

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 06/19/18
REPORTS & RECOMMENDATIONS	<p>SPECIAL USE AMENDMENT IN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) PURSUANT TO SECTION 15-3.0442 OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE, AND RESOLUTION NO. 2018-7339 A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A PROPOSED OUTDOOR BASEBALL/SOCCER STADIUM USE UPON PROPERTY LOCATED AT 7900 WEST CRYSTAL RIDGE DRIVE, TO ALLOW FOR CONSTRUCTION AND OPERATION OF THE SECOND OF THREE PHASES OF A 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 (BPC COUNTY LAND, LLC, APPLICANT)</p>	<p>ITEM NUMBER</p> <p>15.11</p>
<p>At their meeting on June 7, 2018, the Plan Commission recommended approval of a resolution imposing conditions and restriction for a special use amendment for a proposed 4,000 person total capacity outdoor baseball/soccer stadium use upon property located at approximately 7900 W. Crystal Ridge Drive (The Rock Sports Complex/Ballpark Commons). In particular, this amendment involves:</p> <ul style="list-style-type: none"> • Removal of the Comprehensive Sound and Light Study requirements (as they pertain to the proposed Stadium) as set forth in conditions number 2 and 3 of the PDD No. 37 Ordinance. These requirements are then to be replaced with the sound and light enhancements as set forth in the agreement between Milwaukee County and Ballpark Commons, that Ballpark Commons shall abide by the City's noise and light standards, that a report on the noise monitoring shall be presented to the Plan Commission after one year, and that a comprehensive photometric plan be prepared for City review and approval. • Revision of conditions number 5, 6, and 9 of the PDD No. 37 Ordinance (as they pertain to the proposed Stadium), to change Building Permit to Occupancy Permit for the submittal deadline for the required Bike and Pedestrian, Streetscaping, and Architectural and Site Design elements. 		

In addition, the applicant has also requested approval for the Phase 2 construction of the proposed Stadium, consisting of:

- The playing field and associated fences, netting, and lights.
- The concrete bowl for the Stadium seating and concourse areas.
- Adjacent parking lot.
- Utilities.

Please note that should the separate Major PDD Amendment be approved as recommended by the Plan Commission and the applicant:

- the Stadium would no longer be a Special Use;
- the conditions of approval set forth within this subject Special Use Resolution would still apply;
- but all future changes or revisions of the Stadium (unless otherwise specified within the Unified Development Ordinance or PDD No. 37) would only require Plan Commission approval of a Site Plan Amendment.

It can also be noted that staff did not recommend approval of the changes to the Comprehensive Sound and Light Studies. Information about those concerns is included within the attached Staff Report prepared on this matter.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2018-_____, a resolution imposing conditions and restrictions for the approval of a Special Use Amendment in Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) pursuant to Section 15-3.0442 of the City of Franklin Unified Development Ordinance, and Resolution No. 2018-7339 A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Proposed Outdoor Baseball/Soccer Stadium Use Upon Property Located at 7900 West Crystal Ridge Drive, to allow for construction and operation of the second of three phases of a 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 (BPC County Land LLC, applicant).

RESOLUTION NO. 2018-_____

SPECIAL USE AMENDMENT IN PLANNED DEVELOPMENT DISTRICT NO. 37
(THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) PURSUANT TO
SECTION 15-3.0442 OF THE CITY OF FRANKLIN UNIFIED
DEVELOPMENT ORDINANCE, AND RESOLUTION NO. 2018-7339 A
RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE
APPROVAL OF A SPECIAL USE FOR A PROPOSED OUTDOOR
BASEBALL/SOCCER STADIUM USE UPON PROPERTY LOCATED AT
7900 WEST CRYSTAL RIDGE DRIVE, TO ALLOW FOR CONSTRUCTION
AND OPERATION OF THE SECOND OF THREE PHASES OF A 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
(BPC COUNTY LAND, LLC, APPLICANT)

WHEREAS, BPC County Land, LLC, having petitioned the City of Franklin for the approval of a Special Use Amendment in Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) pursuant to Section 15-3.0442 of the City of Franklin Unified Development Ordinance, and Resolution No. 2018-7339 A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Proposed Outdoor Baseball/Soccer Stadium Use Upon Property Located at 7900 West Crystal Ridge Drive, to allow for construction and operation of the second of three phases of a 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. The property located at 7900 West Crystal Ridge Drive is more particularly described as follows:

TKN 708-8996-000: COM ON S LI 948.50 FT W OF SE COR OF NE 4 5 21
TH N 60D 4M E 261.64 FT N 3D 51M 30S E 378 FT N 87D 16M W 1253.97
FT TH S 4D 3M 8S W 519.29 FT TH E TO BEG 14.63 ACS; TKN 708-
8999-000: COM SE COR OF NE 4 5 21 TH N 519.25 FT W 204 FT SWLY
TO A PT IN S LI OF SD QUAR SEC WH PT IS 948.50 FT W OF SE COR
TH E ALG SD S LI TO BEG EXC E 60 FT FOR ST CONT 6.709 ACS;
TKN 744-8980-001: SE 4 5 21 N OF NWLY LI OF LOOMIS RD EXC W
HALF OF W HALF OF SD QUAR & EXC COM CL OLD LOOMIS RD
406.47 FT NE OF S LI OF SD QUAR TH NLY 244.20 FT NLY 174.78 FT N

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RESOLUTION NO. 2018-_____

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52.21 FT SE 311.87 FT TH SWLY ALG CL OF SD RD TO BEG & EXC E 60 FT FOR RD CONT 81.478 ACS; TKN 744-8985-001: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21 PARCEL 1 EXC PART CONVEYED FOR HIGHWAY 7.14 ACS; TKN 744-8985-002: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21 OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 10.76 ACS; TKN 744-8988-000: COM CEN LI OLD LOOMIS RD 406.47 FT NE OF S LI OF SE 4 5 21 TH NLY 244.20 FT NLY 174.78 FT SE 109.36 FT SE 43.87 FT SE 21.11 FT SE 28.09 FT SE 62.90 FT TH SW ALG CEN LOOMIS RD TO BEG CONT 1.126 ACS; TKN 744-8989-000: COM 1915.13 FT S OF NE COR OF W HALF SE 4 5 21 TH SELY TO CEN LI OF OLD LOOMIS RD NE ALG CEN LI OF SD RD 104 FT NW 311.87 FT TH S 52.21 FT TO BEG CONT 0.482 ACS; TKN 745-0029-000: WHITNALL VIEW ADDN NO 1 BLK 1 OUTLOT 1 0.9 ACS; TKN 745-8998-000: N 400 FT OF E 544.50 FT OF S HALF OF SW 4 5 21 CONT 5 ACS; TKN 745-8999-004: CERTIFIED SURVEY MAP NO 3107 SW 4 5 21 OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 0.28 ACS; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 7th day of June, 2018, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendations and also having found that the proposed amendment to Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of BPC County Land, LLC, for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

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1. That this amendment to Special Use is approved only for the use of the subject property by BPC County Land, LLC, successors and assigns, for construction and operation of the second of three phases of the proposed stadium project, which shall be developed in substantial compliance with and constructed, operated and maintained by BPC County Land, LLC, pursuant to those plans City file-stamped _____, 2018 and annexed hereto and incorporated herein as Exhibit A.
2. BPC County Land, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the BPC County Land, LLC construction and operation of the second of three phases of the proposed stadium project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the BPC County Land, LLC construction and operation of the second of three phases of the proposed stadium project for the property located at 7900 West Crystal Ridge Drive or future address as assigned: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. A limited number of ballgames or other events shall be allowed within the stadium prior to the provision of restrooms, first aid stations, drinking water facilities, garbage dumpsters, refuse containers, decorative lighting, and the main entrance ticket booths, subject to the provision of plans for such facilities prior to any such ballgames or events, for Department of City Development review and approval.
5. In regard to any new or revised concerts, live music venues, or outdoor events utilizing speakers, including but not limited to the proposed baseball stadium, the applicants have agreed to implement the sound enhancements as set forth in the BPC County Lands LLC agreement with Milwaukee County set forth in Exhibit C/Addendum of that agreement. The applicants have also agreed to comply with the City of Franklin's noise ordinances as they relate to the standard of 79 dBA at the property boundary. The applicants shall also provide a report to the Plan Commission after one year from the date of Occupancy Permit of the new stadium to review the results of the noise monitoring.

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6. In regard to any new or revised ballfields, parking lots, or outdoor events utilizing lighting systems, including but not limited to the proposed baseball stadium, the applicants have agreed to implement the lighting enhancements as set forth in the BPC County Lands LLC agreement with Milwaukee County set forth in Exhibit C/Addendum of that agreement. The applicants have also agreed to comply with the City of Franklin's lighting standards as set forth in PDD No. 37. The applicants shall also prepare a comprehensive photometric plan for City review and approval meeting the City's lighting standards at the PDD No. 37 exterior boundaries.
7. The applicant shall prepare example Bike and Pedestrian elements, identifying potential District wide design and location details for such facilities as sidewalks, trails, crosswalks, signage, pedestrian scale lighting, bike rest/rental/repair stations, etc., for staff review and approval, prior to issuance of a Occupancy Permit.
8. The applicant shall prepare example Streetscaping elements, identifying potential District wide features as decorative lighting, special signage, pedestrian rest areas, etc., for staff review and approval, prior to issuance of an Occupancy Permit.
9. The applicant shall prepare example Architectural and Site Design elements, identifying potential District wide features such as the use of common or complementary design themes, elements, or features throughout the development, for City review and Site Plan approval by the Plan Commission.
10. The applicant shall contact the Police, Fire, and Engineering Departments 60 days prior to the start of any use of the Stadium and on a weekly basis there from to discuss construction progress and any stadium use issues and concerns. Furthermore, the applicant shall prepare such Access Management Plans as may be requested by the Police, Fire, and Engineering Department including but not limited to access, parking, hours of construction, construction/safety standards, provision of additional construction entrances and/or staging areas, etc.
11. The applicant shall prepare a Memorandum of Understanding or similar agreement clearly identifying the snow clearing and maintenance responsibilities of all affected parties in regard to Ballpark Drive and the associated sidewalks and trails for Department of Public Works or Common Council review and approval prior to issuance of an Occupancy Permit.
12. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event BPC County Land, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this amendment to Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council,

