

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, JUNE 7, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 17, 2018.

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

1. **MCDONALD’S RESTAURANT REMODEL AND SITE WORK.** Special Use Amendment application by McDonald’s USA, LLC for remodeling the interior public areas and the entire exterior of the existing McDonald’s restaurant, construction of a small addition to the building along the drive-thru on the south side of the restaurant, replacement of the pavement and re-striping the area around the perimeter of the building, additional landscape plantings and revision of the accessible entrance, upon property zoned B-3 Community Business District, located at 7501 West Rawson Avenue; Tax Key No. 756-9993-010. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER AND PUBLIC HEARING CONTINUED FROM THE MAY 17, 2018 MEETING.]
2. **PLANNED DEVELOPMENT DISTRICT NO. 29 (WELLNESS CENTER – MARK E. CARSTENSEN INC.) ORDINANCE TERMS AND USES AMENDMENTS FOR INNOVATIVE HEALTH & FITNESS FIELDHOUSE BUILDING CONSTRUCTION.** Planned Development District Amendment application by Scott Cole, owner of Innovative Health & Fitness Building, LLC, for: construction of a 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center Via a link for movement between the structures); to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to spa services, physician services, a full restaurant, child care, bar, etc., and to allow building setbacks of 15 feet and 20 feet to the north and east property lines, respectively, to accommodate construction of the proposed Fieldhouse building at 8800 South 102nd Street, property zoned Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.),

bearing Tax Key No. 846-9987-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER AND PUBLIC HEARING CONTINUED FROM THE MAY 3, 2018 MEETING.]

3. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) ORDINANCE TERMS AND USES AMENDMENTS.** Planned Development District Ordinance Amendment application by BPC County Land, LLC and BPC Master Developer, LLC, applicants, Zim-Mar Properties, LLC, BPC County Land, LLC and Wisconsin Department of Transportation property owners, to revise the district in the following manner: to allow additional uses as permitted uses, including but not limited to senior housing, memory care residence facility, community living arrangement, athlete housing/apartments, rock crushing/batch plant, and baseball stadium; to revise certain district standards including but not limited to building height and building size limits, lot area requirements, density requirements, signage amounts, hours of operation and lighting curfew, public water service, fencing requirements, landscaping requirements, and certain design standards; to revise certain financial surety requirements in condition no. 15 in the Standards, Findings and Decision of the City of Franklin Common Council for a Special Exception to Certain Natural Resource Provisions dated January 9, 2018; and to revise the Comprehensive Sound and Light Study Requirements in condition nos. 2 and 3 in Planned Development District No. 37, Ordinance No. 2018-2324, for the properties located at 7900 West Crystal Ridge Drive. The properties which are the subject of this application bear Tax Key Nos./zoning as follows: 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 and 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]. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
  
4. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) BASEBALL STADIUM CONSTRUCTION AND OPERATION USES (SECOND OF THREE PHASES).** Special Use Amendment and Site Plan applications by BPC County Land, LLC, applicant, Zim-Mar Properties, LLC, BPC County Land, LLC and Wisconsin Department of Transportation, property owners, as follows:  
Special Use Amendment and Site Plan: to allow for construction/use of the Proposed stadium with capacity 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 this phase of the stadium construction may include the conduct of ballgames and limited civic, entertainment, and other special events]; construction/use consists of the following components of the proposed Baseball Stadium: the hard surfaces (the concrete seating bowl, concourse areas, and some of the adjacent parking); utilities; the playing field; fences, netting, and lights; and landscaping; the subject Site Plan also includes the Stadium lights, and a request to increase the height of the light poles to 110 feet to allow downward cast lighting at a more aggressive angle to mitigate glare. [this Site Plan does not include the permanent and semi-permanent structures and associated architecture for the press box, restrooms, locker-rooms, retail and entertainment buildings, etc., or any changes to the previously approved uses] (Those changes will be the subject of a future Special Use Amendment/Site Plan Amendment.)). Such proposed stadium use to be located south of the ski hill, upon property zoned Planned Development District No. 37 (The Rock Sports Complex), located at 7900 West Crystal Ridge Drive. The properties which are the subject of the applications bear Tax Key Nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE AMENDMENT APPLICATION OF THIS MATTER.**

5. **BEAR DEVELOPMENT (AREA G) MIXED-USE DEVELOPMENT CONSISTING OF SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL, CONSERVANCY AND OPEN SPACE USES.** Certified Survey Map and Rezoning applications by Bear Development, LLC to subdivide three existing parcels into three lots and one outlot and to rezone the approximately 135-acres of land (generally located southwest of West Loomis Road, south of West Ryan Road and west of South 112th Street, including 11205 West Ryan Road) as follows: Lot 1: from R-2 Estate Single-Family Residence District to M-1 Limited Industrial District; Lot 2: from R-2 Estate Single-Family Residence District and C-1 Conservancy District to M-1 Limited Industrial District; Lot 3: from R-2 Estate Single-Family Residence District and C-1 Conservancy District to R-6 Suburban Single-Family Residence District and Outlot 1 will maintain existing zoning of R-2 Estate

Single-Family Residence District and C-1 Conservancy District; Tax Key Nos. 891-9989-002 (Lot 1), 891-9989-002 and 892-9992-001 (Lot 2), 892-9992-001 (Lot 3) and 891-9989-002, 892-9992-001 and 939-9993-000 (Outlot 1). **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

6. **WILLIAM F. ZIMMERMANN CREATION OF FOUR BUILDING SITES FOR FUTURE SINGLE-FAMILY RESIDENTIAL HOMES.** Rezoning application by William F. Zimmermann, property owner, to remove the existing C-1 Conservancy District zoning from the property located at 8029 South 35th Street to allow for future construction of four single-family residential homes; Tax Key No. 808-9985-000. **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. **JUBILEE CHRISTIAN FAMILY CHURCH, PRESCHOOL AND DAYCARE BUILDING ADDITION.** Site Plan Amendment application by Jubilee Faith Center, Inc., d/b/a Jubilee Christian Family Church, for construction of an approximately 4,300 square foot addition (for a dedicated sanctuary for church worship) on the south side of the existing building, for property zoned I-1 Institutional District and FW Floodway District, located at 3639 West Ryan Road; Tax Key No. 901-9994-001.
2. **PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB) EXISTING BUILDING EXTERIOR PAINTING AND NEW SIGNAGE.** Unified Development Ordinance § 15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) Minor Amendment application by Wal-Mart Real Estate Business Trust, to allow for changes to the existing building exterior, including painting a new Walmart "Brand" color scheme on the building façade, adding a new "Pick Up" sign on the front façade and replacing all existing exterior signs with updated wording signs to reflect Walmart's new naming convention, for property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) located at 6701 South 27th Street; Tax Key No. 714-0003-002.
3. **EXISTING DUPLEX CONVERSION INTO 2 CONDOMINIUM UNITS.** Declaration of Condominium (Final) Plat application by Andrew J. Genz, to change the existing structure from a 2 unit duplex building to 2 separate condominium units (Apollo Condominiums of Franklin), for property zoned R-7 Two-Family Residence District (Option 1), located at 9067 and 9069 South Cordgrass Circle East, Lot 62 in Prairie Grass Preserve Subdivision; Tax Key No. 847-0101-000.

## Franklin Plan Commission Agenda

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### 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 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: June 21, 2018