

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, SEPTEMBER 3, 2020, 7:00 P.M.

The Facebook page for the Economic Development Commission <https://www.facebook.com/forwardfranklin/> will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

- A. **Call to Order and Roll Call**
- B. **Approval of Minutes**
 - 1. Approval of regular meeting of August 20, 2020.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
 - 1. **ACCESSORY STRUCTURES GREATER THAN 1,200 FEET UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.** Unified Development Ordinance Text Amendment application by the City of Franklin to amend Section 15-3.0702 “Detailed Standards for Special Uses in Residential Districts” to allow for accessory structures greater than 1,200 square feet subject to Special Use approval, City-wide and in the R-1 and R-2 zoning districts. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
 - 1. **PLEASANT VIEW NEIGHBORHOOD PARK CONCEPTUAL SITE PLAN UPDATE.** At the direction of the City of Franklin Common Council and the Parks Commission, and with assistance from GRAEF (professional engineering, planning and design consulting firm), a new conceptual site plan is proposed for Pleasant View Park located at 4620 West Evergreen Street, property zoned P-1 Park District; Tax Key Nos. 788-9999-003 and 788-9999-002. The conceptual site plan includes proposed changes to landscaping, furniture, tennis and pickleball courts, and parking facilities. [The Plan Commission will be making a recommendation to the Common Council regarding this item.]
- E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

Franklin Plan Commission Agenda

9/3/20

Page 2

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: September 17, 2020

City of Franklin
Plan Commission Meeting
August 20, 2020
Minutes

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the August 20, 2020 regular Plan Commission meeting to order at 7:14 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon, Adam Burchardt, Kevin Haley and Patricia Hogan, Alderman Mark Dandrea and City Engineer Glen Morrow. Also present were Alderman Mayer (remote), Planning Manager Heath Eddy, Associate Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of August 6, 2020.

Alderman Dandrea moved and Commissioner Leon seconded approval of the August 6, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) MILKY WAY DRIVE-IN MOVIE THEATER UPON AND ADJOINING THE MILWAUKEE MILKMAN'S STADIUM USE IN THE ROCK SPORTS COMPLEX.

Special Use application by Michael E. Zimmerman/The Rock Sports Complex, LLC/BPC County Land, LLC, to operate a drive-in theater consisting of a 22-foot wide LED screen mounted to the back of the video board at the Stadium (S1) of Ball Park Commons, the use of 244 parking spaces north of the Stadium, and queuing space located to the north and west of the future golf driving range (drive-in theaters require a Special Use per Section 15-3.0703.J. of the Unified Development Ordinance) [On May 19, 2020, the Common Council granted a license and an Extraordinary Entertainment and Special Event permit to the Rock Sports Complex, LLC for the operation of the

Planning Manager Heath Eddy presented the request by Michael E. Zimmerman/The Rock Sports Complex, LLC/BPC County Land, LLC, to operate a drive-in theater consisting of a 22-foot wide LED screen mounted to the back of the video board at the Stadium (S1) of Ball Park Commons, the use of 244 parking spaces north of the Stadium, and queuing space located to the north and west of the future golf driving range (drive-in theaters require a Special Use per Section 15-3.0703.J. of the Unified Development Ordinance) [On May 19, 2020, the Common Council granted a license and an Extraordinary Entertainment and Special Event permit to the Rock Sports Complex, LLC for the operation of the Milky Way Drive-in Theater, subject to compliance with State and City requirements as well as the timely submission of an application for Special Use], with a proposed operations schedule in the spring, summer and fall seasons as weather permits, upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7035 South Ballpark Drive (just north of the existing baseball stadium, and just south of the existing ski lodge); Tax Key No. 744-1003-000.

The Official Notice of Public hearing was read in to the record by Planning Manger Heath Eddy and the Public Hearing was opened at 7:20 p.m. and closed at 7:32 p.m.

Milky Way Drive-in Theater, subject to compliance with State and City requirements as well as the timely submission of an application for Special Use], with a proposed operations schedule in the spring, summer and fall seasons as weather permits, upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7035 South Ballpark Drive (just north of the existing baseball stadium, and just south of the existing ski lodge); Tax Key No. 744-1003-000.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for the operation of a drive-in theater upon property located at 7035 South Ballpark Drive, a letter from the Federal Aviation Administration shall be required for searchlight permits. On voice vote, there were 5 'ayes' and 1 'nay'. Motion carried (5-1-0).

D. Business Matters

1. FHCC, LLC OUTLOT TO BUILDABLE LOT DESIGNATION CHANGE. Certified Survey Map and Miscellaneous application by Michael H. Dilworth, owner of FHCC, LLC, to change the designation of Outlot 1 of Certified Survey Map No. 6596 to Lot 1, a buildable lot (to construct a single-family residence) [Section 15-11.0103 OUTLOT of the Unified Development Ordinance states that an Outlot designation is unbuildable][the applicant alleges that the existing outlot designation was based on a 1998 wetland delineation by Hey & Associates (a 2018 assured wetland delineation indicates that wetlands are confined to an existing drainage easement)], vacant property is generally located on the north side of West Rawson Avenue at approximately Fieldstone Court, and is zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 748-9997-007.

Planning Manager Heath Eddy presented the request by Michael H. Dilworth, owner of FHCC, LLC, to change the designation of Outlot 1 of Certified Survey Map No. 6596 to Lot 1, a buildable lot (to construct a single-family residence) [Section 15-11.0103 OUTLOT of the Unified Development Ordinance states that an Outlot designation is unbuildable][the applicant alleges that the existing outlot designation was based on a 1998 wetland delineation by Hey & Associates (a 2018 assured wetland delineation indicates that wetlands are confined to an existing drainage easement)], vacant property is generally located on the north side of West Rawson Avenue at approximately Fieldstone Court, and is zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 748-9997-007.

CERTIFIED SURVEY MAP AND MISCELLANEOUS

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend denial due to potential encroachments into protected natural resource feature areas on the property. On voice vote, all voted 'aye'. Motion carried (6-0-0).

2. NISENBAUM HOMES & REALTY, INC. TWO-FAMILY RESIDENTIAL STRUCTURE PROJECT TIME EXTENSION. Amendment to Special Use by Gregory D. Nisenbaum, President of Nisenbaum Homes &

Planning Manager Heath Eddy presented the request by Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., to allow for a one year extension of time to complete the project (construction of a two-family residential side by side ranch townhome with 1,371 square feet of living space and basement in each ranch unit and a proposed shared driveway entrance off of West Cortez

Realty, Inc., to allow for a one year extension of time to complete the project (construction of a two- family residential side by side ranch townhome with 1,371 square feet of living space and basement in each ranch unit and a proposed shared driveway entrance off of West Cortez Circle) [the Special Use Amendment Resolution No. 2019-7526 was previously approved on August 6, 2019, and therefore, the time for obtaining a building permit expires on August 6, 2020], upon property zoned R-8 Multiple-Family Residence District, located at 10504 West Cortez Circle (northeast corner of the intersection of South Lovers Lane Road and West Cortez Circle); Tax Key Nos. 747-9979-001 and 747-9979-002.

Circle) [the Special Use Amendment Resolution No. 2019-7526 was previously approved on August 6, 2019, and therefore, the time for obtaining a building permit expires on August 6, 2020], upon property zoned R-8 Multiple-Family Residence District, located at 10504 West Cortez Circle (northeast corner of the intersection of South Lovers Lane Road and West Cortez Circle); Tax Key Nos. 747-9979-001 and 747-9979-002.

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of August 20, 2020 at 8:33 p.m. On voice vote, all voted ‘aye’; motion carried. (6-0-0).

REPORT TO THE PLAN COMMISSION

Meeting of September 3, 2020

Unified Development Ordinance (UDO) Text Amendment

RECOMMENDATION: City Development Staff recommends approval of this UDO Text Amendment; the Plan Commission may consider the alternative provisions outlined in the staff report.

Project Name: Amendment to UDO Section 15-3.0702 “Detailed Standards for Special Uses in Residential Districts”, to allow for accessory structures greater than 1,200 square feet subject to Special Use approval.

Project Address: City-wide, R-1 and R-2 zoning districts.

Applicant: Mayor Steve Olson.

INTRODUCTION:

This is a city-sponsored application for a Unified Development Ordinance Text Amendment to amend Section 15-3.0702 “Detailed Standards for Special Uses in Residential Districts”, to allow for accessory structures greater than 1,200 square feet in floor area, subject to Special Use approval.

The Unified Development Ordinance (UDO) §15-3.0702 currently provides detailed standards for 3 special uses in residential districts, such as open space subdivisions, private stables and supervised released and crimes against children sex offender use (Ch. 980 Stats).

The maximum size for accessory structures in residential districts is limited to 1,200 sf, if masonry constructed and in lots greater than 40,000 sf per UDO §15-3.0801(C). The draft amendment below would allow for large accessory structures (greater than 1,200 square feet) in low density residential districts.

PROPOSED TEXT:

D. Accessory structures greater than 1,200 square feet. The following specific standards shall be used to authorize an increase of the maximum size for accessory structures in the R-1 and R-2 districts¹:

- 1. Minimum Lot Area. The minimum lot area shall be 3.0 acres². The maximum accessory structure size shall be 500 square feet per acre, and in no event shall an accessory structure exceeds 5,000 square feet³.*

¹ This section would only apply to the R-1 and R-2 because the intent of these districts is to promote a Countryside/Estate character, which means “housing on very large lots”. Including the R-3 district into this amendment may be contrary to the district intent that is “to protect the character of building bulk in established suburban/state residential neighborhood and subdivision”. Another concern with the R-3 district is that this zoning is not limited to the southwest portion of the city, it is found on the northwest and also in the east (see attached map). Large accessory structures are currently permitted as of right in the R1-E district.

² 3.0 acres is the minimum lot area for private stables. This standard would restrict large accessory structures in established subdivisions for consistency with R-3 zoning district in case of including this district as part of the subject amendment (see attached map).

³ 5,000 square feet is the maximum size for accessory structures in the R1-E district, also the maximum size for wood frame structures is 5,500 sf per the Wisconsin Commercial Building Code.

2. *Height. Accessory structures shall not exceed 40 feet in height⁴.*
3. *Setbacks. Accessory structures shall be located not closer than a distance equal to its height to the side or rear lot lines.*
4. *Location. No part of an accessory structure shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side setback of the zoning district. Where the front of a principal structure is not on a corner lot, an accessory use or structure may be placed in the yard facing the arterial street provided that all zoning district front and side yard setbacks from the arterial street lot line are met⁴. In no case shall an accessory structure be closer to a property line than a distance equal to its height.*

City Development staff has the following concerns with this UDO text amendment:

- Home occupations. This amendment may unintentionally promote the use of large accessory structures for home occupations, conducting home occupations in accessory structures is prohibited by the UDO §15-3.0802(F)(4).
- Commercial vehicle parking. Parking more than one commercial vehicle is prohibited in residential districts per UDO §15-3.0802(C), large accessory structures may conflict with this restriction.

If this text amendment is approved, City Development staff recommends the addition of a new section (92-F) to the “Building Construction” chapter of the Municipal Code. This new section could be titled “Accessory structures greater than 1,200 square feet” and require that plans should be prepared by a licensed professional engineer, or architect.