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upon notice and hearing, may revoke the additional Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Section 15-3.0442 of the City of Franklin Unified Development Ordinance, and Resolution No. 2018-7339, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of completion of the BPC County Land, LLC construction and operation of the second of three phases of the proposed stadium.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

APPROVED:

Stephen R. Olson, Mayor

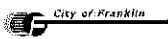
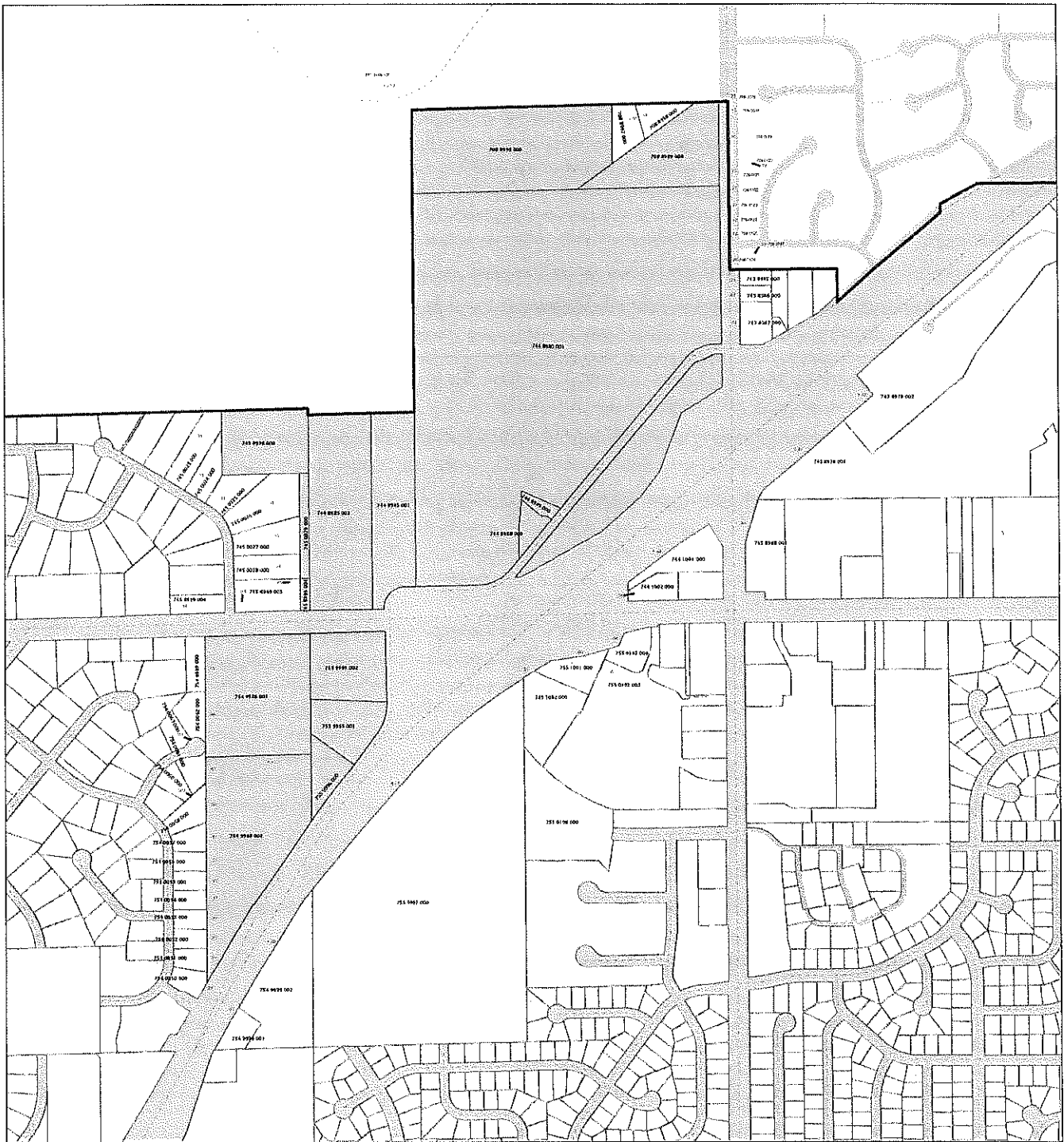
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ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



City of Franklin
GIS Department
9223 W. Loomis Rd.
Franklin, WI 53120
www.franklinwi.gov

Ballpark Commons

Legend

- Street Centerline (Dashed Lines)
- Franklin Boundary
- Subject Site



0 200 400 Feet



April 6, 2018

ROC Ventures

Headquarters:
510 W. Kilbourn Avenue
Milwaukee, Wisconsin 53203

www.rocventures.org

Mr. Joel Dietl
City of Franklin
9120 W. Loomis Road
Franklin, WI 53132

**Subject: Ballpark Commons Submittal – S1 Site Plan
Franklin, Wisconsin**

Dear Mr. Dietl:

Thank you for Staff review and consideration of our submittal for the next two pieces of the Ballpark Commons development. With this application, we bring forward the Detailed Site Plans for "S1" Baseball Stadium to create the basic framework of the development, and a Planned Development for the initial Site Plan.

This site plan submittal is in harmony with the PDD 37 district intent, first established in April 2016 when the City 1st reviewed the district as it relates to the Comprehensive Master Plan and approved it this PDD District. The S1 Stadium Ball Park is the one of the CO Anchors to the entire development that will attract residents to Live, Work and Interact (Play) within the District Mixed Uses. This 4,000-person capacity venue is depicted in the S1-Phase1 site plan the other future mixed use commercial offerings & sports and entertainment programming planned, that "directly connects" with broader themes asked for in the PDD 37 district. BPC has announced this as the future home of an American Association Baseball Team and the UW Milwaukee home field for 2019.

The S1 Stadium Site Plan will be broken into Three Distinctive Site Plan Phases:

Phase I: Import of Berm Materials and Site Grading.

Phase II: Site Plan Application (this site plan application) will be any and all elements related to the stadium civil plans related to master utilities, the concrete, block/concrete retaining walls, berm grading, landscape, photometrics, hard surfaces including the stadium's concrete seating bowls, pedestrian aprons and paths, field turf and drainage, and fencing and netting package, perimeter fencing and front gate fence. This is being broken into two phases to allow for timeline requirements to reverse engineer a timeline to providing a ballfield in March of 2019.

Phase III: Site Plan Application (Future anticipated summer 2018) A site plan application for all vertical building elements including bathrooms, locker

rooms, press box, merchandise, retail, entertainment, food and beverage elements will be addressed with plans and elevations for the visual branding and architectural detailing of the submittal. Today we are requesting Staff Comments and PC/CC considerations of our Phase I application.

These elements combine to create the BPC identity and legacy that will further enhance with each additional planned site plan application that will continue to come forward later this year.

This submittal packet includes the following items: (Note: In PDI's plan set a "concourse conceptual footprints" that we are not requesting review or nor approval during phase II. This was included to reflect the utility plan route that future connection points are being anticipated for. The uses, locations, and elevations will be a part of the Phase II application.)

Site Plan Application (Stadium S1):

- City of Franklin Site Plan Application Form
- Site Plan Application Fee
- Attachment (02) – Project Narrative
- Attachment (03a) – Location Map
- Attachment (03b) – Legal Description of Project Area
- Attachment (04) – Architectural Floor Plans / Elevations
- Attachment (05a/05b) – Civil Plans w/ Checklist
- Attachment (06) – Landscape Plans
- Attachment (07) – LSR Exhibit
- Attachment (08a/08b) – Photometric Plan w/ Checklist
- Attachment (09) – Site Intensity and Capacity Calculations
- Attachment (10) – Natural Resource Protection Plan NORTH (approved)
- Attachment (11) – Geotechnical Report (excerpt)

Thank you for your review and consideration of these applications. If you have any questions or comments regarding the submittal, please do not hesitate to give Greg a call at 529.4588.

Best,

A handwritten signature in black ink, reading "Michael E. Zimmerman". The signature is fluid and cursive, with a long, sweeping underline.

Michael E. Zimmerman

Project Narrative Stadium (S1): May 24, 2018

Ball Park Commons Stadium (S1) is envisioned to be a baseball stadium that will serve UW Milwaukee and American Association baseball leagues and be open to hosting Soccer or other events that are permitted through Franklin's approvals. The Stadium will be designed to be more than sports spectating, the venue will be enhanced to cater to a thoughtfully branded "Interactive Fan Experience". The perimeter of the field will be surrounded with amenities, entertainment, fan engagement zones, offering games and activities to children and adults, to serve food and beverage, merchandising, sponsorship, corporate and family seating zones. The Stadiums Brand is being designed to pay tribute to Wisconsin's rich agricultural roots. The stadium will reflect themes that celebrate Farming and Rural Wisconsin elements that evoke a country fair that is envisioned to provide both structures that use farming based elements – Fences, Silos, Grain Bins woven into traditional baseball themes to provide some "thoughtfully crafted county charm".

The Baseball Stadium will also have some attractions to let the country fair theme emerge and offer "educational elements" to assist adults and children to better celebrate and appreciate Wisconsin's dairy, farm and agricultural industry. Lets Live Work and Play at Ball Park Commons.

The applicant and city staff have reviewed the submitted landscape plan for the Stadium and balance of the District, Applicant is requesting and working with Staff on a Major PDD amendment requesting an adjustment to site and aggregate landscaping calculations to balance the district intent and serve as a revised district standard. These changes may adjust the types and/or quantity of plantings subject to staff/city approvals.

See the following amended answers to the Staff Comments May 25th 2018:

1. 20 Section 15-3.0701A.2. of the UDO. The Project Narrative/Summary to establish there will be no undue adverse impacts.

The project involves acquiring land that contains landfill materials, this process of acquisition was an existing condition that predates BPC's acquisition. The Milwaukee County and DNR approved the sale of the land based on Sigma's proposal to upgrade the existing methane system and then manage the system in compliance with the DNR's continued oversight. For a detailed account please review the DNR's permit for the project.

