

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN PUBLIC LIBRARY FADROW ROOM
9151 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, DECEMBER 21, 2017, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of December 7, 2017.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) ORDINANCE TERMS AND USES AMENDMENTS, STADIUM SPECIAL USE AND NATURAL RESOURCES SPECIAL EXCEPTIONS.** Planned Development District Amendment, Special Use and Natural Resource Features Special Exception applications by Ballpark Commons, LLC, applicant, Zim-Mar Properties, LLC, Milwaukee County, Wisconsin Department of Transportation and FF & E, LLC property owners, as follows:
Planned Development District Amendment to revise the district in the following manner: to allow additional uses as permitted uses, including but not limited to sports medicine medical offices/facilities, indoor/outdoor golf driving range, and indoor/outdoor entertainment uses, music and sporting events; to allow as a special use small engine go cart racing; to revise certain district standards including but not limited to building height and building setback limits; to include additional more detailed site information pertaining to public and private infrastructure such as streets, parking lots and stormwater management facilities; to include additional more detailed site information pertaining to the proposed multi-family residential apartments to be located south of West Rawson Avenue, and to the stadium, indoor sports facility and the retail/office/commercial buildings to be located north of West Rawson Avenue and to allow a three month extension of the first building permit time limit in condition number 27 in Planned Development District No. 37, Ordinance No. 2016-2212;
Special Use to allow for construction and operation of a proposed stadium with seating for approximately 4,000 people that will serve as the home field for: an independent minor league baseball team; the University of Wisconsin-Milwaukee baseball team; and a professional and/or summer college soccer team; the stadium is proposed to be used as an extension of the current sports programming offered at The Rock Sports Complex including baseball tournaments, league play, and practices and the stadium is envisioned to host civic and/or entertainment events

including farmer's markets, expos, ice skating, concerts, weddings, corporate events, fireworks, and other special events; the perimeter of the proposed Stadium will include such accessory uses and activities as entertainment, music, and fan engagement zones consisting of games, amusement rides, and various activities for children and adults; the proposed stadium will serve food and beverages in a variety of ways utilizing traditional concession stands, open air and mobile concessions, and food trucks (such proposed stadium use is to be located south of the ski hill);

Natural Resource Features Special Exception for the purpose of allowing impact to various wetlands, wetland buffers, wetland setbacks, mature woodlands, floodplain, and shore buffer (approximately 38.92 total acres of protected natural resource features currently exist within the subject property) in order to construct the proposed Ballpark Commons sports anchored mixed use development. In summary, the applicant is requesting to: clear, grade, fill and develop approximately 23.08 acres of protected natural resource features comprised of the following: approximately 2.0 acres of wetlands which have received an Artificial/Exempt Wetland Determination from the Wisconsin Department of Natural Resources; approximately 1.35 acres of non-exempt wetlands; approximately 4.27 acres of wetland buffers; approximately 4.31 acres of wetland setbacks; approximately 10.97 acres of mature woodlands; approximately 0.18 acre of floodplain; create approximately 0.75 acre of new wetland; restore/enhance approximately 0.55 acre of existing wetland; create approximately 5.5 acres of new wetland buffers associated with two proposed stormwater management ponds and create approximately 8.5 acres of woodlands associated with a proposed berm along the entire western boundary of the Ballpark Commons project [it is noted that of the proposed impacts, approximately 2.0 acres consist of wetlands which have been exempted from regulation/protection by the Wisconsin Department of Natural Resources, and that approximately 0.18 acre consist of floodplain which is being impacted by a stormwater pond's rip-rap outfall and by a sanitary sewer extension which are permitted activities within the floodplain]; all property located at 7900 West Crystal Ridge Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key Nos. 745-8998-000, 744-8985-001, 744-8985-002, 744-8989-000, 744-8988-000, 755-9996-000, 754-9988-002, 755-9995-001, 708-8996-000, 708-8999-000, 744-8980-001, 745-0029-000, 745-8999-004, 755-9995-002, 754-9988-001, 744-8981-000 [all preceding Tax Key Nos. are Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) zoning, with the exception of Tax Key Nos. 708-8996-000 and 744-8980-001 which are zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District] [the properties which are the subject of the Special Use application bear Tax Key Nos. (all or portions of parcels) 744-8980-001, 744-

8989-000, 744-8988-000 and 744-8985-001 ((The Rock Sports Complex/Ballpark Commons) and FW Floodway District (Tax Key No. 744-8980-001 only)]. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE PLANNED DEVELOPMENT DISTRICT AMENDMENT, SPECIAL USE AND NATURAL RESOURCE SPECIAL EXCEPTION APPLICATIONS.**

2. **JEMCO ELECTRIC ELECTRICAL CONTRACTOR BUSINESS USE.** Special Use application by John Prusinski, owner and operator of Jemco, LLC d/b/a Jemco Electric, to operate an electrical contractor business within the former Woodcrest Market building located at 11610 West Rawson Avenue, which will include numerous building and site improvements over a 2 to 3 year period, with Jemco, LLC d/b/a Jemco Electric as the primary building tenant, and remodeling of the former attached residence into office space to lease to a future tenant, upon property zoned B-2 General Business District; Tax Key No. 749-9999-000. **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. **WHITNALL YOUTH BASEBALL, INC. SPORTS GROUP INDOOR PHYSICAL FITNESS/PRACTICE FACILITY.** Temporary Use application by Michael Phillip Meyer, President of Whitnall Youth Baseball, Inc., for operation of a public youth baseball and softball indoor physical fitness/practice facility use for boys and girls ranging in age from 4 to 16, from communities all around southeastern Wisconsin, at approximately 6542 South Lovers Lane Road, in the Garden Plaza Shopping Center, between January 8, 2018 and April 8, 2018, from 5:00 p.m. to 9:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturdays and Sundays, on property zoned B-3 Community Business District; Tax Key No. 705-8997-004.

E. **Adjournment**

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

**Notice is given that a majority of the Common Council and Economic Development Commission 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 and Economic Development Commission per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council and Economic Development Commission 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: January 4, 2017