ALTERNATIVE PROVISIONS:

The Plan Commission may consider the following alternative provisions:

- Paul Marshall (8930 S. 116th St) is requesting the inclusion of the R-3 zoning district as part of this amendment (see attached letter).
- The maximum accessory structure size could be calculated as a percentage of the lot area, see Muskego Municipal Code §400-167(C)(2)(c):

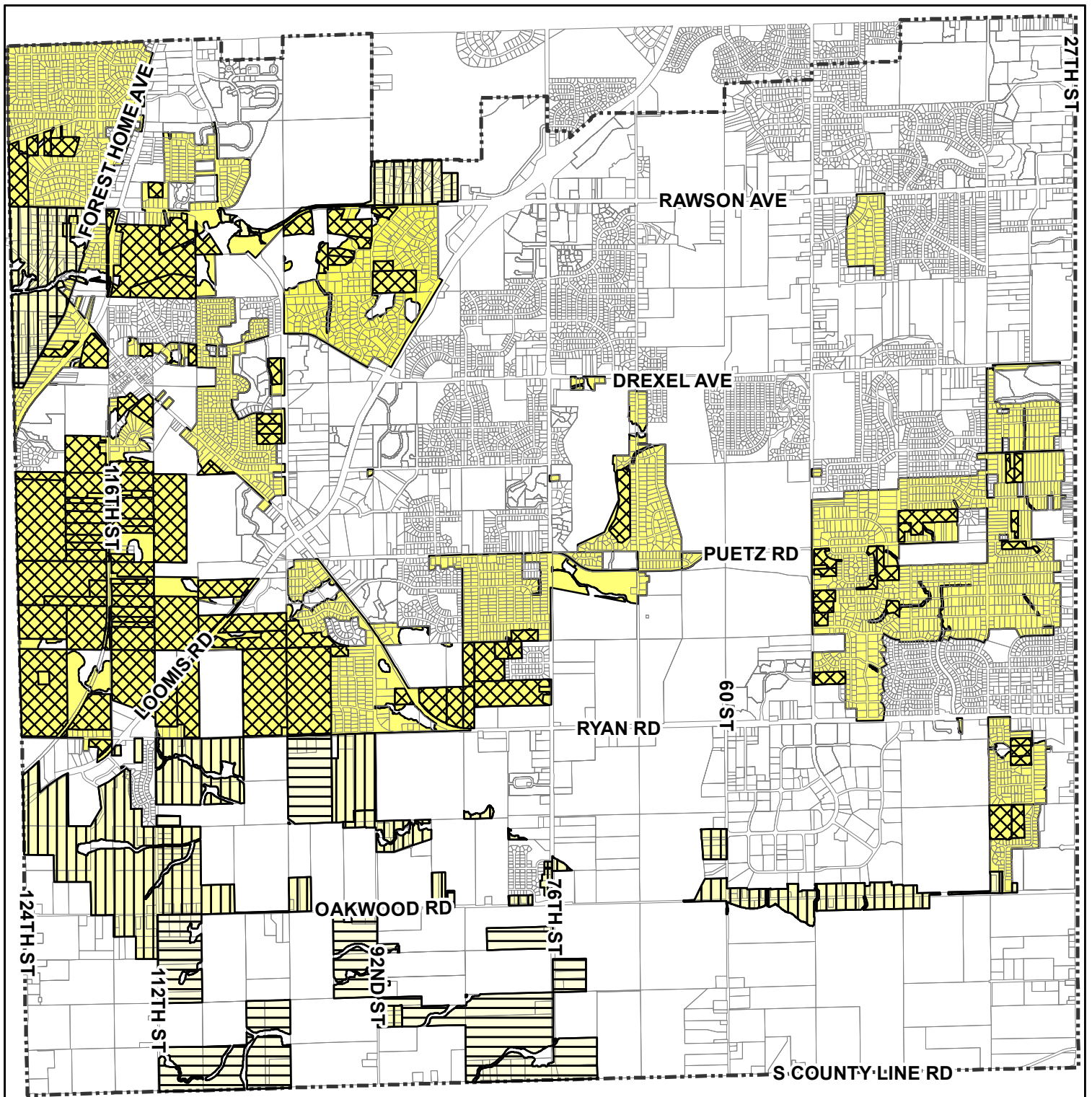
Square footage permitted for large parcels: parcel sizes in excess of 40,000 square feet are allowed a maximum total floor area of all accessory structures not to exceed 2% of the total parcel area.

Staff recommends that if the provision above is included in this amendment, the 5,000 square feet maximum size limit should remain regardless of the lot size.

STAFF RECOMMENDATION:

City Development Staff recommends approval of this Unified Development Ordinance (UDO) Text Amendment; the Plan Commission may consider the alternative provisions outlined in the staff report.

⁴ Standards for accessory structures in the R1-E district.



City of Franklin
 Department of City Development
 9229 W. Loomis Rd.
 Franklin, WI 53132

July, 2020

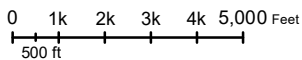
Legend

Zoning districts

- R-1 Countryside /Estate Single-Family Residence
- R-2 Estate Single-Family Residence
- R-3 Suburban/Estate Single-Family Residence
- R-3E Suburban/Estate Single-Family Residence
- R-3 or R-3E zoning (properties greater than 3 Acres)

- City Boundary
- Property lines

1:50,000



ZONING DISTRICTS R1, R2 AND R3

ORDINANCE NO. 2020-_____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE TEXT TO AMEND SECTION 15-3.0702 TO ALLOW FOR
ACCESSORY STRUCTURES GREATER THAN 1,200 SQUARE FEET IN
FLOOR AREA, SUBJECT TO SPECIAL USE APPROVAL

WHEREAS, Section 15-3.0702 of the Unified Development Ordinance provides for detailed standards for three special uses in residential districts, such as open space subdivisions, private stables and supervised released and crimes against children sex offender use (Chap. 980 Stats.) within the City of Franklin; and

WHEREAS, the City of Franklin having applied for a text amendment to Section 15-3.0702 of the Unified Development Ordinance so as to allow for accessory structures greater than 1,200 square feet in floor area, subject to Special Use approval, City-wide and in the R-1 Countryside/Estate Single-Family Residence District and R-2 Estate Single-Family Residence District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for accessory structures greater than 1,200 square feet in floor area, subject to Special Use approval, City-wide and in the R-1 Countryside/Estate Single-Family Residence District and R-2 Estate Single-Family Residence District, and having held a public hearing on the proposal on the 3rd day of September, 2020 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §15-3.0702. Detailed Standards for Special Uses in Residential Districts. of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin is hereby amended to add the following at the end of the current existing text:

- D. Accessory structures greater than 1,200 square feet. The following specific standards are required for an increase of the maximum size for accessory structures in the R-1 and R-2

districts:

1. Minimum Lot Area. The minimum lot area shall be 3.0 acres. The maximum accessory structure size shall be 500 square feet per acre, and in no event shall an accessory structure exceed 5,000 square feet.
2. Height. An accessory structure shall not exceed 40 feet in height.
3. Setbacks. An accessory structure shall not be located closer to a side or rear lot line than a distance equal to its height.
4. Location. No part of an accessory structure shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side yard setback of the zoning district. Where the front of a principal structure is not on a corner lot, an accessory use or structure may be placed in the yard facing the arterial street, provided that all zoning district front and side yard setbacks from the arterial street lot line are met. In no case shall an accessory structure be located closer to a property line than a distance equal to its height.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2020, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of

ORDINANCE NO. 2020-_____

Page 3

Franklin this _____ day of _____, 2020.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



City of Franklin

Franklin

JUL 22 2020

Phone: (414) 425-4024
Fax: (414) 427-7691
Web Site: www.franklinwi.gov

City Development

Date of Application: _____

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]):

Name: Stephen R. Olson, Mayor
Company: City of Franklin
Mailing Address: 9229 W Loomis Rd
City / State: Franklin, WI Zip: 53132
Phone: 414-425-7529
Email Address: Solson@franklinwi.gov

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: not applicable
Company: not applicable
Mailing Address: not applicable
City / State: not applicable Zip: not applicable
Phone: not applicable
Email Address: not applicable

Project Property Information: (if applicable)

Property Address: City-wide
Property Owner(s): not applicable
Mailing Address: not applicable
City / State: Franklin, WI Zip: 53132
Email Address: not applicable

Tax Key Nos: not applicable
not applicable
Existing Zoning: not applicable
Existing Use: not applicable
Proposed Use: not applicable
CMP Land Use Identification: not applicable

UDO Text Amendment submittals for review must include and be accompanied by the following:

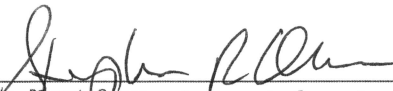
- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$200
- Seven (7) copies of a written Project Narrative, including a full description of the proposed text amendment.
(Include the proposal's intent, impacts, and consistency with the Comprehensive Master Plan.)

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Requires a Class II Public Hearing notice at Plan Commission.
- Unified Development Ordinance Text Amendment requests require Plan Commission review and recommendation and Common Council approval.
- The City's Unified Development Ordinance (UDO) is available at www.franklinwi.gov.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).


Signature - Property Owner
STEPHEN R. OLSON
Name & Title (PRINT)
Date: 7/22/2020

Signature - Applicant

Name & Title (PRINT)
Date: _____

Signature - Property Owner

Name & Title (PRINT)
Date: _____

Signature - Applicant's Representative

Name & Title (PRINT)
Date: _____

Regulo Martinez-Montilva

From: Ronnie Asuncion
Sent: Wednesday, August 12, 2020 3:48 PM
To: General Planning
Cc: Glen Morrow; Sara Arnold
Subject: Comments: UDO Text Amend_City Wide

Follow Up Flag: Follow up
Flag Status: Flagged

No comments.

Gail Olsen

From: Adam Remington
Sent: Friday, July 31, 2020 11:55 AM
To: General Planning
Subject: FW: rtg.01_UDO Text Amend_City Wide
Attachments: rtg.01_UDO Text Amend_City Wide.doc; application submittal 7-22-20.zip

Follow Up Flag: Follow up
Flag Status: Completed

The fire department as no comments.

From: Isabelle Jardas
Sent: Friday, July 31, 2020 11:27 AM
To: Steve Olson; Catherine Heder; Ronnie Asuncion; Maureen Schick; Kevin Magno; Debbie.Engineering; Adam Remington; Scott Satula; Heath Eddy
Cc: Gail Olsen; Regulo Martinez-Montilva
Subject: rtg.01_UDO Text Amend_City Wide

Please see attached and send comments to generalplanning@franklinwi.gov.

Thank You,

Isabelle Jardas
City of Franklin
Department of City Development
9229 West Loomis Road
Franklin, WI 53132
ijardas@franklinwi.gov
Phone: 414-425-4024



Gail Olsen

From: Scott Satula
Sent: Monday, August 3, 2020 9:33 AM
To: Regulo Martinez-Montilva
Cc: General Planning; Steve Olson; Adam Remington
Subject: RE: rtg.01_UDO Text Amend_City Wide
Attachments: rtg.01_UDO Text Amend_City Wide.doc; application submittal 7-22-20.zip

Regulo:

If the issue of dividing the private garage into 1,000 sq. ft. compartments by 1-hour "fire barriers" becomes an issue, I could amend my initial comments and reclassify the structure as a different Use Group (S-2 Storage) in the Commercial Building Code and allow wood-framed structures with the size limitations proposed without the need for compartmentalization. I applied a more restrictive, but applicable, Occupancy classification in the Commercial Building Code for the initial proposal I submitted. Just so you know, I would support this alternate amendment.