2. 21 Section 15-3.0701A.3. of the UDO is not met. The Project Narrative/Summary must be revised to establish there will be no interference with surrounding development.

BPC and contractor representatives shared plans with city staff and have posted the site with signage and information about safety practices, met with neighbors and mailed information to provide information related to construction at BPC, with the goal of proactively addressing safety.

BPC's construction and engineering firms have put together a project phasing plan to implement the construction of infrastructure and buildings and maintain road access where existing operations still need to allow for access to existing business operations/visitors that remain open during construction. These plans were designed to

best manage construction traffic access and visitor areas while Ballpark Commons Drive and during the construction process.

3. 22 Section 15-3.0701A.4. of the UDO is not met. The Project Narrative/Summary must be revised to establish there will be adequate public facilities.
 - a. This should include information about the private sewer/water systems that are proposed to remain.

The new development will be served by infrastructure as outlined in the JSD's master infrastructure plans submitted and approved at the city.

4. 23 Section 15-3.0701A.5. of the UDO. The Project Narrative/Summary must be revised to establish there will be no traffic congestion.
 - a. This should include information about the findings and recommendations of the Traffic Impact Analysis, construction/traffic routing and phasing, etc.

BPC engaged a profession third party traffic analysis firm TADI, Traffic Analysis and Design to model the traffic impacts of the new development and the existing conditions. JSD's civil plans were based off TADI's recommendations and offsite and onsite roads, traffic control have been designed to manage the anticipated operational needs. City County and State agencies have all reviewed and approved plans based off the TADI recommendations.

5. 24 Section 15-3.0701A.7. of the UDO. The Project Narrative/Summary must be revised to establish this project will be in compliance with all applicable standards.
 - a. This should include information about and consistency with: the findings and recommendations of the Traffic Impact Analysis; construction/traffic routing and phasing; the Parking Analysis; the provision of cross access and shared parking; etc.

BPC engaged a profession third party traffic analysis firm TADI, Traffic Analysis and Design to model the traffic impacts of the new development and the existing conditions. JSD's civil plans were based off TADI's recommendations and offsite and onsite roads, traffic control have been designed to manage the anticipated operational needs. City County and State agencies have all reviewed and approved plans based off the TADI recommendations.

6. 25 Section 15-3.0701C.1. of the UDO. The Project Narrative/Summary must be revised to include a statement describing what, if any, public benefits will be provided by the Stadium.
 - a. This should include information about any activities or opportunities that will be open to the public, to the School Districts, to non-profit groups, etc.

The stadium will offer connectivity to the larger Franklin community. The Social Cultural and Entertainment provided by this venue should enhance the fabric of the Franklin Community. The connectivity to the Oak Leaf, will offer access to the public to bike or walk to the stadium area. BPC hopes to host educational interest events related to the

agricultural elements surrounding the stadium. The Venue could host civic events such as 4th of July parade stopping points or fireworks subject to future city approvals.

7. 28 Section 15-3.0701C.4. of the UDO. The Project Narrative/Summary must be revised to include a statement describing whether this project will establish a precedent of incompatible uses.
 - a. This should include information about the uniqueness of the project and location, etc.

The district will foster sports and entertainment, mixed use commercial themes and activities that should be consistent with the BPC district intent. Uses that do not align would need to be permitted through future city approvals.

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of June 7, 2018****Special Use Amendment**

RECOMMENDATION: City Development staff recommends approval of the Special Use Amendment for the Ballpark Commons Stadium, subject to the conditions of approval in attached draft resolution.

Project Name:	The Rock Sports Complex/Ballpark Commons Special Use Amendment
Project Address:	7900 W. Crystal Ridge Drive and vicinity
Applicant:	BPC County Land, LLC
Property Owners:	Wisconsin Department of Transportation, BPC County Land LLC
Current Zoning:	PDD No. 37 and FW Floodway District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Root River Parkway (Village of Greendale) to the north, S. 76 th Street and single-family residential to the east, Loomis Road (State Highway 36) to the south, and single-family residential to the west.
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Special Use Amendment.

Please refer to the Department of City Development memo dated May 13, 2018, which provides staff comments and recommendations, and responses from the applicant, for information on all of staff's recommended changes to the Special Use Amendment and associated Site Plan.

INTRODUCTION:

On January 9, 2018, the City of Franklin approved Resolution No. 2018-7339, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Proposed Outdoor Baseball/Soccer Stadium Use Upon Property Located at 7900 West Crystal Ridge Road. The Special Use Resolution:

- Approved construction and operation of a proposed 4,000 person capacity Stadium to 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.
- Approved use of the Stadium as an extension of the current sports programming offered at The Rock Sports Complex, and to host civic and/or entertainment events.
- Prohibited certain uses such as concerts, fireworks, and motorized amusement rides until such time as a Special Use Amendment is submitted which confirms conformance with

all of the sound and light standards associated with the joint Milwaukee County/Ballpark Commons agreement, PDD No. 37, and the UDO, and the parking standards associated with PDD No. 37 and the UDO.

On March 8, 2018, the City of Franklin approved Ordinance No. 2018-2318 in part to allow general site clearing and grading to occur prior to approval of a comprehensive stormwater management plan which plan was to be approved prior to issuance of any Building Permits pursuant to condition number 25 in Planned Development District No. 37 Ordinance No. 2016-2212. Among other things, this approval allows filling and grading for construction of the berm for the Stadium (referred to by the applicant as Phase 1 of the Stadium construction). It can be noted that this general site grading has recently begun.

On April 6, 2018, Mr. Justin Johnson of JSD Professional Services Inc., on behalf of Ballpark Commons LLC, submitted a Special Use Amendment application for the Ballpark Commons Stadium. Specifically, the applicant is requesting approval of Phase 2 of the Stadium construction, which is to include:

- The playing field and associated fences, netting, and lights.
- The concrete bowl for the Stadium seating and concourse areas.
- Adjacent parking lots.
- Landscaping.
- Utilities.

The applicant has indicated that Phase 3 of the Stadium construction (to consist of the buildings such as the press box, locker rooms, restrooms, and merchandise/retail/entertainment/food and beverage structures) will be submitted later this summer. The applicant is also not requesting any use changes, signage, overnight parking, lighting of the Stadium concourse, or approval of any concessions, events, vendors, etc. at this time. Any such changes would require separate approvals.

SPECIAL USE AMENDMENT:

The applicant has provided responses to the Special Use Standards and Regulations form, which is attached.

At this time, the applicant is only requesting approval of the Phase 2 portion of the Stadium construction. However, the applicant has indicated that use of the Stadium may begin before Phase 3 construction of the Stadium is complete. In part because of this possibility, staff has many concerns, the most significant of which are noted below.

Parking

As currently proposed, neither the UDO nor the Parking Analysis parking standards are met for Building S1 (the Stadium). See Staff Comments #1, #7, #24. It can be noted:

- The UDO requires approximately 1,300 parking spaces, and the Ballpark Commons Parking Analysis indicates that 1,076 spaces will be provided. But only 466 parking spaces are proposed at this time. As such, the Stadium is 610 parking spaces, or about 57 percent, short of the Parking Analysis amount.

- The Police Department has indicated that the parking lots associated with the adjacent existing baseball fields, and the on-street parking along Crystal Ridge Drive, are often full during their games. Staff would also note that with concurrent construction of Ballpark Drive and Building C1, little if any this parking will be available for the foreseeable future.
- It is unknown at this time how long after the Phase 2 Stadium construction that all parking planned for the Stadium will be completed.
- The approved Traffic Impact Analysis for Ballpark Commons predicts an average attendance at the Stadium of approximately 2,500 persons, or about 760 vehicles. In addition, it is staff's understanding that: the American Association of Independent Professional Baseball has about 45 - 50 home games/season; that the UWM Panthers Baseball Team has about 22 home games per season; and that special events may be held at the Stadium.
- Therefore, staff recommends that all of the parking associated with the Stadium, as set forth in the Ballpark Commons Parking Analysis, be constructed simultaneously with Phase 2 of the Stadium construction. Alternatively, staff would recommend that use of the Stadium not be allowed until such time as all of the parking associated with the Stadium is constructed.
- Staff also recommends that Cross Access Easements and Shared Parking Agreements be prepared for Common Council review and approval.

Accessory Uses and Structures

The applicant is not proposing construction of any restrooms, first aid stations, drinking water facilities, garbage dumpsters, etc. as part of Phase 2. However, as previously noted, it is possible that the Stadium will be utilized prior to completion of Phase 3. See Staff Comments #4, #8, #43.

Therefore, staff recommends that some of the planned accessory uses and structures (including but not limited to restrooms, garbage dumpsters, and drinking water facilities associated with the Stadium) be constructed simultaneously with Phase 2 of the Stadium construction.

Comprehensive Lighting Study

The applicant is not proposing to undertake a Comprehensive Lighting Study as currently required by condition number 3 of the PDD No. 37 Ordinance. Rather, the applicant has indicated that they will comply with the lighting standards and enhancements as agreed upon with Milwaukee County, and that they will provide a comprehensive photometric plan for The Rock Sports Complex. See Staff Comments #2, #11, #37.

However, the Lighting Plan and associated materials currently proposed by the applicant:

- Do not account for the cumulative effect of the multiple lights within The Rock Sports Complex.
- Do not provide cut-sheets, pole heights, cut-off types, or other details of the Stadium parking lots and concourse areas.
- Provides conflicting information about the Stadium light pole heights.
- Do not identify if the Stadium field lights incorporate the optional internal glare louvers or the optional external top visor.

