

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 18, 2019, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of March 21, 2019 and April 4, 2019.

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) MAJOR AMENDMENT, CERTIFIED SURVEY MAP AND A SITE PLAN AMENDMENT FOR A MIXED-USE BUILDING REVISION AND RELOCATION, SNOW PARK HOURS OF OPERATION REVISION AND COMMERCIAL/RETAIL BUILDING AND APARTMENT BUILDING ADDITION TO THE BALLPARK COMMONS DEVELOPMENT.** A major Planned Development District Amendment, Certified Survey Map and a Site Plan Amendment Application by Ballpark Commons Apartments LLC, an affiliate of Mandel Group, Inc., and in partnership with Zim-Mar Properties, LLC, Zim-Mar Properties, LLC and BPC County Land, LLC property owners, as follows:
Major Planned Development District Amendment: To revise and relocate proposed mixed-use building M-1 (to a newly acquired parcel east of Ballpark Drive (formerly owned by the Wisconsin Department of Transportation)) at the southeast corner of West Rawson Avenue and Ballpark Drive, to add a single-story approximately 11,000 square foot commercial/retail building, and to revise the hours of operation for the snow park, property located at 7115 South Ballpark Drive and vicinity, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos. 754-9001-000, 754-9006-000 and 744-1003-000.
Certified Survey Map: to create two lots out of Lot 1 of Certified Survey Map 9042, located at the southwest corner of West Rawson Avenue and South Ballpark Drive; zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 754-9001-000.
Site Plan Amendment: for a proposed fifth 3-story 53 unit apartment building B-5, to be located on the western half of Lot 1 of Certified Survey Map 9042, a 3,000 square foot clubhouse which will include a swimming pool, community room and offices, located south of the previously approved B-3 building, and a dog park enclosed with a fence, which will include benches and an obstacle

course play area, located south of the clubhouse, property located at 7115 South Ballpark Drive and vicinity, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos. 754-9001-000 and 754-9002-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE PLANNED DEVELOPMENT DISTRICT AMENDMENT APPLICATION OF THIS MATTER.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) BASEBALL STADIUM REVISIONS.** Site Plan Amendment application by BPC Pro Baseball Stadium, LLC/Michael E. Zimmerman, applicant/property owner, to revise certain aspects of the Ballpark Commons stadium site plan previously approved by the Plan Commission, more specifically, the applicant is proposing to: reduce the footprint of the front entrance/gateway into the stadium (i.e. reduce the length of the front entrance/decorative gate from approximately 100 feet to approximately 90 feet, reduce the length of the front canopy from approximately 85 feet to approximately 61 feet, to remove much of the decorative longboard aluminum panels from the front canopy, and to reduce the length of the ticketing cargo container from 40 feet to 30 feet); remove the concession cargo container located west of the beer garden area from the first phase of the stadium plans and move it to a future phase; and, to replace the glass railings on the upper level of the beer garden cargo containers with wire mesh railings, property located at 7035 South Ballpark Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key No.744-1003-000.
2. **RYANWOOD MANOR ADDITION NO. 1 (FORMERLY KNOWN AS OAKWOOD AT RYAN CREEK) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.** Final Plat application by Oakwood at Ryan Creek, LLC, to create 34 single-family lots and 1 outlot (Phase 2 of Ryanwood Manor Addition No. 1 Subdivision, 13,892 square feet average lot size), property zoned R-5 Suburban Single-Family Residence District and FW Floodway District, property located at approximately South 76th Street and West Oakwood Road, bearing Tax Key No. 934-9992-010.
3. **BRION THOMAS WINTERS DECK ADDITION TO EXISTING HOME.** Miscellaneous application by Brion Thomas Winters, to allow for construction of a 385 square foot deck addition on the first floor of the back of the residential home, within an existing 20 foot wide storm sewer easement along the rear of the property line (deck will encroach approximately 3 feet 8 inches into the recorded easement), property located at

6828 West Fox Haven Court, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 837-0235-000.

4. **FRANKLIN VILLAGE SHOPPING CENTER SIGNAGE.** Master Sign Program application by Franklin Village Properties, LLC, property owner, to allow for a Master Sign Program, which will include a request for special exceptions to: the number of monument signs allowed; the distance between monument signs; the amount of tenant signage that would be located on the Master Identification Sign and the total size of the Master Identification Sign, for property zoned B-3 Community Business District, located at 7101-7133 South 76th Street (Franklin Village); Tax Key No. 755-0038-001.

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: May 9, 2019