Let me know if you have any questions.

Thanks,
Scott

From: Isabelle Jardas
Sent: Friday, July 31, 2020 11:27 AM
To: Steve Olson <Solson@franklinwi.gov>; Catherine Heder <CHeder@franklinwi.gov>; Ronnie Asuncion <RASuncion@franklinwi.gov>; Maureen Schick <MSchick@franklinwi.gov>; Kevin Magno <KMagno@franklinwi.gov>; Debbie.Engineering <DEngineering@franklinwi.gov>; Adam Remington <ARemington@franklinwi.gov>; Scott Satula <SSatula@franklinwi.gov>; Heath Eddy <HEddy@franklinwi.gov>
Cc: Gail Olsen <GOlsen@franklinwi.gov>; Regulo Martinez-Montilva <RMartinez-Montilva@franklinwi.gov>
Subject: rtg.01_UDO Text Amend_City Wide

Please see attached and send comments to generalplanning@franklinwi.gov.

Thank You,

Isabelle Jardas
City of Franklin
Department of City Development
9229 West Loomis Road
Franklin, WI 53132
ijardas@franklinwi.gov
Phone: 414-425-4024



Gail Olsen

From: Steve Olson <steve-olson@wi.rr.com>
Sent: Friday, July 31, 2020 11:42 AM
To: Isabelle Jardas
Subject: RE: rtg.01_UDO Text Amend_City Wide

Follow Up Flag: Follow up
Flag Status: Flagged

No issue

From: Isabelle Jardas [mailto:IJardas@franklinwi.gov]
Sent: Friday, July 31, 2020 11:27 AM
To: Steve Olson; Catherine Heder; Ronnie Asuncion; Maureen Schick; Kevin Magno; Debbie.Engineering; Adam Remington; Scott Satula; Heath Eddy
Cc: Gail Olsen; Regulo Martinez-Montilva
Subject: rtg.01_UDO Text Amend_City Wide

Please see attached and send comments to generalplanning@franklinwi.gov.

Thank You,

Isabelle Jardas
City of Franklin
Department of City Development
9229 West Loomis Road
Franklin, WI 53132
ijardas@franklinwi.gov
Phone: 414-425-4024



Gail Olsen

From: Kevin Magno
Sent: Friday, July 31, 2020 12:05 PM
To: General Planning
Subject: Routing # 01 Application Type: UDO Text Amendment City Wide

Follow Up Flag: Follow up
Flag Status: Completed

The Police Department has no issues with this request

Kevin M Magno
Assistant Chief of Police
Franklin Police Department
9455 W. Loomis Road
Franklin, WI 53132
Dept. (414) 425-2522
Desk (414) 858-2641
Cell (414) 587-3766
kmagno@franklinwi.gov



City of Muskego, WI
Friday, August 21, 2020

Chapter 400. Zoning

Article XV. Accessory Uses and Structures

§ 400-167. Accessory uses and structures.

- A. General. Accessory structures shall reflect or compliment the character or materials of the primary structure.^[1]

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

- B. Attached accessory structures. In all districts, any permanent roofed structure serving an accessory use if attached to the principal building shall be considered as part of such principal building for all regulatory purposes. If such structure is a building and is not attached to the principal building it shall conform to the building location, height, and open space requirements of the district in which such building is located.

- C. Detached accessory structures in residential districts. Detached accessory structures located on parcels in a residence district where the principal use is present, except boathouses, shall be permitted subject to the following:

- (1) Location. All accessory structures subject to this section shall be located behind the base setback line of all street yards and behind the minimum required offsets of all other side/rear lot lines.^[2]

[2] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

- (2) Area. Subject to the open space requirements of the zoning district, the total square footage of all accessory structures subject to this section is permitted as follows:

- (a) Square footage permitted by right: the greater of 720 square feet or 60% of the assessed floor area of the principal structure.

- (b) Bonus square footage permitted for additional side yard offsets: plus 10 square feet of floor area for each one foot of side yard offset above the district minimum, provided that no such bonus shall exceed 300 square feet.

- (c) Square footage permitted for large parcels: parcel sizes in excess of 40,000 square feet are allowed a maximum total floor area of all accessory structures not to exceed 2% of the total parcel area.

- (3) Height. The height of all accessory structures subject to this section shall conform to the following:

- (a) Private garden sheds.

Minimum Side Yard Offset (feet)	Permitted Height Above Grade (feet)
3	9
5	13
10	15

- (b) Private garages and other accessory structures.

- [1] Height permitted by right: 15 feet.
- [2] Height bonus permitted for additional offset: plus one foot of height for every five feet of setback above the district minimum, provided that no such bonus shall result in a structure exceeding 20 feet in height as measured by § 400-24.
- [3] Height bonus permitted for large parcels: plus one foot of height for every 10,000 square feet of parcel in excess of 40,000 square feet, provided that no such bonus shall result in an accessory structure which exceeds the height permitted for principal structures in the zoning district.

- (4) Number. No more than one accessory structure in excess of 120 square feet shall be permitted on a lot except when the Plan Commission finds that multiple accessory structures would meet the requirements set forth in Subsection **C(2)** above. One private garden shed (an accessory structure 120 square feet or less) is permitted on a residential lot and Plan Commission approval is needed when two structures of this nature are sought. An individual may have a private garden shed and an accessory structure greater than 120 square feet without Plan Commission approval.
- (5) Architectural requirements. All accessory structures subject to this section must conform to the following additional requirements:
- (a) A minimum base floor consisting of either pressure-treated lumber, asphalt flooring, sealed concrete block, or concrete slab must be provided, except such areas where domesticated animals and livestock are to be quartered as permitted by this chapter.
- (b) The architectural materials, color, and style of accessory structures shall conform to the materials, color, and style of the principal structure unless the property is subject to a design guide duly adopted as a component of the Comprehensive Plan and the proposed accessory structure is in conformance with the provisions of said guide. Exceptions to this requirement may be made by the Plan Commission where it is determined that the structure meets one or more of the following:
- [1] The structure is screened from view.
- [2] The principal structure is composed of materials, colors, or styles that are inappropriate in their application to an accessory structure.
- [3]

The Plan Commission finds other circumstances to be present which would result in undue harm to the property or its surroundings.

- (6) Use restricted. No private garage in a residence district shall be used for operation of any metalworking, woodworking, masonry, carpentry, contracting, or repair business except as a permitted accessory use or home occupation.
 - (7) Rustic structures as defined in this code shall be allowed as a conditional use upon approval of the Plan Commission. If granted conditional use status, the rustic structure is not required to comply with the location, area, height, and architectural requirements for detached accessory structures in the district.
- D. Boathouses. Properties within the RL-1, RL-2 and RL-3 Lakeshore Residence Districts are permitted one boathouse subject to the following:
- (1) Location: minimum 20 feet from the ordinary high-water mark and subject to the side yard offset provisions of the district, effective with new construction or relocations after November 15, 2001.
 - (2) Height: not greater than 15 feet above the lowest grade.
 - (3) Area: no greater than 525 square feet.
 - (4) The boathouse must be designed and used principally for the storage of boats and accessory marine equipment normally used in the daily activities of lakefront property and typically includes a large overhead door for primary access on the side of the structure facing the water.
 - (5) A boathouse may not be habitable as defined in this code. Final decision as to whether any boathouse would be considered habitable will be determined by the Public Works and Development Department.^[3]
[3] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
- E. Detached accessory structures; agricultural districts and uses.
- (1) Detached accessory structures located on parcels in the A-1 Agricultural District, where said parcels are equal or greater than 120,000 square feet in area, are subject to the regulations of the district pursuant to Article **VIII**.
 - (2) Detached accessory structures located on parcels in the A-1 Agricultural District which are located on parcels less than 120,000 square feet in area and where the principal use is present shall be subject to the provisions of this section above.
 - (3) An accessory structure with an agriculture use located within any zoning district other than the A-1 Agricultural Zoning District must follow the architectural requirements found in Subsection **C(5)**, unless Plan Commission approvals are sought to allow decreased architectural requirements.
 - (4) All agricultural accessory structures shall follow the permitting and architectural standards shown in the City of Muskego adopted General Design Guide.
 - (5)

Rustic structures as defined in this code shall be allowed as a conditional use in the A-1 Agricultural District. As authorized by conditional use grant, rustic structures are exempt from the requirements of this section.

- F. Detached accessory structures in business and industrial districts. Detached accessory structures located on parcels in any business or industrial zoning district where the principal use is present shall conform to the bulk requirements of the zoning district.
- G. Outdoor lighting. Outdoor lighting installations for residential uses shall be permitted in the setback and offset areas but not closer than three feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties. Outdoor lighting installations for commercial/industrial uses shall comply with the provisions of Article **XVIII** of this code for those installations associated with a building, site and operation plan.
- H. Fences and walls. Fences and walls, where anchored to supports embedded in the ground, shall be considered permanent structures and shall be subject to the following: [Amended 2-4-2010 by Ord. No. 1311; 8-19-2010 by Ord. No. 1326]
- (1) Fences are allowed anywhere on a single property, with a proper zoning permit, as long as the fencing remains completely on the property. Fence panels are allowed to be up to six feet in height, with up to an additional six inches being allowed for ground clearance and post/cap height. The total height of any installed fencing system (fence panels, posts, and caps) cannot exceed a maximum combined height of six feet six inches. The total fence system heights are measured from the natural grade at any point along the base of the fence/posts to the top of the highest fence panel, post, or post cap.
[Amended 3-22-2012 by Ord. No. 1351^[4]
[4] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
 - (2) Any such fence in excess of the height listed in Subsection **H(1)** may be permitted provided it conforms to the height, offset, and setback requirements of the district in which it is located.
[Amended 3-22-2012 by Ord. No. 1351]
 - (3) If the fence or wall is going to be located on a berm, the berm cannot have slopes that measure steeper than a slope of four feet horizontal to one foot vertical. Also, the top of the berm must have a level area on each side of the fence or wall that is at least two feet wide. These requirements apply to any new/replacement fencing or wall on an existing or proposed berm.
[Amended 3-22-2012 by Ord. No. 1351]
 - (4) The decorative side of all fencing must face the neighboring properties.
 - (5) All fencing in residential districts must be constructed out of materials that are traditionally found in residential areas.
 - (6) Retaining walls or decorative walls may be permitted anywhere on the lot; provided, however, that no individual wall shall exceed six feet in height. When multiple walls are being installed, a terrace equal to half of the tallest wall height must be provided between each of the multiple walls.
[Amended 4-18-2013 by Ord. No. 1371]

- I. Walks, drives, paved terraces, mechanical appurtenances for all single-family and two-family structures (such as air conditioners, venting, and service panels), and purely decorative garden accessories (such as pools, fountains, statuary, flagpoles, etc.), where subject to "permanent structure" classification, shall be permitted in setback and offset areas but not closer than three feet to an abutting property line other than a street line.
- J. Game courts shall be permitted in setback and offset areas but not closer than five feet to any property line and shall be screened from the view of adjoining property by adequate landscape or architectural screen or combination thereof.
- K. Parking areas shall be permitted in setback and offset areas but not closer than three feet to any property line and said areas shall be temporary in nature.
- L. Solar collectors shall be permitted as an accessory use and may be permitted in any district subject to the regulations of the particular district.
- M. Temporary structures and miscellaneous screening devices. Any temporary structure or miscellaneous screening device serving an accessory use shall be permitted anywhere on the lot consistent with the standards as set out in Subsection **C** above and no building permit shall be required provided a zoning permit is obtained. However, where such proposed structure does not comply with the setback and offset requirements of the district in which it is located or where such proposed structure does not comply with architectural standards, the approval of the Plan Commission must first be obtained. Plan Commission approval for such modification in setback/offset or architectural requirements shall be based on the following:
[Amended 2-4-2010 by Ord. No. 1311]
 - (1) The proposed structure is out of public view or adequately screened.
 - (2) Notice of meeting is given to owners within 100 feet of property lines.
 - (3) If the miscellaneous screening device is a carport, it shall have no sides or ends.
 - (4) May be subject to annual review by the Plan Commission for yearly maintenance concerns.
- N. Outdoor storage. No unenclosed storage of materials, equipment, temporary structure, supplies or vehicles shall be permitted where such storage is unsightly to the surrounding view.