- Do not provide the property and Abatement Boundaries on the lighting plans to verify compliance as required by the Development Agreement/Exhibit C Noise and Light Addendum; etc.
- Therefore, staff recommends that the applicant prepare a Comprehensive Lighting Study for review and approval by the Common Council, as required by condition number 3 of the PDD No. 37 ordinance, and that the plan incorporate:
 - a comprehensive photometric plan, with property and abatement boundaries identified, that includes all proposed lighting within The Rock Sports Complex;
 - cut-sheets, pole heights, cut-off types, and other details of the Stadium parking lots and concourse areas;
 - the internal glare louvers and the external top visor for all Stadium and golf field lights;
 - independent field verification of all lighting over 20 feet in height (as required by the Development Agreement/Exhibit C Noise and Light Addendum), at the City's choosing and the applicant's cost, to ensure full compliance with an approved photometric plan;
 - that the monitoring data be coordinated and shared in such a manner as shall be approved by the Police Department and that the City shall be immediately notified of any significant alterations to the lighting system; and
 - that any alterations or corrections to the approved Comprehensive Lighting Study shall be completed, and independently verified, prior to the conduct of any new or revised activities at The Rock Sports Complex.

Comprehensive Sound Study

The applicant is not proposing to undertake a Comprehensive Sound Study as currently required by condition number 2 of the PDD No. 37 Ordinance. Rather, the applicant has indicated that they will comply with the sound standards and enhancements as agreed upon with Milwaukee County. See Staff Comment #12.

However, the sound standards and enhancements currently proposed by the applicant:

- Incorrectly indicates that the City's noise limit is 79 dBA. Pursuant to Section 183.41 of the Municipal Code, noise levels from 70 to 79 dBA require a permit from the City, while noise levels from 80 to 89 dBA require a variance.
- Pursuant to Section 15-3.1107 of the UDO, the P-1 zoning district (which is the underlying zoning district for The Rock Sports Complex) maximum permitted sound level is 55 dBA.
- Do not identify the specific location of the sound meters required by the agreement with Milwaukee County.
- Do not indicate the type, location, and orientation of all sound systems and speakers.
- Do not identify the anticipated sound levels associated with the various significant activities proposed at The Rock Sports Complex.
- Do not identify the anticipated sound levels at the nearest residential homes.
- Therefore, staff recommends that the applicant prepare a Comprehensive Sound Study for review and approval by the Common Council, as required by condition number 2 of the PDD No. 37 ordinance, and that the plan incorporate:

- establishment of a maximum sound limit of 55 dBA for The Rock Sports Complex, subject to the findings of the Study, and approval by the Common Council;
- a comprehensive sound level analysis incorporating all significant activities proposed at The Rock Sports Complex;
- details of the type, location, orientation, etc., of all sound systems and speakers;
- that the sound meters be as close to the intersection of Ballpark Drive and S. 76th Street as feasible; as near the intersection of the Oak Leaf Trail and the northern Abatement Boundary as feasible; and on top of the berm located across from the mid-point of the parking lot located north of Building C2 – S3;
- that the monitoring data be coordinated and shared in such a manner as shall be approved by the Police Department, and that the City shall be immediately notified of any significant alterations to the sound system; and
- that any alterations or corrections to the approved Comprehensive Lighting Study shall be completed, and independently verified, prior to the conduct of any new or revised activities at The Rock Sports Complex.

Vehicular and Pedestrian Access During Construction

Should use of the Stadium occur while construction is ongoing at or immediately adjacent to the Stadium, conflicts and safety issues could potentially arise. See Staff Comments #21, #29, #35.

Therefore, staff recommends that:

- 60 days prior to the start of any use of the Stadium, the applicant shall contact the Police, Fire, and Engineering Departments on a weekly basis to discuss construction progress and any Stadium use issues and concerns.
- Access Management Plans shall be prepared for both within the Stadium, and adjacent to the Stadium, to ensure safe conditions for all visitors, both vehicular and pedestrian. Such plans shall include information about access, parking, hours of construction, construction/safety standards, provision of additional construction entrances and/or staging area(s), etc. Such plans shall be submitted to the Police, Fire, and Engineering Department for their review and approval, no less than 60 days prior to the start of any use of the Stadium.

It can also be noted that the Health Department has expressed concerns with the number of temporary restaurants planned at The Rock Sports Complex, which at this point in time are up to 54 dates in 2018 in which temporary restaurants are planned, and that these events do not meet the Wisconsin Department of Agriculture, Trade and Consumer Protection guidelines.

Staff suggests that:

- A financial surety be provided for any parking lots identified by the Ballpark Commons Parking Analysis for the Stadium, that are not constructed prior to initial use of the Stadium.
- The eastern two rows of handicapped accessible parking be relocated further south, closer to the sidewalk.
- Heavy duty pavement be utilized in the operations area located immediately east of the Stadium parking lot.

CONCLUSION:

City Development staff recommends approval of the Special Use Amendment for the Stadium, subject to the conditions of approval in attached draft resolution.

City of Franklin Department of City Development

Date: May 13, 2018

To: BPC County Land LLC and JSD Professional Services Inc.

From: Department of City Development

RE: Special Use Amendment and Site Plan **Pertaining to Building S1** – Staff Comments

Please be advised that staff has reviewed the two above referenced applications **as they pertain to Building S1 (the Stadium)**. Department comments are as follows for the Special Use Amendment and Site Plan materials submitted by Mr. Justin Johnson on behalf of BPC County Land LLC, date stamped by the City of Franklin on April 6, 2018.

Please note that most Engineering Department comments have and will continue to be provided separately.

**PDD Requirements and Standards: Pursuant to PDD No. 37 Ordinance No. 2018-
(page numbers refer to the final draft version dated 4-24-18 associated with Buildings B1
thru B4):**

District Intent

1. Page 5, District Intent #1. As currently proposed, neither the UDO nor the Parking Analysis parking standards are met for Building S1 (the Stadium). Therefore, staff recommends that all of the parking associated with the Stadium, as set forth in the previously submitted Parking Analysis, be constructed simultaneously with this phase of the Stadium. In that regard, it can be noted:
 - a. The applicant has stated that ballgames may occur at the Stadium concurrent with this proposed phase 2 of the Stadium construction, and this phase is designed such that ballgames could be held if necessary.
 - b. The Site Plan indicates that only 364 parking spaces will be constructed with this phase of the Stadium construction. With the existing adjacent parking (69 spaces associated with the Ski Chalet and 33 spaces associated with the Umbrella Bar) which were included in the Parking Analysis for the Stadium, a total of 466 parking spaces will be provided.
 - c. The UDO requires approximately 1,300 parking spaces, and the Parking Analysis indicates that 1,076 spaces will be provided. As such, the Stadium is approximately 610 parking spaces, or about 57 percent, short of the Parking Analysis amount.
 - d. The Police Department has indicated that the parking lots associated with the adjacent existing baseball fields are often full during their games. Staff would note that with concurrent construction of Ballpark Drive and Building C1, little if any on-street parking will be available for the foreseeable future.

- e. It is unknown at this time how long after the phase 2 Stadium construction that all parking planned for the Stadium will be completed.
- f. The approved Traffic Impact Analysis for Ballpark Commons predicts an average attendance at the stadium of approximately 2,500 persons, or about 760 vehicles. In addition, it is staff's understanding that: the American Association of Independent Professional Baseball has about 45 - 50 home games/season; that the UWM Panthers Baseball Team has about 22 home games per season; and that special events may be held at the Stadium.
- *The analysis above does not include the on-street parking nor the overflow parking that had been planned to accommodate the stadium parking requirements, in addition (phase II parking between building c5 and c6 of an additional proof of concept area is not counted in the analysis above). Project construction will deliver on street parking prior to April 2019 in time for spring baseball. Applicant submitted a detailed "Peak Study Demand and Narrative" in January 2017 to further address concerns as part of a prior staff review /analysis that demonstrates not all users are on the same peak demand schedules. The above analysis also does not provide any credit/reduction for pedestrian or bike friendly attendance to baseball, bike shops and use of the Oakleaf Trail System of walking paths present on the site. BPC is providing approximately 1,100 stalls allocated to the stadium area and overall 2,500 parking stalls for the BPC development district. The applicant authored a detailed parking narrative that addresses an overall parking plan. BPC does not want to deliver a "sea of underutilized asphalt" and have proactively designed additional overflow proof of concept relief points that accommodate both ample and sufficient onsite parking.*

District Standards

- 2. Page 11, Maximum Building Height is not met. Ballpark Commons must obtain Common Council approval of a Lighting Study, in part to allow the Stadium's lighting to exceed 50', but also due to Condition #3 of the PDD No. 37 Ordinance. Ballpark Commons must also obtain Plan Commission approval of the Site Plan detailing the proposed height of the lights.
- *As related to the Baseball Stadium Lights, we engaged a third party national lighting company with extensive experience in stadium lighting technologies and they proposed a 100 foot pole to meet and the lighting objectives, which are two-fold:*
 - *Illuminate the playing field in accordance to league lighting standards and maintain player safety*
 - *Raise the pole height to allow for a downward facing angle of lighting to better mitigate glare transfer, the higher the pole the more downward angle the lighting trajectory, minimizing spill off light – see photometric plan for objective lighting data – for proof of concept.*
- 3. Page 11, Fencing is not met. Details on all public area fencing must be provided for Plan Commission review and approval.
 - a. Staff recommends that additional details be provided, including but not limited to cut sheets of all fences, gates, etc.
- *Perimeter fencing details have been added to the Civil Plans.*

4. Page 12, Temporary and Ancillary Structures is not met. Details of all temporary and ancillary structures (that would be utilized should the Stadium use begin prior to completion of Phase 3) must be provided along with this phase of the Stadium approval for Plan Commission review and approval.
 - a. Staff recommends that such structures include, but not be limited to: restrooms; first aid stations; drinking water facilities; garbage dumpsters; refuse containers, entrance gate/ticketing booths, etc.
 - b. Staff further recommends that some of the permanent restrooms, drinking water facilities, etc., as may be determined by the Police, Fire, and Inspection Departments, be constructed at this time.
 - *These added items will be addressed in of 3rd phases of the stadium application, prior to being issued a Certificate of Occupancy – applicant agrees to have addressed these items prior to hosting an event at the stadium.*
5. Page 12, Signs. It appears that no signage is being requested at this time. Separate Architectural Review Board and/or Plan Commission review and approval will be required for all signage.
 - *Understood.*
6. Page 12, Parking. It appears that no overnight parking is being requested at this time. Separate Plan Commission review and approval will be required for any overnight parking.
 - *Understood.*
7. Page 13, Parking Ratio is not met. The Plan Commission must approve any deviations from the UDO parking standards. As noted in Staff Comment #1, the amount of proposed parking is about 610 spaces, or about 57 percent, short of the amount provided in the previously incorporated Parking Analysis.
 - a. Staff recommends that all 1,076 Stadium associated parking spaces identified by the Parking Analysis be constructed simultaneously with Phase 2 of the Stadium construction. Staff further recommends for those parking areas actively under construction, that an equal amount of interim parking arrangements be provided.
 - *See Prior Parking Answer in #1 Above*
8. Page 13, Storage. Pursuant to this District Standard and as recommended in Staff Comment #5, staff recommends that refuse containers and garbage dumpsters be provided along with this phase of the Stadium approval.
 - *See Prior Phase III Stadium Answer in #4*
9. Page 13, Landscaping is not met. As set forth in the original The Rock Sports Complex approval, and as currently set forth in PDD No. 37, all landscaping must include a minimum 3 year planting guaranty.
 - a. In addition, it appears that the UDO required amount of landscape plantings are not provided. However, PDD No. 37 does allow any shortage of plantings to be

addressed within other locations of the PDD. Such alternative planting arrangements must be quantified and verified.

