Exception) (Public Hearing) Application for a Special Exception to Natural Resource Feature Provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of allowing for the filling of 3,219 square feet of wetland, grading and land disturbance of the 30-foot wetland buffer and impact to the 50-foot wetland setback as follows: 7,191 square feet for the development of a public road, 715 square feet to accommodate sidewalks and driveway access for senior townhomes, 1,637 square feet to accommodate the southeast corner of a 130-unit elderly building, 824 square feet to accommodate the southern portion of an 8-unit market rate townhome building and 54 square feet for construction of retaining walls, to allow for the development of the southwest portion of the Foresthill Highlands property, north of West Puetz Road, west and east of Brenwood Park Drive.

- B. Senior Planner Fuchs read the Official Notices of Public Hearing for Planned Development District Ordinance amendment for market rate and senior housing apartment development and Special Exception to Natural Resource Feature Provisions as requested by United Financial Group, Inc., into the record.

The Public Hearing for Natural Resource Special Exception was opened at 7:40 p.m.

Robert W. Zoelle, United Financial Group, Inc., 660 West Ridgeview Drive, Appleton, was sworn in and presented the request for Special Exception to Natural Resource Feature provisions for the development of the southwest portion of the Foresthill Highland property, north of West Puetz Road, west and east of Brenwood Park Drive. James Lijisic, 8756 West Mallard Court, was sworn in and gave testimony. Le Roy Lewandowski, 8030 West Winston Way, was sworn in and gave testimony. Anthony Henika, 9114 West Puetz Road, was sworn in and gave testimony. Donna Pankratz, 9890 West Elm Road was sworn in and gave testimony. Dave Meyer, Wetland & Waterway Consulting, LLC, S83 W23915 Artesian Avenue, Big Bend, was sworn in and gave testimony. Martin South, 9095 West Highland Park Avenue Unit 601, was sworn in and gave testimony. Jane South, 9095 West Highland Park Avenue Unit 601, was sworn in and gave testimony. No one else came forward in favor or opposition to the appeal. The hearing closed at 8:53 p.m.

Commissioner Ritter made a motion to recommend approval of the Foresthill Highlands Senior Community Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission, and Common Council consideration of any Environmental Commission recommendation. Seconded by Alderman Solomon. On voice vote, all voted 'aye', motion carried.

The Public Hearing for Planned Development District Ordinance amendment to Section 15-3.0436 of the Unified Development Ordinance Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) was opened at 8:56 p.m. and closed at 9:05 p.m.

Commissioner Ritter moved and Commissioner Fowler seconded a motion to recommend approval of an ordinance to amend §15-3.0436 of the Unified Development Ordinance Planned Development District No. 31 (Foresthill Highlands/United Financial Group, Inc.) to allow for a market rate and senior housing apartment development consisting of 286 apartment units on a 22.65 acre property. On voice vote, all voted 'aye'. Motion carried.

8153 Investments I LLC, 8153 Investments II LLC and 8153 Investments III LLC (Professional Building Parking Lot Expansion, Dumpster Enclosure Relocation, Landscape Alteration and Fence Installation)

Property: 8153 South 27th Street;
Tax Key No. 809-9955-003

Zoning: B-4 South 27th Street Mixed-Use Commercial District

Regarding: 1. (Site Plan Amendment) A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT 8153 SOUTH 27TH STREET TO ALLOW FOR A PARKING LOT EXPANSION, DUMPSTER ENCLOSURE RELOCATION, LANDSCAPE ALTERATION AND FENCE INSTALLATION

City of Franklin Complete Streets and Connectivity Committee)

Property: City-wide

Zoning: City-wide

Regarding: 1. Status report

ADJOURNMENT

- C. Property owners James Nehmer, 8153 Investments II LLC, Richard Coury, 8153 Investments III LLC, and John Hoppe, 8153 Investments I LLC, presented the request for site plan revisions for the professional office building located 8153 South 27th Street.

Commissioner Fowler made a motion to approve a resolution amending the Site Plan for the property located at 8153 South 27th Street to allow for a parking lot expansion, dumpster enclosure relocation, landscape alteration and fence installation. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried.

- D. Commissioner Michlig reported on the recent activity of the Complete Streets and Connectivity Committee. No action was needed, none taken.

- IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the Plan Commission meeting at 10:20 p.m. All voted 'aye'; motion carried.