August 7, 2020

VIA EMAIL ONLY: generalplanning@franklinwi.gov

City of Franklin
Department of City Development
9229 W. Loomis Road
Franklin, WI 53132

Re: Amendment to UDO Section 15-3.0702

To Whom It May Concern:

I am the owner of the property known as 8930 S. 116th Street. I have reviewed the proposed ordinance amendment for accessory structures. I am requesting that R-3 be included as part of the amendment to UDO Section 15-3.0702.

My lot consists of approximately 9.424 acres. There are many lots within the R-3 zoning district which consist of over 3 acres. Currently, the proposed amendment to UDO Section 15-3.0702 includes only land zoned R-1 and R-2. Based upon the staff report, the basis for not including R-3 with the ordinance amendment is that “[i]ncluding the R-3 district into this amendment may be contrary to the district intent that is “to protect the character of building bulk in established suburban/estate residential neighborhood and subdivision”” and that “the zoning is not limited to the southwest portion of the city”.

The City’s ordinances define “bulk” as “[a]ll new buildings and structures shall conform to the building regulations established for the district in which each building is located, except that parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks, and necessary mechanical appurtenances shall be permitted to exceed the maximum height provisions when erected in accordance with all other ordinances of the City of Franklin. “Bulk” simply means that the building must comply with the ordinance requirements.

The R-1 zoning indicates an intent that residential developments are at intensities “that are consistent with the maintenance of a COUNTRYSIDE/ESTATE character and a COUNTRYSIDE/ESTATE life-style as set forth in the City of Franklin Comprehensive Master Plan and components thereof”.

The R-2 zoning indicates an intent to “[p]reserve and enhance an ESTATE character of surrounding areas and the attractiveness associated with such areas.”

There are no definitions in the ordinances to define what “suburban/estate”, “countryside/estate” and “estate” means.

While I recognize that R-3 zoning does include many subdivisions with smaller lots, R-3 zoning also contains many lots (as set forth on the attached map) with significantly larger lots, including my lot. Because the zoning text requires a minimum of 3 acres for any accessory structure greater than 1,200 square feet, only the larger lots within R-3 would be able to construct a larger accessory structure thereby protecting the smaller subdivisions and the purported intent of the R-3 zoning. Additionally, larger accessory structures require a greater setback from the road, making the accessory structures less visible to the public.

I am requesting that the R-3 zoning district be added to the amendment to UDO Section 15-3.0702.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Marshall", written in a cursive style.

Paul Marshall



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of September 3, 2020

Conceptual Site Plan

Action Requested: A recommendation to the Common Council regarding this conceptual site plan.

Project Name:	Pleasant View Park Conceptual Site Plan
Project Address:	4620 W. Evergreen St. (TKN 788 9999 003) and TKN 788 9999 002
Applicant:	City of Franklin
Property Owner:	City of Franklin
Current Zoning:	P-1 Park District
2025 Comprehensive Plan:	Recreational and Areas of Natural Resource Features
Use of Surrounding Properties:	Pleasant View School to the north, Victory Creek Trails to the east, residential to the south, and future residential to the west.
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Conceptual Site Plan

Background

The Pleasant View Park is located in the northeast quadrant of the City of Franklin, just east of the Victory Creek park, a conservation area with both gravel and mown trails, and walking connections to the neighborhood to the north and south. Pleasant View Park is roughly 24 acres, however the total parkland area in combination with the trails is more than 90 acres, not including the neighboring Pleasant View school.

The Comprehensive Outdoor Recreation Plan (CORP) imagined this park as a neighborhood park, to serve the surrounding community including the school, which was at the time the CORP was written, supplying the parking area to access the space (City of Franklin CORP Update: 2025, Page 14).

The CORP was adopted on April 4, 2011. In it, Pleasant View Park was described as “undeveloped.” The document recommended several of the amenities in the proposed site plan under consideration, as well as the creation of an 80-foot collector street to access the park (CORP, Table 6.1, Page 5-6).

On January 21, 2014, the City of Franklin Common Council directed the Engineering Department to produce a site plan for Pleasant View, which was then adopted and funded later that spring. As a result, several improvements have been made to the park including the installation of a 60-foot street with roundabout to access the park via Evergreen Dr., a baseball diamond, playground, and two tennis courts. A year-round pavilion was completed in early 2020.

On July 8, 2019, the Parks Commission's recommended that efforts be made to complete the park and proposed amenities. Council directed the Director of Administration to work with the Alderman of

District 3 to prepare a contract and scope of services for the updated site plan. The Council authorized that contract with GRAEF on January 21, 2020. This is the resulting Conceptual Site Plan, attached as EXHIBIT A. Two versions are provided at different scales. The conceptual plan is intended to establish the desired amenities in order to request funding for the project; it is not as detailed as a full site plan.

Public Input

As part of the scope of the update and completion of the Site Plan, GRAEF facilitated public input with the neighborhood and stakeholders.

Public Meeting / Survey

Originally, this input was to include a public meeting hosted by Alder Wilhelm; however that meeting was cancelled due to the implementation of the Safer-at-Home order. Instead, GRAEF prepared a survey which was distributed online and mailed to 153 residents in the neighborhood immediately surrounding the park. A summary of the results is attached as EXHIBIT B.

Parks Commission

The City of Franklin Parks Commission provided feedback on the Conceptual Site Plan over the course of two meetings on March 9, 2020 and August 10, 2020. Members of the public were also present at those meetings, and provided comments and suggestions related to proposed amenities.

At their August 10 meeting, GRAEF presented two alternative concepts for input: Plan Number 1 attached as EXHIBIT C and Plan Number 2 attached as EXHIBIT D. There was a robust discussion, including input from the public, especially in favor of the inclusion of pickleball courts, and a general desire to retain the existing amenities like the tennis courts. The Parks Commission recommended that GRAEF revise plan No. 1 to include 2 tennis courts and 8 pickleball courts. The resulting Conceptual Site Plan, EXHIBIT A, is now subject to review of the Parks Commission.

Other comments

In his review of the proposed Conceptual Site Plan, the Mayor has expressed a desire to include an ice-skating rink at this location. This was proposed as an amenity by the CORP.

A number of members of the public have contacted staff to share their thoughts on updates to the park. Those comments have been included for review as EXHIBIT E

Site Plan Analysis

Pleasant View Park is two City of Franklin owned parcels of 6.74 acres and 17.04 acres respectively (just under 24 acres total) adjacent to a conservation area and school. The site is zoned P-1 Park District, and proposed amenities are all within the setback and other dimensional requirements of the zoning.

The park currently contains several amenities: two tennis courts, a baseball diamond with outfield, a playground, an open-space “multipurpose field” and a four-season pavilion. There is a parking lot with 45 spaces to serve these amenities, and a paved trail which connects to the conservation area to

the east and to the stub of Marquette Avenue to the north. There are also informal trails on the north end of the property which connect to the school, and the area is popular as a cross-country running practice area.

The park includes a stormwater detention pond to serve the parking lot, trails and other improvements. The conceptual site plan does not include detailed stormwater calculations, which would be required for future development, but the consultants estimate that the proposed additions would be within the capacity of the pond. There are two stormwater easements connecting to this pond, on either side of the existing tennis courts. The northern part of the park slopes to a degree that it would make adding amenities there difficult. No impacts to natural resources are proposed.

The new conceptual site plan proposes the addition of eight (8) pickleball courts as a major new feature, based on feedback from the community requesting a number of courts which could accommodate league play and rotating pick-up games. The pickleball courts would be placed in part of the existing multipurpose field and to the south of the tennis courts, so as to avoid easements.

The two existing tennis courts would remain. A sand volleyball court is also proposed to be installed to the north of the pavilion, and a future trail connection to the north is included in the plan. Other amenities to be added include picnic tables and landscaping.

While it is not depicted, an ice rink could be constructed seasonally on either the multipurpose field or the open space east of the pavilion. Previous versions of the site plan included a basketball court, but public input indicated that this was not desired, and so it is omitted from this concept.

All amenities are laid out so as to preserve the “pleasant” view from the pavilion to the east.

Planning staff reviewed the proposed concept and notes that the existing parking lot which is 45 spaces with two (2) ADA spaces does not provide adequate parking for the desired amenities, although an overflow parking area was included. Table 15-5.0203 details parking requirements for various uses.