- *Applicant requests a 2-year warranty for all landscaping at BPC, the applicant is requesting a variance from the regular UDO – this is being established within our*
10. Page 14, Hours of Operation is not met. Consistent with the original The Rock Sports Complex approval and the current PDD No. 37 standard, the hours of operation for the Stadium shall match those of the athletic fields and concession stands (7:00 am to 10:30 pm) and the athletic field lighting (shutoff by 10:30 pm.).
- a. Please note that upon successful completion of the phase 3 construction of the Stadium, and full implementation of the required Sound and Lighting Studies, staff would be open to considering longer hours of operation.
- *Existing hours for 6 fields are 11pm. The goal will be 11pm lights off for the Stadium unless the below exceptions occur. The League regulations require that games that run into extra innings or rain delay have the opportunity to play to conclusion, however these are exceptions and not the expected regular goal of 11 pm . Games typically start at 7:05 pm, typical games are less 3 hours, if a game goes to extra innings or rain delay league require the games play to a finish. This is detailed in the major PDD amendment document. Any special events extra hours would need to be permitted through Franklin permitting process.*
11. Page 15, Lighting is not met. Pursuant to this standard, and Condition #3 of the PDD No. 37 Ordinance, a Comprehensive Lighting Study must be prepared that confirms that the proposed lighting for the Stadium, in conjunction with all other existing and proposed outdoor lighting associated with The Rock Sports Complex, can in fact meet the City's lighting standards.
- a. The Lighting Plan and associated materials that have been submitted: do not account for the cumulative effect of the multiple lights within The Rock Sports Complex; do not provide cut-sheets, pole heights, cut-off types, or other details of the Stadium parking lots and concourse areas; provides conflicting information about the Stadium light pole heights; do not identify if the Stadium field lights incorporate the optional internal glare louvers or the optional external top visor; do not provide the property and Abatement Boundaries on the lighting plans to verify compliance as required by the Development Agreement/Exhibit C Noise and Light Addendum; etc. Staff recommends that all of the above noted changes/issues be incorporated into a revised Lighting Plan.
 - b. As required by the Development Agreement/Exhibit C Noise and Light Addendum, when installed, all lighting over 20 feet in height shall be inspected.
 - i. Staff recommends that all such lighting be independently field verified (at the City's choosing and the applicant's cost) to ensure full compliance with an approved photometric plan. Any alterations or corrections shall be completed, and independently verified, prior to the conduct of any activities or ballgames at the Stadium.
 - c. As required by the Development Agreement/Exhibit C Noise and Light Addendum, a copy of this plan must be provided to the Village of Greendale.

- d. Please note that the above recommended Lighting Plan changes do not address all of the requirements of Condition of Approval #3 of PDD No. 37, unless otherwise approved by the Common Council.
 - *Applicant is providing a cumulative photometrics plan to objectively illustrate the measurable photometrics will be compliant with city lumen standards. The noise and light items have been addressed and shared with the County, Franklin & Greendale through public meetings and public plans. The city has a subjective glare standard that does not provide a measurable objective benchmark. The raised the lighting poles provide a better downward angle the lighting angle to assist with the mitigation of glare.*
12. Page 15, Noise is not met. Pursuant to this standard, and Condition #2 of the PDD No. 37 Ordinance, a Comprehensive Sound Study must be prepared that confirms that the proposed sound systems for the Stadium, in conjunction with all other existing and proposed outdoor sound systems associated with The Rock Sports Complex, can in fact meet the City's noise standards.
- a. The applicant's Sound & Light Standards document incorrectly indicates that the City's noise limit is 79 dBA.
 - i. Pursuant to Section 183.41 of the Municipal Code, noise levels from 70 to 79 dBA require a permit from the City, while noise levels from 80 to 89 dBA require a variance.
 - ii. However, Section 15-3.1107 of the UDO indicates that the P-1 zoning district (which is the underlying zoning district for The Rock Sports Complex) maximum permitted sound level is 55 dBA.
 - iii. Furthermore, it can be noted that Section 15-3.0703 of the UDO establishes a maximum sound level for amusement parks of 40 dBA from 9AM to 6PM, and 35 dBA from 6PM to 10PM.
 - iv. Therefore, staff recommends establishment of the 55 dBA sound level pursuant to Section 15-3.1107 of the UDO for The Rock Sports Complex. Staff would suggest establishment of the sound level as set forth in Section 15-3.0703 of the UDO.
 - b. Pursuant to the Development Agreement/Exhibit C Noise and Light Addendum, staff recommends that the three required permanent sound meters be installed no later than November 1, 2018 and monitored as set forth in the Agreement Addendum. Staff further recommends that the monitors be placed: as close to the intersection of Ballpark Drive and S. 76th Street as feasible; as near the intersection of the Oak Leaf Trail and the northern Abatement Boundary as feasible; and on top of the berm located across from the mid-point of the parking lot located north of Building C2 – S3.
 - c. Staff further recommends that: the Comprehensive Sound Study consist of a report indicating the type and location of all sound systems and speakers, including the height and orientation of the speakers, for City review and approval; that the monitoring system data be coordinated and shared in such a manner as shall be approved by the Police Department; and that the City shall be immediately notified of any significant alterations to the sound system.

- d. Please note that the above recommended Sound Study changes do not address all of the requirements of Condition of Approval #2 of PDD No. 37, unless otherwise approved by the Common Council.
- *Applicant has provided staff written sound management plan that details Applicant's approach to managing sound mitigation and enforcement protocol. Applicant agrees to install three objective sound measurement stations by November of 2018. Applicant requests a permit for .79 dBA at the perimeter boundary of the development. The Applicant has provided a chart illustrating context for what the .79 dBA equates to for comparable understanding of levels of dBA.*

Conditions of Approval

- 13. Page 41, Conditions of Approval #2 is not met. See Staff Comment #13.
 - *The requests and materials are being submitted as part of the Major PDD Amendment and request that .79 be the ordinance standard for BPC.*
- 14. Page 42, Conditions of Approval #3 is not met. See Staff Comment #12.
 - *The condition is being detailed and materials are being submitted as part of the Major PDD Amendment.*
- 15. Page 42, Conditions of Approval #5 is not met. A sample of Bike and Pedestrian elements in the Ballpark Commons development must be provided for staff review and approval.
 - *Examples or the stadium external bike racks and pedestrian amenities will be supplied in the phase III application package, they will be in harmony with BPC standards. The condition is being detailed and materials are being submitted as part of the Major PDD Amendment. Each individual site plan will address the element plan.*
- 16. Page 42, Conditions of Approval #6 is not met. A sample of Streetscaping elements in the Ballpark Commons development must be provided for staff review and approval.
 - *Examples or the stadium streetscape amenities will be supplied in the phase III application package, they will be in harmony with BPC standards. The condition is being detailed and materials are being submitted as part of the Major PDD Amendment.*
- 17. Page 43, Conditions of Approval #9 is not met. A sample of Architectural and Site Design elements in the Ballpark Commons development must be provided for staff review and approval.

Applicant has introduced a multistage application to Franklin to allow for the architectural plans for building elements to be brought in in Phase III, this is done to allow for the stadiums infrastructure to keep the project on schedule with the anticipated opening in March 2019. A narrative explanation was drafted to provide of overview of goals and intent of the ballfield. The site requires some specialized structures to minimize the subsurface footings and foundations.

18. Page 44, Conditions of Approval #16 is not met. The utility plans shall be revised to show the water main stubbed into the existing Private Drive for Engineering Department review and approval.
- *A water service stub for possible future service to the chalet has been added to the On-Site Infrastructure Plans by Construction Bulletin No. 02.*

UDO Requirements and Standards:

Special Use

19. Section 15-3.0701A. of the UDO is not met. Please fill out the attached Special Use Standards and Regulations form. Alternatively, you can provide the information requested below in Staff Comments #20 thru #28 within an expanded Project Narrative/Summary.
- *Completed on Separate Document*
20. Section 15-3.0701A.2. of the UDO is not met. The Project Narrative/Summary must be revised to establish there will be no undue adverse impacts.
- a. This should include information about the landfill design, the gas extraction system design, details/conditions from the DNR approvals; ongoing inspections and monitoring of the landfill, etc.
 - *See Project Narrative*
21. Section 15-3.0701A.3. of the UDO is not met. The Project Narrative/Summary must be revised to establish there will be no interference with surrounding development.
- a. This should include information about distances from adjacent residential development, hours of construction, construction safety/construction access standards, etc.
 - b. Due in part to the above standard, and in part to Section 15-3.0701 D., staff recommends that a second construction entrance (at the northwest corner of the Stadium area and extending west and south of the proposed Indoor/Outdoor Golf Facility's driving range) be created and utilized during construction of the Stadium and the surrounding parking lots to minimize potential conflicts between construction traffic and Ballpark Commons/Stadium visitors.
 - *See Project Narrative*
22. Section 15-3.0701A.4. of the UDO is not met. The Project Narrative/Summary must be revised to establish there will be adequate public facilities.
- a. This should include information about the private sewer/water systems that are proposed to remain.
 - *See Project Narrative*
23. Section 15-3.0701A.5. of the UDO is not met. The Project Narrative/Summary must be revised to establish there will be no traffic congestion.
- a. This should include information about the findings and recommendations of the Traffic Impact Analysis, construction/traffic routing and phasing, etc.

