

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, APRIL 23, 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 April 9, 2020 and special meeting of April 6, 2020.

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

1. **CARISCH, INC. REMODELING OF AN EXISTING RESTAURANT BUILDING WITH A DRIVE THROUGH.** Special Use and Site Plan Amendment applications by Carisch, Inc., to operate an Arby's restaurant out of an existing 3,288 square foot restaurant building with patio, wraparound drive through, 28 parking spaces, including 2 Americans with Disabilities Act spaces and 2 drive through spaces, and associated landscaping, lighting, and signage [remodeling work will include changes to the facades and interiors of the building, replacement of the drive through ordering facility, repairs to the parking lot, relocation of landscaping and parking, and removal of a portion of the existing patio to accommodate the 2 drive through parking spots] with hours of operation from 10:00 a.m. to 10:00 p.m., Monday through Sunday, restaurant located at 7621 West Rawson Avenue (formerly Pantheon restaurant and Burger King restaurant prior thereto), in Planned Development District No. 16 (Franklin Centre, Formerly Called Franklin Plaza); Tax Key No. 755-0193-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**
2. **THE ROCK SPORTS COMPLEX CHALLENGE TOWER INSTALLATION.** Special Use and Site Plan applications by Michael R. Schmitz, owner of Rock Snow Park, LLC (Roc Ventures, LLC, property owner) to allow for a challenge tower/aerial rope course use [challenge towers/aerial ropes courses are not specifically listed as Permitted/Special Use in Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Ordinance No. 2019-2368, therefore, the applicant is requesting the Plan

Commission determine that the proposed use is similar to those listed as Special Uses in the Planned Development District Ordinance, such as Outdoor Climbing Walls or Indoor/Outdoor Sports (non-motorized) not elsewhere classified] in Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), and a Site Plan to allow for the installation of a proposed 50 foot high Challenge Tower (compact aerial courses or high rope courses, comprised of numerous swinging, climbing and balancing challenges) with 3 levels of obstacles and 50 elements, including a kids course, an observation deck at the top, with a 50 foot by 50 foot octagonal footprint, to be located east of the existing Ski Chalet in The Rock Sports Complex, upon property located at 7011 South Ballpark Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key No. 744-1003-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**

3. **FIRESTONE COMPLETE AUTO CARE FACILITY DEVELOPMENT.** Unified Development Ordinance Text Amendment, Special Use and Site Plan Applications by Pavilion Development Company (Menard, Inc., property owner) to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 7539 “Automotive Repair Shops, Not Elsewhere Classified” to allow for such Use as a Special Use within the M-1 Limited Industrial District, in conjunction with a Special Use application (which is contingent upon approval of the concurrent Unified Development Ordinance Text Amendment) to allow for minor automotive repair (primary use) (allowed under Standard Industrial Classification Code No. 7539), along with retail sales of tires and installation (accessory use) (allowed under Standard Industrial Classification Code No. 5531 Auto and home supply stores), and a Site Plan to construct a 6,262 square foot Firestone Complete Auto Care facility (tire sales/installation and minor automobile repair with mercantile showroom) with eight service bays and associated parking (approximately 32 spaces), lighting, landscaping, stormwater management, utility connections and other site amenities, including vehicular and pedestrian circulation, a trash enclosure and used inventory storage enclosure, upon a vacant 1.23 acre parcel, property located at 10800 West Speedway Drive (approximately 900 feet northeast of the intersection of South Lovers Lane Road and West Speedway Drive, on the north side of West Speedway Drive [near the Kwik Trip convenience store property]), zoned M-1 Limited Industrial District; Tax Key No. 704-1012-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT AND SPECIAL USE APPLICATIONS.**

4. **THE LEARNING EXPERIENCE DAYCARE FACILITY CONSTRUCTION.** Unified Development Ordinance Text Amendment and Waiver and Release of Easement applications (for construction of a 10,000 square foot one-story daycare building (The Learning Experience), 4,463 square foot playground and parking lot (35 parking spaces), with associated landscaping, fencing and lighting), by Steven Pagnotta of Bradford Franklin LLC (Franklin-Wyndham, LLC, property owner), to Amend the Unified Development Ordinance text at §15-3.0307 CC City Civic Center District, Subsection A.9., to exempt the property in the northeastern corner of the district, such property bearing Tax Key No. 794-9999-009, from the requirements for cross-access for both pedestrian and vehicular circulation with adjacent parcel(s) to the east of the subject property located at 9651 West Drexel Avenue (approximately 1.13 acres of vacant land, previously addressed as 7760 Lovers Lane Road), the applicant's request for a Waiver and Release of the Floating Access Easement is for the subject property (within the Shoppes at Wyndham Village) only [the applicant received approval for a Special Use and Site Plan for the property on December 3, 2019, and as a condition of the approvals, they must obtain City approval of the Unified Development Ordinance text amendment], property zoned CC City Civic Center District; Tax Key No. 794-9999-009. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE UNIFIED DEVELOPMENT ORDINANCE TEXT 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) MIRACLE LEAGUE OF MILWAUKEE MIRACLE FIELD CONSTRUCTION WITHIN THE MILWAUKEE MILKMEN'S STADIUM IN THE ROCK SPORTS COMPLEX.** Site Plan Amendment application by ROC Foundation, Inc., applicant (BPC County Land, LLC, property owner), to allow for the construction of a Miracle League of Milwaukee Miracle Field facility (a custom designed field for children of all abilities) at the Milwaukee Milkmen's Stadium (S1) at Ballpark Commons, located in the Rock Sports Complex Area, the principal use being outdoor baseball, with the following ancillary uses: stadium restrooms, concession stands and public address system; site area is approximately 1.01 acres, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at approximately 7035 South Ballpark Drive (along the west concourse of the stadium at Ballpark Commons); Tax Key No. 744-1003-000 [per Ordinance 2019-2368, the hours of operation for the Stadium shall be limited to 7:00 a.m. to 11:00 p.m. (in the event of rain delays,

extra innings or technical difficulties, an extension up to 12:00 a.m. is allowed), and the scheduling of games will be staggered with Milwaukee Milkmen baseball games to allow for ample parking].

2. **JHB PROPERTIES, LLC LAND DIVISION.** Certified Survey Map application by JHB Properties, LLC, the second Certified Survey Map (Certified Survey Map B) of a two-step land division that the applicant is performing at this location within Planned Development District No. 39 (Mixed Use Business Park), to divide Lot 3 of Certified Survey Map No. ____ into two lots and two outlots for stormwater and conservation [the first step in the process (Certified Survey Map A) was approved by the Common Council on March 3, 2020, with conditions, creating three lots and one stormwater outlot], property located at 3617 West Elm Road (immediately north of the proposed lift station for Planned Development District No. 39 (Mixed Use Business Park)); Tax Key No. 979-9997-000.

E. Adjournment

*Supporting documentation and details of these agenda items are available in the Plan Commission Meeting Packet on the City of Franklin website www.franklinwi.gov.

**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 7, 2020