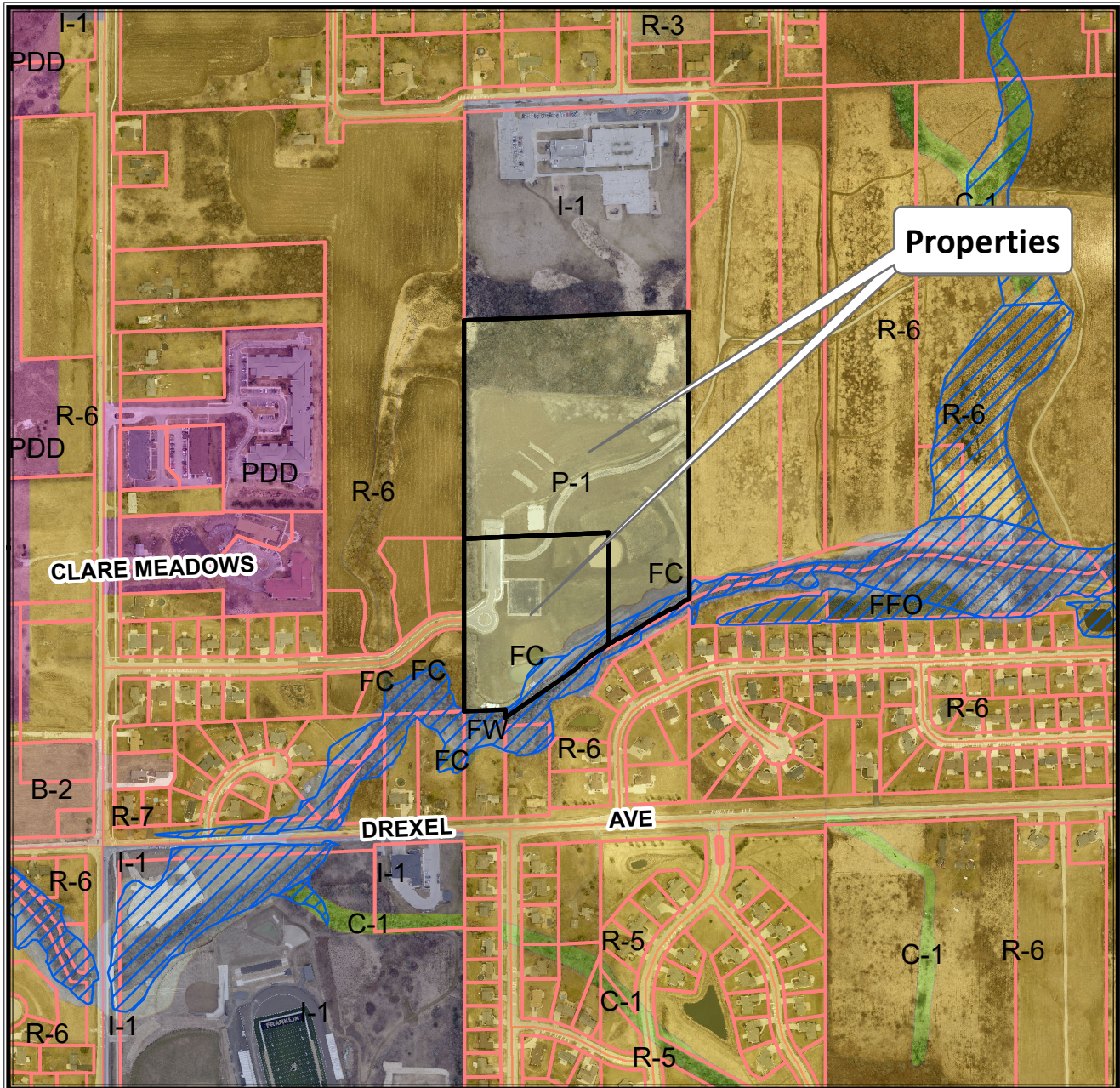
Amenity	Quantity or area	Required parking spaces	Per standards	Parking need
Pavilion (occupants)	50	1	Per 3 occupants	17
Tennis Courts	2	2	Per court	4
Volleyball Court	1	4	Per court	4
Multiuse Field	21,600	1	Per 4,000 sf of area	5
Baseball out and infield*	104,000	1	Per 4,000 sf of area*	26
<i>*UDO does not have and applicable parking standard, so the playfield standard was used</i>				
Pickleball courts	8	2	Per court	16
Skating rink	Seasonal	1	Per 1,000 sf of rink area	
ADA requirements	<i>For 51-75 total spaces, 3 ADA spaces required. For 76-100, 4 are required.</i>			
			Total Need	72
			ADA Required	2

Existing amenities would require 56 spaces. The conceptual plan includes the addition of 28 parking spaces for a total of 73.

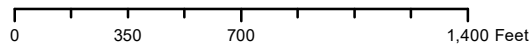
CONCLUSION:

Final approval of funding and thus amenities for Pleasant View Park lies with the Common Council, therefore this item is presented for review and recommendation of the Plan Commission.

TKN: 788 9999 002
TKN: 788 9999 003

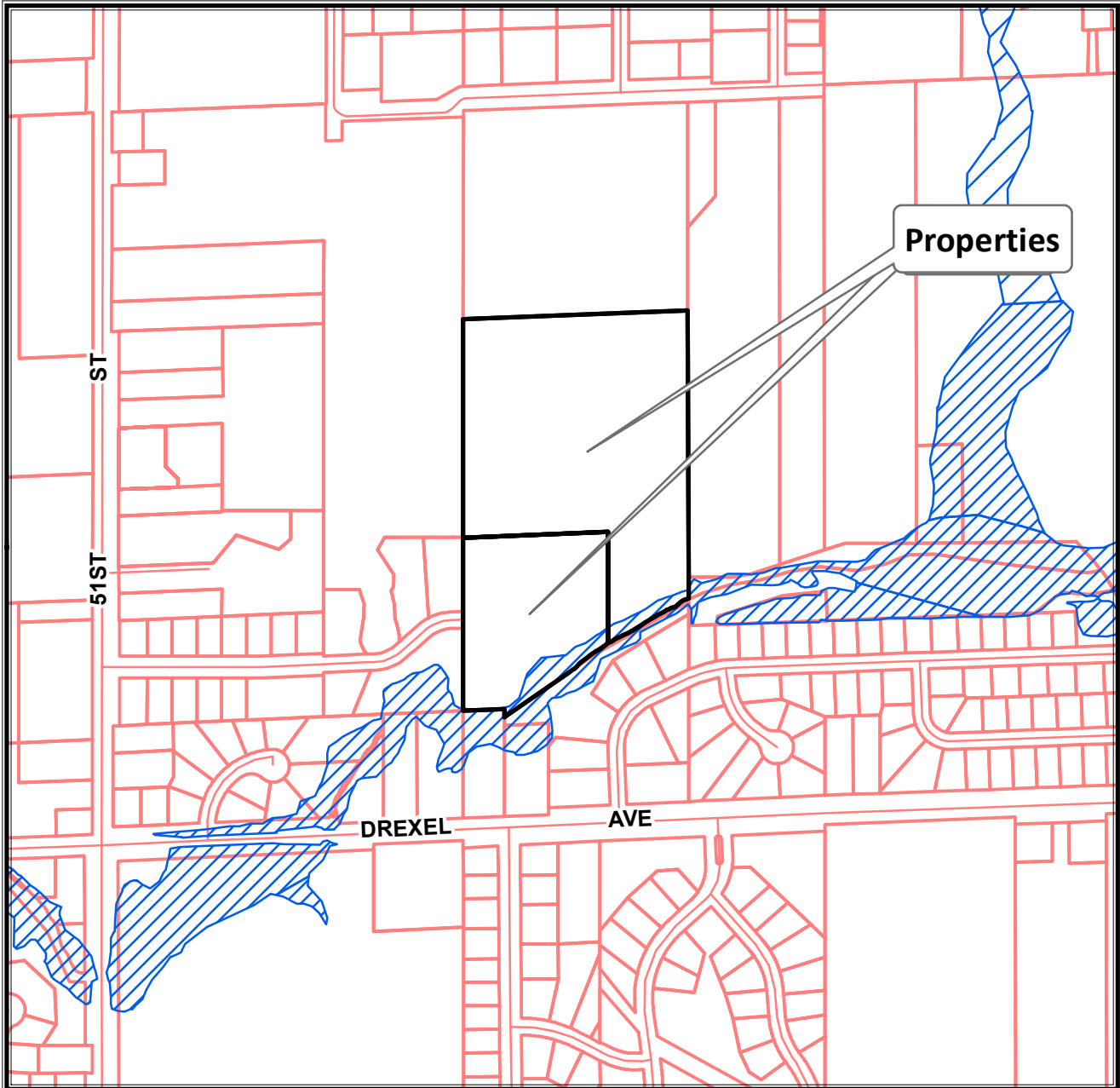


Planning Department
(414) 425-4024

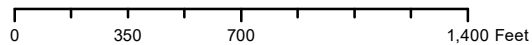


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

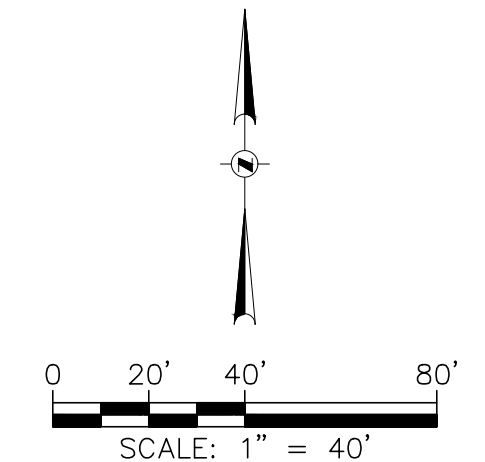
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TKN: 788 9999 003



Planning Department
(414) 425-4024

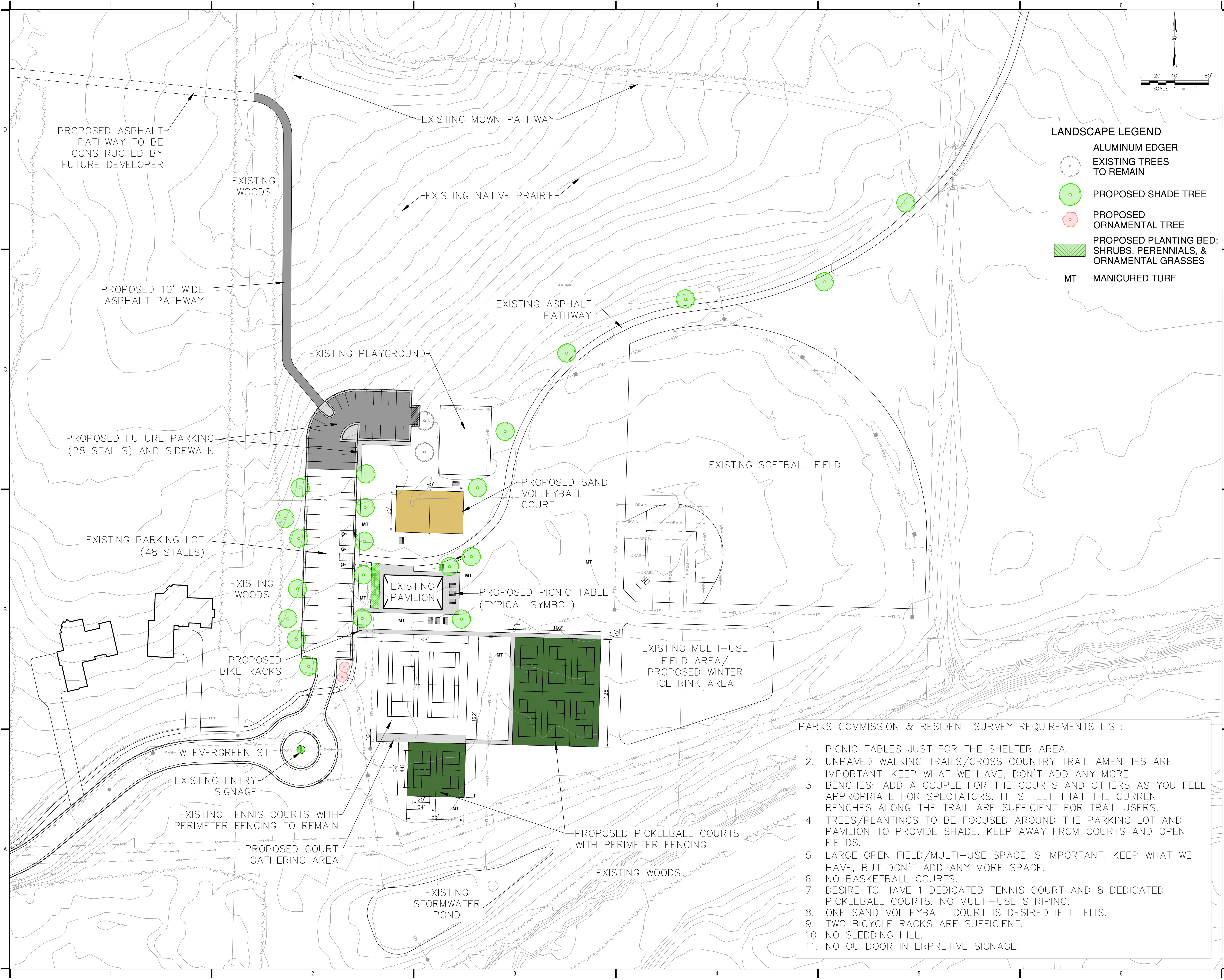


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LANDSCAPE LEGEND

- ALUMINUM EDGER
- EXISTING TREES TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED PLANTING BED: SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES
- MT MANICURED TURF