- *See Project Narrative*

24. Section 15-3.0701A.7. of the UDO is not met. The Project Narrative/Summary must be revised to establish this project will be in compliance with all applicable standards.

- This should include information about and consistency with: the findings and recommendations of the Traffic Impact Analysis; construction/traffic routing and phasing; the Parking Analysis; the provision of cross access and shared parking; etc.

- *See Project Narrative*

25. Section 15-3.0701C.1. of the UDO is not met. The Project Narrative/Summary must be revised to include a statement describing what, if any, public benefits will be provided by the Stadium.

- This should include information about any activities or opportunities that will be open to the public, to the School Districts, to non-profit groups, etc.

- *See Project Narrative*

26. Section 15-3.0701C.2. of the UDO is not met. The Project Narrative/Summary must be revised to include a statement describing what, if any, alternative locations were considered.

- This should include information about any other locations within or outside the City, other locations within Ballpark Commons, City zoning/site approvals already obtained, etc.

- *Yes, other alternate locations were considered, this location was the best alternative balancing a variety of consideration in site selection and internal site layout.*

27. Section 15-3.0701C.3. of the UDO is not met. The Project Narrative/Summary must be revised to include a statement describing what efforts have been undertaken to mitigate adverse impacts.

- This should include information about the DNR approvals already obtained, requirements for continued monitoring and maintenance of the landfill, etc.

- *The county land transfer was contingent upon a long-term plan to address the landfill that Sigma environmental authored and DNR approved for permit. This involves the upgrade /replacement of the existing system and long-term maintenance of the system.*

28. Section 15-3.0701C.4. of the UDO is not met. The Project Narrative/Summary must be revised to include a statement describing whether this project will establish a precedent of incompatible uses.

- This should include information about the uniqueness of the project and location, etc.

- *See Project Narrative*

Site Plan

29. Sections 15-7.0102E., F. and I. of the UDO are not met. The safety and convenience of pedestrian and vehicular traffic is not assured should construction of phase 3 of the

Stadium and construction of the adjacent parking lots and roads occur during use of the Stadium.

- a. Staff recommends that a Temporary Access Management Plan be prepared for City approval which addresses the above issues.
 - b. Staff further recommends, as requested by the Police Department, that 60 days prior to start of any use of the Stadium, that the applicant meet with the Police and Fire Departments on a weekly basis to discuss construction progress and opening day plans in regard to these areas: access; parking; pedestrian and vehicular safety; etc.
- *At such time as the proposed Phase III improvements are known and submitted for review, we will be able to develop a plan for constructing those items within an active site. We cannot at this time create the plan you are requesting, because we don't have the details for Phase III finalized. The public safety concerns are being reviewed with Staff and Police & Fire periodically.*
30. Section 15-7.0102H. of the UDO is not met. Specifically, the Landscape Plan does not incorporate: calculations of plant units and species mix of plantings required; ground cover details; irrigation details; installation and maintenance details; etc. as required by Division 15-5.0300.
 - *Addressed is the major PDD amendment*
31. Section 15-7.0103C. of the UDO is not met. Please include the architect's/engineer's seal on the site plans.
 - *The Engineer's stamp has been added to the resubmitted plans.*
32. Section 15-7.0103I. of the UDO is not met. Please provide the size and location of all signage.
 - a. If this information is not provided, separate review and approval will be required.
 - b. Please note that pursuant to Staff Comment #41, staff recommends that no signage (other than safety and directional signage) be allowed until phase 3 of the Stadium construction is completed.
 - *Separate approvals are part of the Phase III application for architecture and external signs (outward facing), internal signs (inward facing) are not a part of the approval process.*
33. Section 15-7.0103J. of the UDO is not met. Please identify the height of all structures, including any temporary or accessory structures.
 - *The light poles are 100 ft above the playing surface, other buildings will be part of the future phase III application.*
34. Section 15-7.0103R. of the UDO is not met. The Landscape Plan must be revised to include the following:
 - *The applicant and city staff have reviewed the submitted landscape plan for the Stadium and balance of the District, Applicant is requesting and working with Staff on a Major PDD amendment requesting an adjustment to site and aggregate landscaping*

calculations to balance the district intent and serve as a revised district standard. These changes may adjust the types and/or quantity of plantings subject to staff/city approvals.

Per 15-5.0302A. and 15-5.0302I. a table/calculations confirming the appropriate amount and type of landscaping must be provided.

- *The overall landscape ratios are being addressed in the Major PDD Amendment*

Per 15-5.0302F., a table/calculations confirming the appropriate mix of plantings must be provided.

- *The overall landscape ratios are being addressed in the Major PDD Amendment*

Per 15-5.0302G. and 15-7.0303C., details of all ground cover must be provided.

Per 15-5.0302G.3., estimates of the landscaping cost must be provided. This will be utilized in the proposed letter of credit associated with Section 15-7.0105.

- *Landscaping shall be installed prior to CO, unless winter conditions require spring planting, if winter conditions require a delay in install then a LOC can be used until material is planted.*

Per 15-5.0302I., the name of the person who prepared the Landscape Plan must be provided on the plan.

- *Thomas H Earl RLA put on plan*

Per 15-5.0303D., the method of irrigation must be shown on the plan.

- *Manual Watering.*

Per 15-5.0303E. and 15-5.0210, a snow storage plan must be provided for the subject site and associated parking lots. The information that was provided does not address most of the requirements of 15-5.0210.

- *Snow on JSD Plans – Baseball being a seasonal sport – not all baseball stalls needed in winter season.*

- i. Staff further recommends that the plan include a memorandum of understanding or similar agreement with the Department of Public Works in terms of clearly identifying responsibilities for clearing the public street and associated sidewalks.

- *To be determined once winter parking needs determined.*

Per 15-5.0303F.1., the landscape plan must include the timing of installation.

- *Completed by occupancy unless winter conditions require spring planting.*

Per 15-5.0303F.2. and 15-7.0105, staff recommends that a financial surety be provided to ensure installation of all required landscaping.

- ii. Staff would note that due to the anticipated pace of development, the fluid and multiple phasing approach anticipated for the development, and the possibility of ongoing changes to site plans, infrastructure and utility plans, etc., that landscaping may not be installed in a timely fashion, and/or once installed, may be impacted by other nearby land disturbing activities.
- *None would be needed if prior to occupancy, yes if winter conditions require, then open to letter for limited period until planted material is installed.*

Per 15-5.0303G.3., the landscape plan must include a plant replacement guarantee of 2 years. However, the currently adopted PDD Ordinance requires a 3 year guarantee. Staff recommends 3 years.

- *Applicant agree to 2-year guarantee*
 - - c. Per 15-5.0303H., the landscape plan must include a table/calculations that confirm the required amount of plant species mixture.
 - *The overall landscape ratios are being addressed in the Major PDD Amendment*
35. Section 15-7.0103U. of the UDO is not met. More detail is needed in regard to when and how access will be provided to the site during construction. See Staff Comment #30 for staff's recommendations.
- *A "project limits" line is graphically depicted on the submitted Stadium Plans, as required by the referenced UDO section.*
36. Section 15-7.0103V. of the UDO is not met. However, staff has no objection to the provision of this architectural information with phase 3 of the Stadium construction, should all other related concerns with the phase 2 of the Stadium construction noted herein be addressed.
- *We agree to submit detailed information related to Phase III improvements at such time as those plans are finalized.*
37. Section 15-7.0103W. of the UDO is not met. The Lighting Plan/associated materials do not meet the standards set forth in Section 15-5.0400 of the UDO. See Staff Comment #12.
- *Lighting plan is being addressed*
38. Section 15-7.0103BB. of the UDO is not met, please include an updated financial plan for the Stadium.
- *The anticipated value is approximately \$7 million per the TIF target. The cost is*
39. Section 15-7.0103CC. of the UDO is not met, please include within the Project Summary operational information.
- *The stadium will be operated through an entity related to an experienced baseball entity who operates multiple other sports businesses including like kind baseball teams in*

Indiana and New York. Roc Ventures operates a variety of other sports businesses that the operational management of stadiums for baseball, soccer and other sports teams.

40. Section 15-5.0210 of the UDO is not met. Adequate snow storage is not provided for the parking lot north of the Stadium.
- a. Staff recommends that a Snow Storage Plan be prepared, identifying more area for snow storage, the length of snow storage, etc. pursuant to the standards set forth in 15-5.0210.
- *The Applicant feels the amount of snow storage shown on the Site Plan is adequate for the subject parking lot. It should be noted that the Stadium is not in use during winter months.*

Additional Staff Recommendations (based in part upon UDO and PDD requirements and standards and in part upon City policy, past practice, sound planning principals, etc.):

41. Related to PDD No. 37 District Intent #5, to improve the safety and interconnectedness of the pedestrian network, staff recommends that additional sidewalks be provided: along the west side of the existing Private Drive located east of the Stadium, to connect the exit from the Stadium to the Ski Chalet parking lot; and from the northwest corner of the Stadium parking lot to the Ski Chalet parking lot.
- a. Also related to UDO Section 15-7.0103H, staff recommends that a second entrance/exit to the Stadium and its northern parking lot be created and maintained at the far northwestern corner of the parking lot, through the proposed parking lot west of the golf driving range.
- *These recommendations will be taken into consideration, but we request the site plan be approved as is.*
42. Related to the PDD General Site Design Standards pertaining to lighting, staff recommends that decorative light poles and fixtures be utilized for the baseball stadium concourse area, and that flags or banners of a complementary nature be part of the decorative lighting. Staff further recommends that decorative pedestrian scale light fixtures be utilized in all formal and informal gathering spaces (outdoor seating areas, pedestrian walkways, etc.), and further recommends that such lighting complement or be part of any immediately adjacent building architecture/lighting.
- *The architecture and internal lighting (non-baseball lighting) will be part of the phase III application package to be reviewed at a future date.*
43. Related to Section 15-3.0701D. of the UDO, and staff's concerns that completion of the phase 3 construction of the Stadium could possibly be delayed until long after use of the Stadium begins:
- Staff recommends that the phase 2 construction of the Stadium include the following: some of the permanent restrooms; some of the permanent (and fully screened) garbage dumpsters; some of the public drinking fountains; all of the pedestrian and concourse fencing; the permanent or a semi-permanent entrance feature to provide a secure and aesthetic means to control access into the Stadium; etc.

