

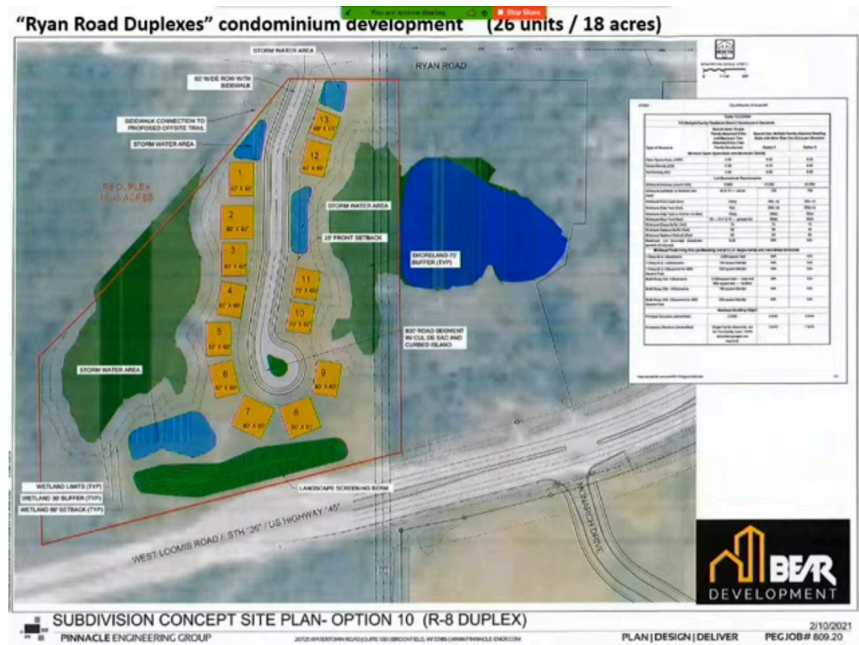


Developer proposes a new 26-unit ranch-style townhome duplex development in Franklin

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A new 26-unit duplex development may be coming to Franklin.

The common council reviewed a concept plan for Ryan Road Duplexes, a condominium development with 26 units in 13 two-family attached dwellings at 12000 and 12204 W. Loomis Road, at its April 5 meeting.

Bear Development is looking to build these townhome-style duplexes on about 18 acres while “the residential market is flourishing,” said S. R. Mills, president of Bear Real Estate Group. The homes will likely be ranch-style (single-story) with two-car garages.

The duplexes will range in cost from about \$320,000 to \$380,000 each. Mills said the development will be targeting empty-nesters and will create about \$8.5 million worth of tax base for the city.

Access to the single road will be off Ryan Road with no access off West Loomis Road. Mills said this was a choice to create a buffer from the busy highway.

Since this was a concept review, the council didn’t give any direct vote on the project.

Most council members seemed to be in favor of the project. Alderwoman Kristen Wilhelm said she supported the proposal.

“I like the idea, it’s nice to get a little bit different options,” she said. “It’s either huge single-family or going to apartments and this is a good in-between and I think it’s going to be a market that (the developer is) going to do well in.”

Alderman Mike Barber expressed some concern regarding snow removal with the single access road culminating in a cul-de-sac. Mills said there will be “designated areas” where trucks can push snow. Mayor Steve Olson also pointed out the snow could be stored at the center of the cul-de-sac.

Alderwoman Shari Hanneman said she, too, liked the project and called it “the right product at the right time.”



Bear Development can use the comments from the council to craft a final plan for approval.

Mills said Bear Development has another similar ranch-style condominium project currently under construction in Kenosha.