PARKS COMMISSION & RESIDENT SURVEY REQUIREMENTS LIST:

1. PICNIC TABLES JUST FOR THE SHELTER AREA.
2. UNPAVED WALKING TRAILS/CROSS COUNTRY TRAIL AMENITIES ARE IMPORTANT. KEEP WHAT WE HAVE, DON'T ADD ANY MORE.
3. BENCHES: ADD A COUPLE FOR THE COURTS AND OTHERS AS YOU FEEL APPROPRIATE FOR SPECTATORS. IT IS FELT THAT THE CURRENT BENCHES ALONG THE TRAIL ARE SUFFICIENT FOR TRAIL USERS.
4. TREES/PLANTINGS TO BE FOCUSED AROUND THE PARKING LOT AND PAVILION TO PROVIDE SHADE. KEEP AWAY FROM COURTS AND OPEN FIELDS.
5. LARGE OPEN FIELD/MULTI-USE SPACE IS IMPORTANT. KEEP WHAT WE HAVE, BUT DON'T ADD ANY MORE SPACE.
6. NO BASKETBALL COURTS.
7. DESIRE TO HAVE 1 DEDICATED TENNIS COURT AND 8 DEDICATED PICKLEBALL COURTS. NO MULTI-USE STRIPING.
8. ONE SAND VOLLEYBALL COURT IS DESIRED IF IT FITS.
9. TWO BICYCLE RACKS ARE SUFFICIENT.
10. NO SLEDDING HILL.
11. NO OUTDOOR INTERPRETIVE SIGNAGE.

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EXHIBIT A



GRÄEF
 275 West Wisconsin Avenue, Suite 300
 Milwaukee, WI 53203
 414 / 259 1500
 414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
 PLEASANT VIEW PARK MASTER
 PLAN

4901-4959 W EVERGREN ST.
 FRANKLIN, WI 53132

ISSUE:
 NO. DATE REVISIONS BY

PROJECT STATUS

PROJECT INFORMATION:
 PROJECT NUMBER: 2020-0560
 DATE: 08/10/2020
 DRAWN BY: CGL
 CHECKED BY: JFP
 APPROVED BY: JFP
 SCALE: AS NOTED

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:

L100

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EXHIBIT B

**City of Franklin
Department of City Development**

Date: July 13, 2020
To: City of Franklin Parks Commission
From: Department of City Development – Assistant Planner Ecks
RE: Pleasant View Park Site Plan – Public Input Survey Results

At the June 8, 2020 meeting of the Parks Commission, staff provided results from the Pleasant View Park Site Plan Update Public Input Survey.

The consulting team from Graef has requested that the Commission direct them as to which amenities from those under discussion should be prioritized for inclusion in a proposed draft site plan update. Key results from the survey are:

Participants

- The majority (58%) consider Pleasant View Park to be their neighborhood park. 51% live less than 0.5 miles away, or about a ten-minute walk. 89% of respondents live in Franklin.
- 43% of respondents get to the park by walking, and 40% get there by driving.

Preference Results

- Respondents were divided nearly evenly (52% yes, 48% no) on whether pickleball courts and volleyball courts were desired.
- Respondents were more supportive of basketball courts (57% yes, 43% no) and baseball fields (62% yes, 38% no) as amenities in the park.

<i>Park Amenities from most to least desired:</i>	
Rank	Amenity
1	Picnic Tables
2	Unpaved Walking Trails
3	Benches
4	Trees / Plantings
5	Large Open Field / Multi-use Space
6	Baseball Field(s)
7	Basketball Court(s)
8	Pickleball Court(s)
9	Volleyball Court(s)
10	Bike Racks
11	Sledding Hill
12	Cross-Country Running Trail Amenities
13	Outdoor Interpretive Signs

- Respondents were very supportive of smaller improvements such as picnic tables, benches, and additional trees. Interpretive signage was not as popular.
- A majority (roughly 60%) thought that there should be unpaved walking trails, but that group split over whether they should only be in scenic locations, or throughout the park. People were also divided over support for cross-country running trails, with many expressing “no preference.”
- Half of respondents thought there should be bike racks in the parking lot. 22% thought they should also be along the paved trail.
- 46% would like a sledding hill. 60% would like a multi-purpose field.

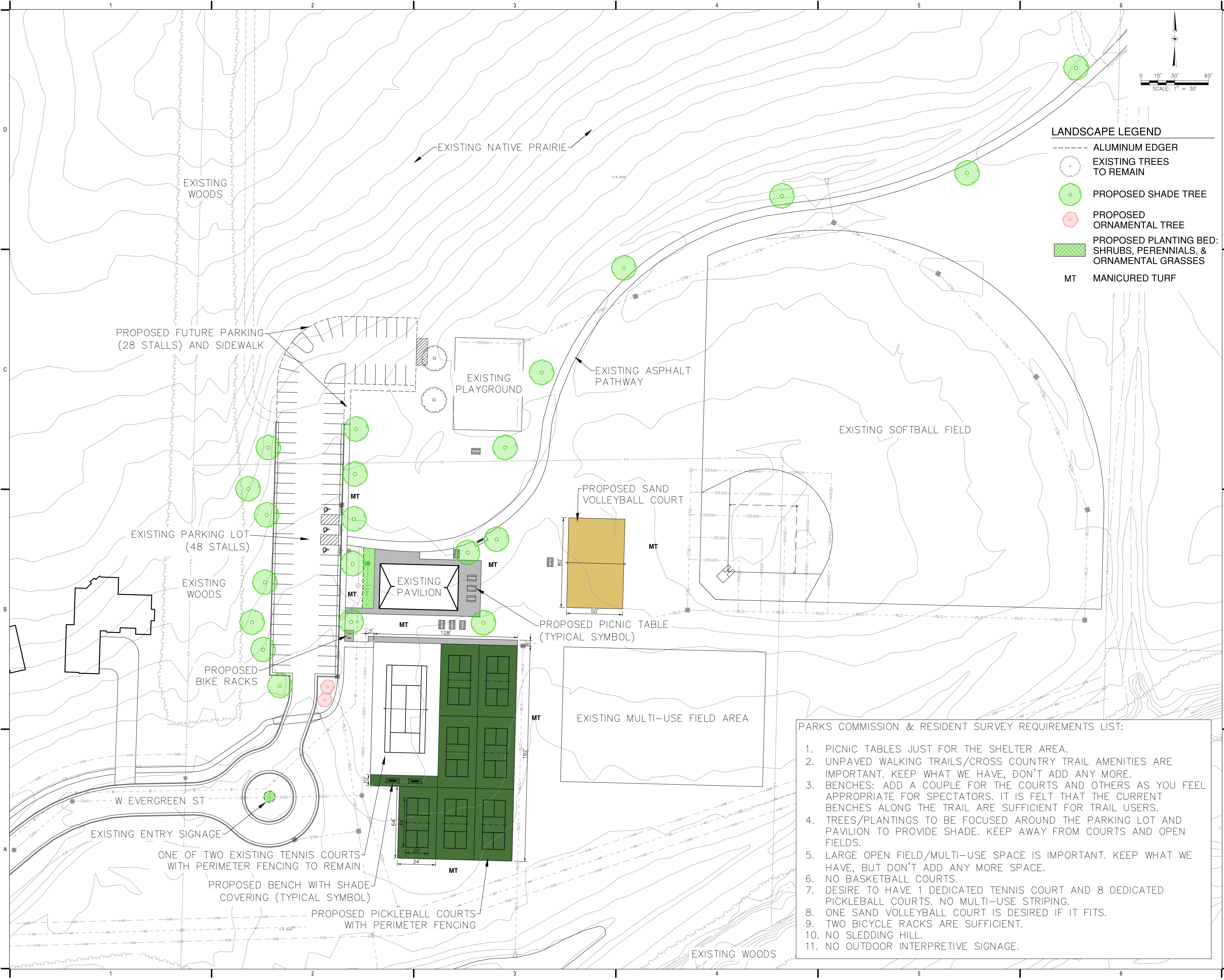
EXHIBIT B

- When asked to rank the amenities under consideration, the most desired was picnic tables.