The items will be addressed Prior to a certificate of occupancy being issued for the Stadium

- a. Staff also recommends that no Stadium signage (other than for safety and directional purposes) be allowed until such time as phase 3 of the Stadium construction is completed.
 - *Agreed that signage is part of Part of Phase III*
 - b. Staff further recommends that until phase 3 construction of the Stadium is completed, that all concessions, events, vendors, etc. associated with the Stadium be addressed on a case-by-case, event-by-event basis through Extraordinary Event and Temporary Use approvals.
 - *Applicant agrees and will be addressed if the need arises.*
44. Related to UDO Section 15-7.0103O., P., and X., staff recommends that all Engineering Department recommendations and standards related to public utilities, stormwater management, and associated easements, retaining walls, etc. be fully implemented prior to issuance of a Building Permit unless otherwise determined by the Engineering Department.
- *We agree, provided "implemented" is defined as "having been included in the Sitework Plans".*
45. Related to Section 15-5.0203B. of the UDO and PDD Design Standard B.1.d., staff recommends that a letter of credit or other surety be provided for any of the parking lots needed for the Stadium (as set forth in the Parking Analysis) that are not to be constructed at the same time as the Stadium.
- a. As previously indicated, staff recommends that such parking lots be constructed simultaneously as the adjacent buildings. Only should the City not agree with this condition would staff recommend implementation of the surety noted above.
 - *Applicant has indicated that prior to moving forward with buildings C5 or C6, approvals for future developments for C5 and C6 are contingent upon "proof of sufficient parking". Most business operators/owners and tenants want sufficient parking as well, so both staff and applicant's interests are aligned by making C5 and C6 approvals subject to proof of Parking's sufficient levels from the existing operations.*
 - *Shared parking is part of the TIF funded elements and this has layers of assurances already present – no additional letters of credit would be needed due to redundancy.*
44. Staff recommends that the landfill methane gas control system blower/flare unit located immediately northeast of the Stadium parking lot, and the near-by pump house (if it is to remain) be fully screened 8' high sight-proof fence and landscaping.
- *For safety purposes, the flare systems will be enclosed by a 12 ft blank vinyl chain-link fence with black vinyl slats.*

45. Staff recommends that some of the eastern two rows of handicapped accessible parking spaces in the Stadium parking lot be moved further south closer to the sidewalk on the south side of the parking lot by the main entrance to the Stadium.
 - *In order to meet ADA guidelines for unobstructed safe path of travel and pavement grade, the stalls need to remain as currently shown.*
46. Staff recommends that heavy duty pavement be utilized in the operations area located immediately east of the Stadium parking lot.
 - *The subject pavement area will be the responsibility of the Developer to replace in the event that the pavement deteriorates prematurely.*
47. Please verify the location of the construction staging area, ensuring that it does not conflict with the entrances/exits of the Stadium parking lots, pedestrian pathways, etc.
 - *The construction staging area will initially be located north of the Golf facility.*

Fire Department Comments (5-1-18):

1. We have concerns about no hydrants being present around the stadium proper. If it is just a playing field, berm, and bleachers, its probably fine. But if more substantial structures and features are included, more firefighting infrastructure (possibly even sprinklers) will be required.
 - *Agreed. The plan is being adjusted according to 5/23/18 meeting with Fire Department.*

Fire Department Comments (4-18-18):

General:

1. Review and follow Franklin Fire Prevention and Protection Code (Municipal Ordinances, Chapter 133).
 - *Agreed. The plan is being adjusted according to 5/23/18 meeting with Fire Department.*
2. Fire Extinguishers located per NFPA 10 (all buildings).
 - *Understood.*
3. Knox® Box key secure is required for each building.
 - a. Knox Box Location/placement must be acceptable to the Fire Department.
 - b. Number of master keys required for placement in Knox Box will be determined according to building height, square footage, and occupancy type (consult Fire Department).
 - *Agreed.*

Alarm and Protection Systems:

1. Fire Hydrant density and location must be acceptable to the Fire Department.
 - a. A dedicated Fire Hydrant is required within 50 feet of the Fire Department Connection of each building where an automatic Fire Sprinkler is required by state code/IBC; and/or for which a standpipe system is required per municipal code (multi-story residential).
 - *Agreed. The plan is being adjusted according to 5/23/18 meeting with Fire Department.*

2. **Automatic Fire Sprinkler, Fire Suppression, and Fire Alarm Systems (detection and notification) shall be required as per State DSPS/IBC, and municipal code (where applicable).**
 - a. **The location of and fire alarm annunciator panels and fire sprinkler/standpipe Fire Department Connection (FDC) must be acceptable to the Fire Department.**
 - b. Plans for any sprinkler or fire alarm systems requiring State DSPS approval must be reviewed and approved by the State prior to submission to the Fire Department (refer to State code).
 - c. Plans must be stamped and conditionally approved by the Fire Department BEFORE any alarm or fire sprinkler system work can be started.
 - d. A rough inspection will be required prior to concealing any fire protections system components.
 - e. Permit/Application, plan review, and inspection fees apply.
 - *Understood.*

Please contact the Franklin Fire Department for questions or clarification (414) 425-1420

City ordinances, fire, and building codes can be found at:

<http://franklinwi.gov/Home/ResourcesDocuments/MunicipalOrdinances.htm>

Engineering Department Comments (4-18-18):

1. Engineering Department review is ongoing. Please contact the Engineering Department directly.
 - *Understood.*
2. Details of the water meter pit/vault must be provided for review and approval.
 - *The metering and backflow prevention for the Stadium system will be located within the Golf building, therefore the exterior meter vault has been eliminated.*

Police Department Comments (4-18-18):

1. 60 days prior to start of play the Stadium applicants must meet with the Police and Fire Departments on a weekly basis to discuss construction progress and opening day plans in these areas: access; parking; pedestrian and vehicular safety; etc.
 - *Agreed.*

Health Department Comments (5-3-18):

Attached is WI DATCP guidance for temporary restaurants. 'Temporary' is defined. By my count the Rock is already up to 34 dates in which temporary restaurants are planned. Today we were contacted by another food vendors related to 20 more dates. 54 total temporary restaurant events is beyond the spirit and the letter of the licensing department's guidance.

- *BPC plans to continue to work with Franklin to integrate business operations into the district that are a requirement of the business model to serve the publics interests and provide quality services to venders within the community. Applicant agrees to work with Staff to address the operating needs of the venders within the district.*

DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

- A. **General Standards.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: Yes, the baseball Stadium is in harmony with the general intent of PDD 37 the balance of sports and entertainment venues blended within the proposed district.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: The intent is to create a venue for baseball and entertainment that enhanced the community identity branding of the development and will create a regional attraction to Franklin. The plan is compliant with district photometrics, light and sound standards governing the development. Traffic has been addressed through the traffic impact analysis. BPC will offer community and neighborhood benefits that surrounding property owners should benefit from.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: The stadium is centered within the BPC development plan creating a central hub to best buffer distances from neighboring residential uses. The master site plan shows significant buffers in all directions to mitigate externalities to neighboring property.

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: The ballpark intent is to meet public standards.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The development completed a Traffic Impact Analysis and supplied with the PDD application materials. This study recommended offsite improvements, those recommendation

are being implemented into our plans to best manage anticipated traffic operational needs.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: No

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response:

The PDD conditions have been reduced to a small targeted number of items that will be met prior to building permit and occupancy within the District. Applicant and city staff have continued to work in good faith to addressing and removing the remaining conditions.

Stadium Lighting is the only element included in this phase of the stadium application. Sound will be addressed in a future application. We propose the plan as our narrative summary describes, the stadium will need to provide a stadium lighting that is compliant with photometrics and allow for ample field lighting for playing standards, to achieve a safety standards. The light poles are 100 feet above the playing surface, the height creates an angle needed to cast lighting downward rather than outward to best mitigate lighting glare, (a prior neighbor concern). We have hired a national lighting firm to provide the photometrics and outline the plan to balance both needed considerations.

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: Applicant has worked with Staff and Franklin to balance the needs of the applicant and needs of Franklin. The PDD conditions have been reduced to a small targeted number of items that will be met prior to building permit and occupancy.

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The Stadium will establish a social and entertainment venue that fosters community gathering and linking neighboring communities (people can drive, walk and bike to) by attracting people for the goal of engaging in sports & entertainment benefiting the greater community. Residents and visitors who are drawn here create economic benefits and social engagement factors enhancing Franklin's presence as a regional destination.

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: The stadium is located in the central heart of Franklin to best repurpose land that otherwise would not generate value for Franklin. The linkages and other neighboring business should benefit from new activity and this is intended to draw visitors and generate improved economic and community goals. "ROC" stands for Return on Community. This development is the hub or heart of this development.