Staff has not had time to analyze the nearly 400 open-ended responses

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PROJECT STATUS

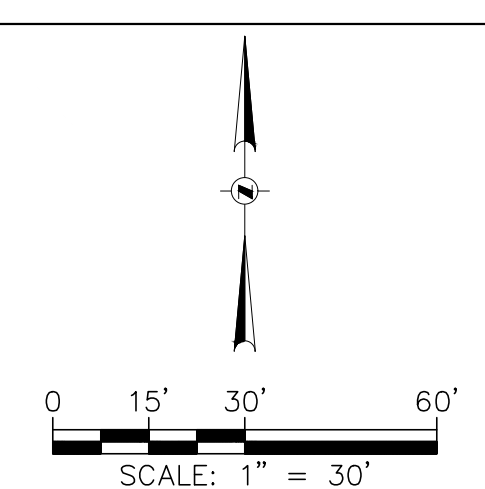


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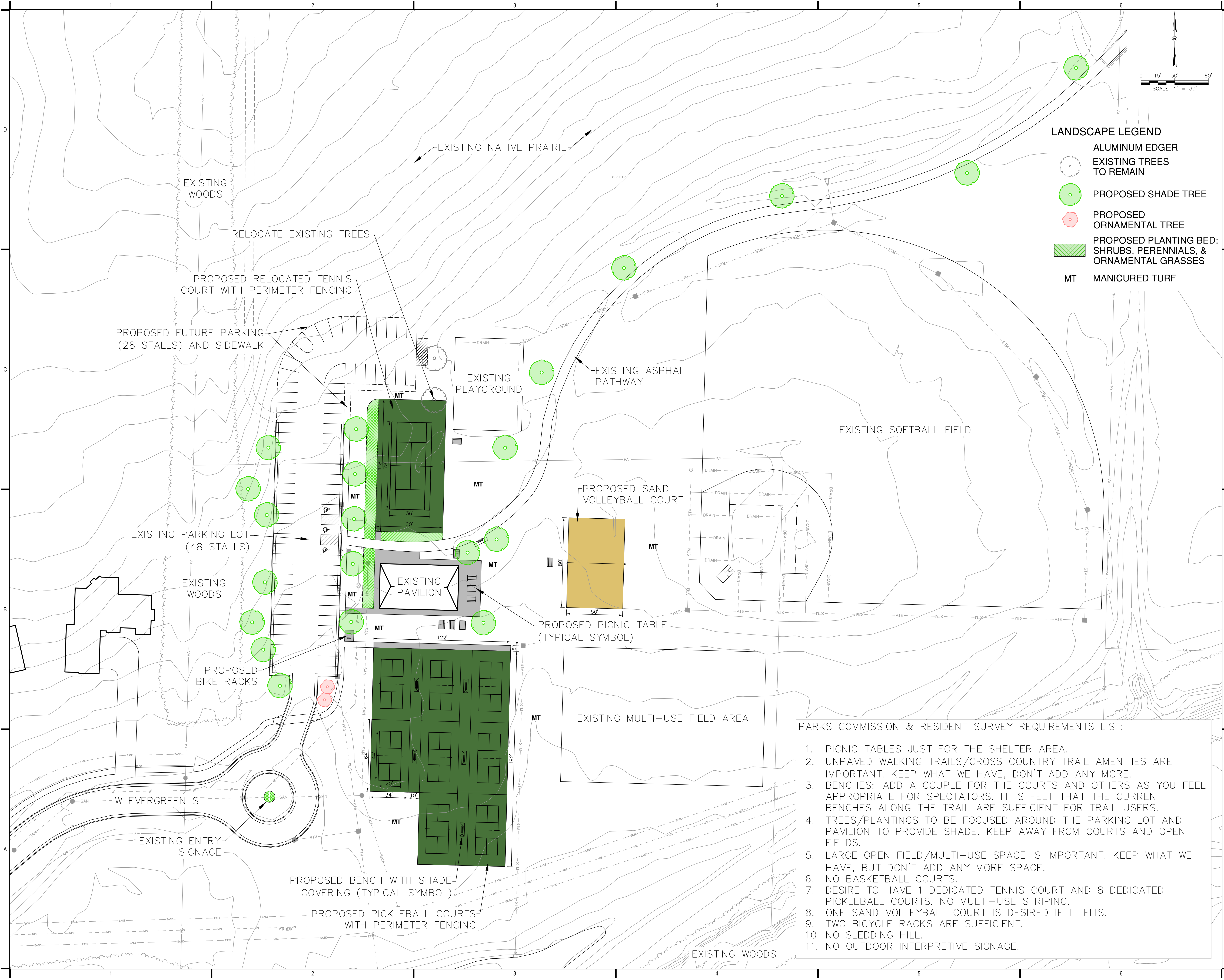
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11. NO OUTDOOR INTERPRETIVE SIGNAGE.

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Marion Ecks

From: Kengo Usui <kengousui77@hotmail.com>
Sent: Tuesday, August 25, 2020 7:52 PM
To: Kristen Wilhelm; Marion Ecks; General Planning
Subject: Franklin Pleasantview tennis courts

Follow Up Flag: Follow up
Flag Status: Completed

Dear City of Franklin,

When we contacted Alderwoman Kristen Wilhelm, she told us that we should submit our comments about the City's plan to convert the two tennis courts at the Pleasantview park to pickle ball courts by tomorrow.

Franklin is one of the few cities that don't have tennis courts at the high school. As a matter of fact, there are very few tennis courts left in the neighborhood. We often need to drive to other cities (Greendale or Oak Creek) to use the tennis courts because the Pleasantview courts are taken. It would be very disappointing to see the number of tennis courts being reduced in the city. We would highly appreciate it if you could consider our feedback.

Thank you in advance for your consideration,

Kengo Usui
8220 S 47th St. Franklin
414-322-4546

Marion Ecks

From: Bill Frank <wfrank1@wi.rr.com>
Sent: Wednesday, August 26, 2020 1:21 PM
To: General Planning; Marion Ecks
Cc: Kristen Wilhelm
Subject: Pleasant View Park - Plans

Hello,

My name is Bill Frank. I am a resident of Franklin, and I would like to offer a few comments about the future plans for Pleasant View Park.

Specifically, I am concerned about the future of the tennis courts in the park. I understand that there is a big push for pickle ball. My main concern is that the pickle ball player's needs will be met at the expense of what the tennis players currently have, and will need going forward.

I've heard that there is a proposal being put forth to "relocate" just one tennis court, and to put pickle ball courts in where the tennis courts are now. The tennis courts we have now are used and needed, and are too new to try and relocate them, or to repurpose them exclusively for pickle ball.

- We need the two tennis courts. For example, there is a family with two girls that practices there regularly. (We affectionately refer to it as "tennis boot camp." Who knows - maybe someday they will be the next Williams Sisters! You heard it here first.) Having just one tennis court seems unacceptable, especially since we already have two.
- I don't think that there is really any such thing as "relocating" a tennis court. They will just have to build a new one, which is wasteful because we already have two tennis courts.
- What assurances do we have that a single "relocated" tennis court will ever be built? What will likely happen is that the existing two tennis courts will be replaced with pickle ball courts, and then no "relocated" tennis court will ever be built. That will leave us with no tennis courts at all in Pleasant View Park. That would be a shame, because we already have 2 nice courts. Having tennis courts was the plan from the beginning, not pickle ball.

I understand that meeting the needs of the pickle ball players in Franklin has been years in the making. However, I do not think that those needs should be met at the expense of those who currently enjoy using the tennis courts.

Bill Frank

Marion Ecks

From: Karl Freund <kgfreund2@yahoo.com>
Sent: Wednesday, August 26, 2020 3:14 PM
To: Marion Ecks
Cc: General Planning
Subject: Pickleball courts at Pleasant View Park

Marion,

I just wanted to point out the great need for more Pickleball courts in our area; specifically at Pleasant View Park. We currently have a social group of people playing at Lions Legend Park. This past Tuesday we had all four courts filled and 14 people sitting out waiting to play! This is a fairly common occurrence, so much so, that we often have to lower the points per game needed to win just to accommodate more through put of players.

I have been playing Pickleball for 3-1/2 years and each year more and more people are joining the sport. It's a great social game and brings together good people of all ages!

Rest assured that if we can get these 8 courts built, the people will surely be there to fill them.

Please stop by on any Tuesday or Thursday to Lions Park and witness for yourself the large gathering of people.

By the way, before Covid-19 we were all signed up through the rec department and were playing on Monday's, Tuesday's, Thursday's and Saturday's. Wednesday's, Friday's and Sunday were used for social Pickup for those that still can't get enough Pickleball. We have about 50 people signed up to the WhatsApp app for people to use for those 'impromptu' let's -get-together-to-play days; and it's never a problem getting people together!!

Please allow these 8 courts to be built so that we can accommodate more people's growing interest in the game and continue to meet more of our Franklin neighbors!!

Karl Freund

Sent from my iPhone

Marion Ecks

From: Susan Lance <momjigga@hotmail.com>
Sent: Thursday, August 27, 2020 9:03 AM
To: Marion Ecks; generalplanning@franklin.gov
Cc: Sam Crisci; Susan Lance
Subject: Planning meeting - Pickleball courts

To Marian and the planning committee

With regards to the building of 8 permanent Pickleball courts at Pleasant View park:

I am in support of the building of the additional courts.

As you know, today, there are 4 permanent courts at Lions legend II. This is now the 3rd year that they have been in place. (Thank you Parks department!).

There has been a Pickleball program thru the recreation department since the inception. The numbers of players has grown annually and there is continued interest from the community in the sport. The number of players have now outgrown the use of only 4 courts.

Pickleball play is unlike other sports in that the players like to congregate together in one location. The players rotate in to the games after winning or losing in a particular fashion. This allows them to play with many different players in one session. There is also a very big social aspect to the playing Pickleball.

The sport is popular with all age levels, but particularly with the senior population.

Unfortunately due to Covid the program had to be cancelled this summer. However there are still High numbers of players that meet regularly on M-W-F mornings and T-Th evenings.

The building of the 8 new pickleball courts should meet the needs of the community with its continued growth in numbers.

It is my hope that you vote to approve the building of these 8 new Pickleball courts.

Sue Lance
3721 W Glenwood De
Franklin WI 53132
414-708-2532
Sent from my iPhone

8/26/2020

Ms. Maron Ecks
Assistant Planner
City of Franklin
Franklin, WI 53132

RE: New Pickleball Courts at Pleasant View Park

Dear Ms. Ecks,

In the past three years, I have personally witnessed noteworthy pickleball interest in Franklin. I can say with confidence that I unofficially represent over 50 residents that are strongly in favor of a new facility. The proposed courts, that have been recommended by the Parks Commission, will have a significant return on investment and will reflect Franklin's commitment to outdoor activities.

As a long time Franklin resident and avid pickleball player myself, please take the below comments into consideration towards the addition of pickleball courts at Pleasant View Park.

Pickleball has been cited in many articles as the fastest growing sport in America. Benefits of the sport include:

- **The sport does not discriminate age!** – I have personally played with people from teenage years through 80 years of age.
- **Health benefits** – The sport provides good aerobic exercise, muscle strengthening, stress reduction, mental health benefits, etc.
- **Lost cost of entry and participation** – It only requires a paddle and balls.
- **It's fun** – People play because they enjoy it. It's also very social. The health benefits are the bonus.

Specifically regarding court design, please consider the following:

- **Number of Courts** – Eight (8) courts would be optimal for long term service and usage. That allows players at different skill levels to use the facilities concurrently and to keep up with the growing demand. Keep in mind that one tennis courts provides the value of 4 pickleball courts.
- **Total Playing Surface Dimensions** – Design standards recommend overall court size to be 34'x64'. Please make this court size a priority.
- **Wind Screens** – This is an important component of court design. Pickleballs are merely modified wiffle balls and are affected greatly by wind. Screens diminish wind penetration on the court and allow for more stable play.
- **Lighting** – This was not discussed at the Parks Commission meetings that I attended. I understand that it can be a controversial issue. However, lower placed LED lights with shielding are not equivalent to the Rock Sports Complex. Lights will be very helpful, especially on the shoulder seasons (i.e. – Spring and Fall) when daylight diminishes. Adding an hour of play from 6 PM to 7 PM for example, is of great value. I would personally support lights being turned off

at a specified time daily (i.e. – 9 PM) out of respect for the community. Lighting only applies to the playing season and there will be off months.

- **Seating Next to the Courts** – The consultant renderings included permanent seating with sun shades. This would really be nice amenity. However, if money is an issue, it can be deferred.

In brief summary, we don't expect an opportunity for something of this caliber to happen often. Thus, we feel it is important to act now. Pleasant View Park has the layout and capacity to include this amenity. I can almost guarantee it will be used, appreciated, and serve as a recreational "jewel" of the City of Franklin for years to come.

Also, provided separately, is a facility comparison that I compiled for discussion if desired.

Thank you for your time.

Most Sincerely,

Todd Niedermeyer

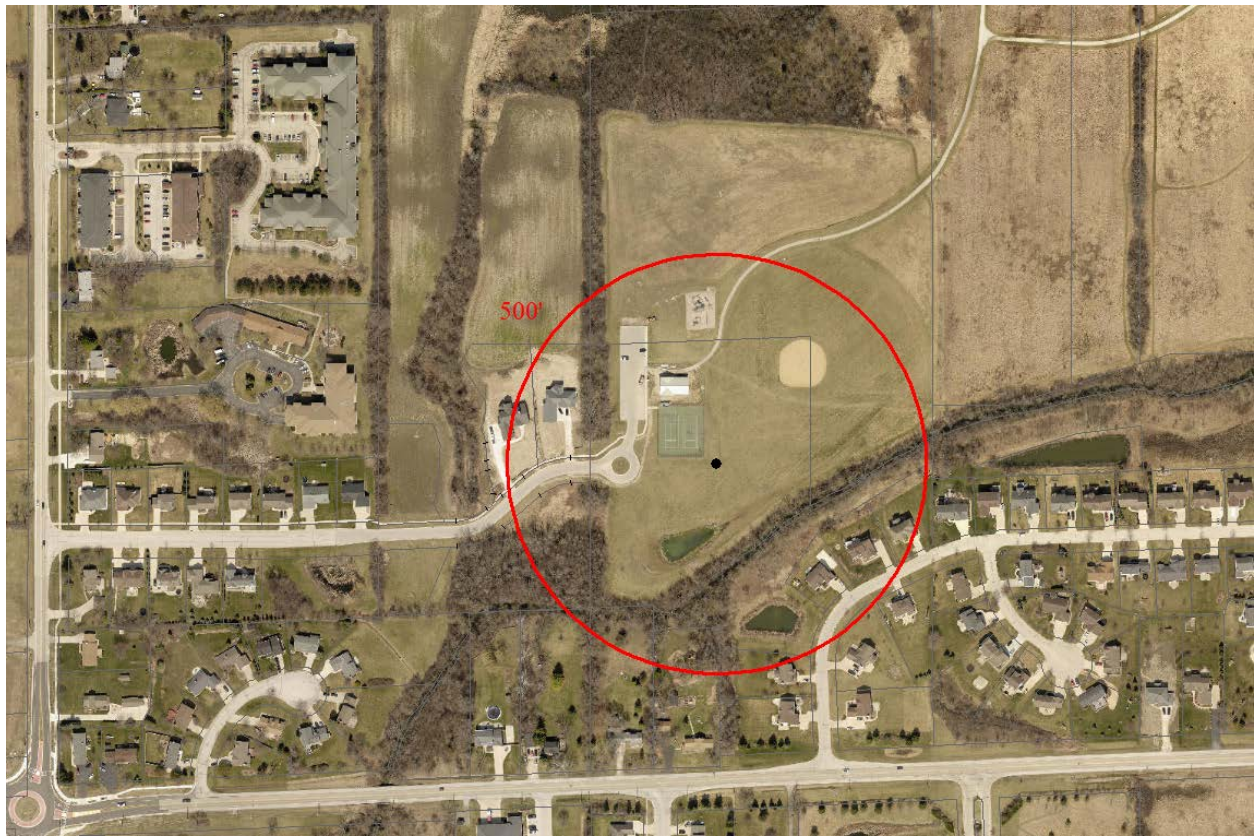
Local Pickleball Facility Comparison

Lions Legend Park – Existing location in Franklin



- Four courts – Deteriorating court conditions. Converted tennis court.
- Minimal impact to adjacent residential community
- Wind Screens -Partial
- Lighting - None
- Demand exceeds capacity

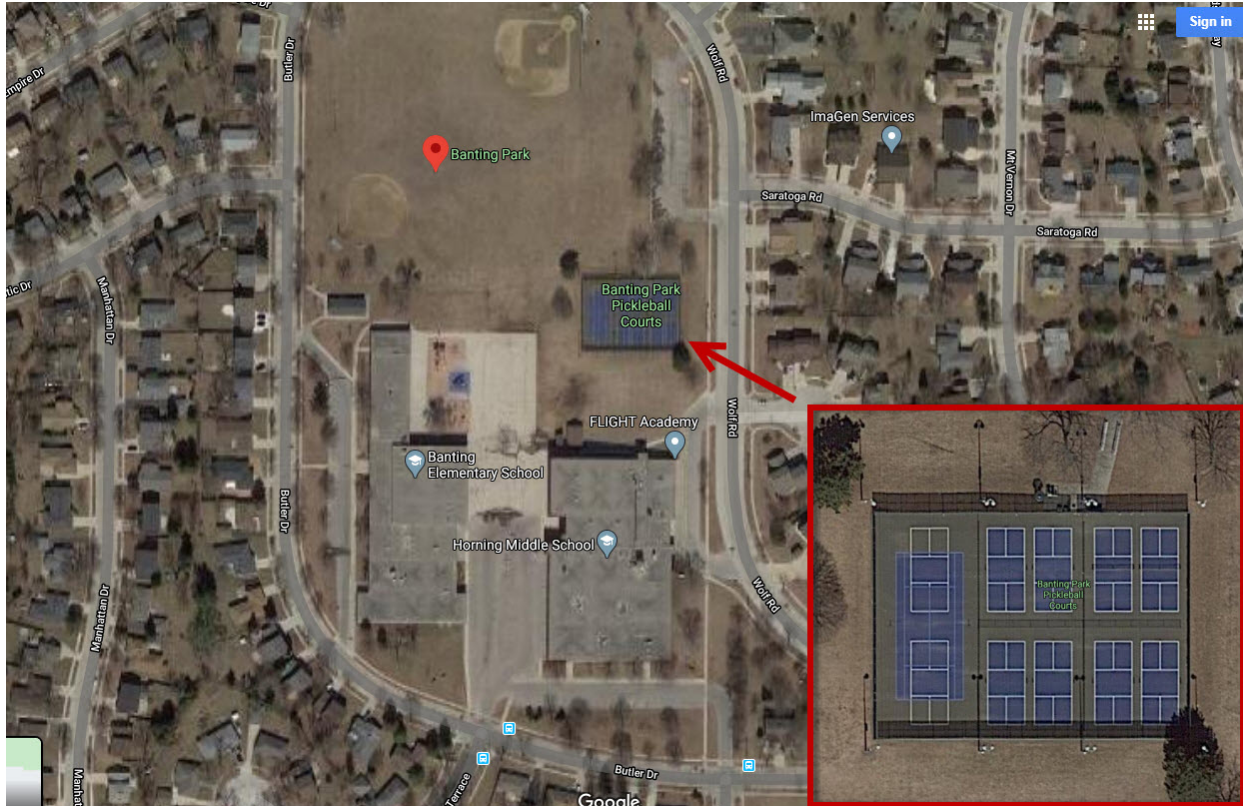
Pleasant View Park - Proposed Location in Franklin



- Eight courts – Proposed
- Minimal impact to adjacent residential community – Very similar to Lions Legend Park
- Wind Screens – To be determined
- Lighting – To be determined
- Expected to meet demand

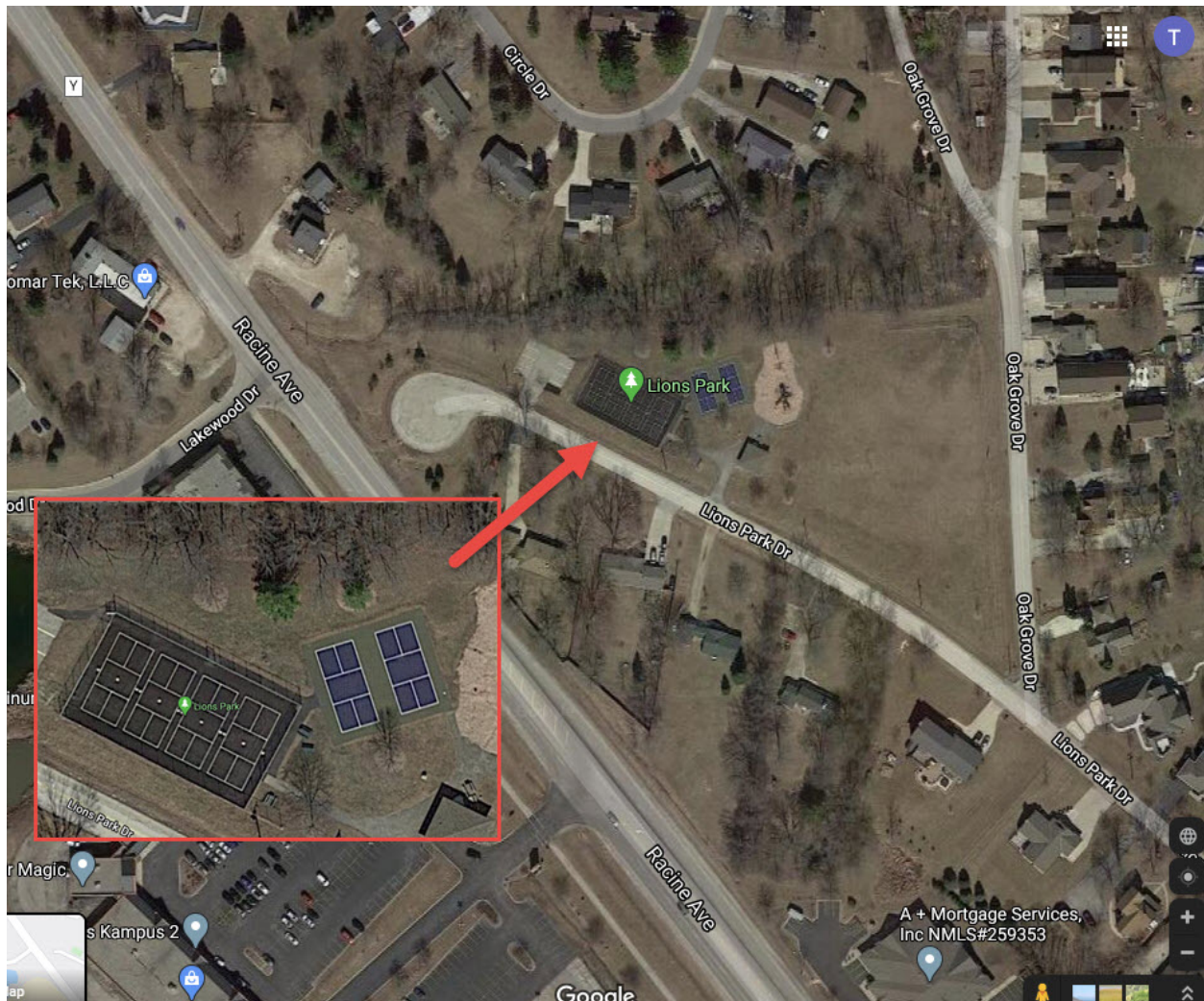
Other Community Examples

Banting Park, Waukesha - Located at Horning Middle School



- Ten courts – eight courts permanent and one tennis court with two pickleball court lines
- Courts are much closer to residential homes – 150' to closest home
- Wind Screens – Fully screened
- Lighting – Yes
- Running at fully capacity on evening of site visit (8/25/2020)

Muskego - Located at Lions Park



- Six courts – Four courts permanent and one multi-purpose area with two pickleball court lines
- Courts are much closer to residential homes – 125' to closest home
- Wind Screens – Fully screened
- Lighting – No
- Permanent courts run at fully capacity daily from 7 AM through 10 AM. It's used during other hours as well.