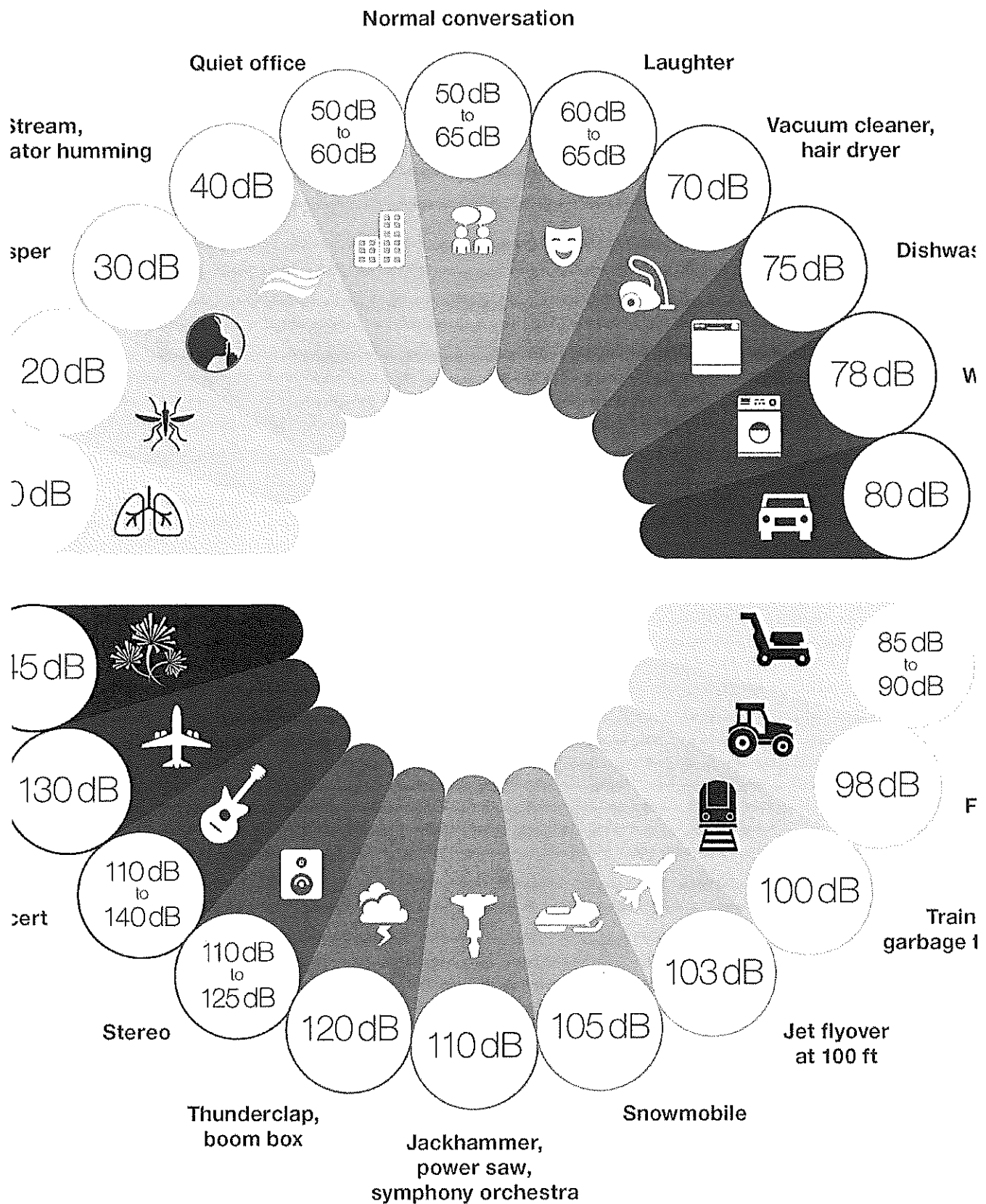
3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

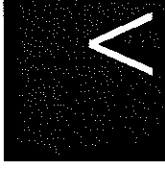
Response: The site plan went through years of rework and alternate design analysis and for many reasons the site plan proposed has been identified as the best alternative to balance all the considerations on the site. There are significant buffers and berms that surround the neighboring residential areas.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: No, The PDD district is a defined limited geographic area. It is an infill site completely bound / surrounded by existing developed parcels, non-developable conservation areas and highways. The growth of more intensive use is limited by these existing boundary factors. The City of Franklin will control and govern any future changes.

What is too loud?





JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-op.com

JLA PROJECT NUMBER: 14097



BALLPARK
COMMONS
APARTMENTS

CONSTRUCTION
DOCUMENTS-REVIEW SET

PROGRESS DOCUMENTS
This set of documents is for review only and does not constitute a contract. It is the responsibility of the client to ensure that all documents are properly reviewed and approved before construction begins. No part of this set of documents shall be used for any other purpose without the written consent of JLA Architects.

DATE OF ISSUANCE	REVISION	SCHEDULE
FEBRUARY 27, 2018		
	REVISION	SCHEDULE
	DATE	DATE

SHEET TITLE
MASTERPLAN

SHEET NUMBER
ASP-110

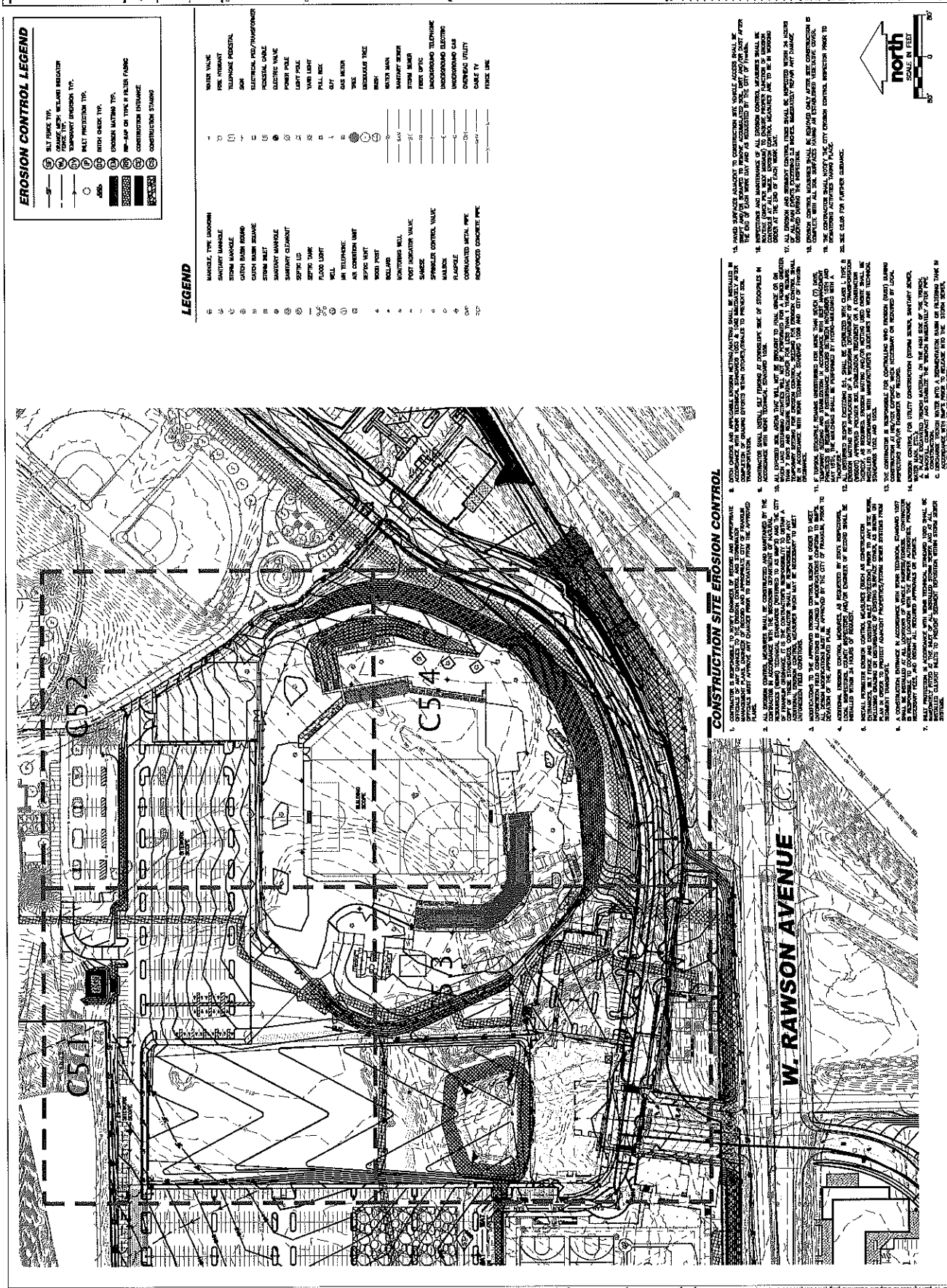
PREVIOUS SUBMITTAL
CURRENT SUBMITTAL





W. RAWSON AVENUE

North		South									
Unit	Location	Unit	Location	Unit	Location	Unit	Location	Unit	Location	Unit	Location
1	10000	1	10000	2	20000	3	30000	4	40000	5	50000
2	20000	6	60000	7	70000	8	80000	9	90000	10	100000
3	30000	11	110000	12	120000	13	130000	14	140000	15	150000
4	40000	16	160000	17	170000	18	180000	19	190000	20	200000
5	50000	21	210000	22	220000	23	230000	24	240000	25	250000
6	60000	26	260000	27	270000	28	280000	29	290000	30	300000
7	70000	31	310000	32	320000	33	330000	34	340000	35	350000
8	80000	36	360000	37	370000	38	380000	39	390000	40	400000
9	90000	41	410000	42	420000	43	430000	44	440000	45	450000
10	100000	46	460000	47	470000	48	480000	49	490000	50	500000
11	110000	51	510000	52	520000	53	530000	54	540000	55	550000
12	120000	56	560000	57	570000	58	580000	59	590000	60	600000
13	130000	61	610000	62	620000	63	630000	64	640000	65	650000
14	140000	66	660000	67	670000	68	680000	69	690000	70	700000
15	150000	71	710000	72	720000	73	730000	74	740000	75	750000
16	160000	76	760000	77	770000	78	780000	79	790000	80	800000
17	170000	81	810000	82	820000	83	830000	84	840000	85	850000
18	180000	86	860000	87	870000	88	880000	89	890000	90	900000
19	190000	91	910000	92	920000	93	930000	94	940000	95	950000
20	200000	96	960000	97	970000	98	980000	99	990000	100	1000000

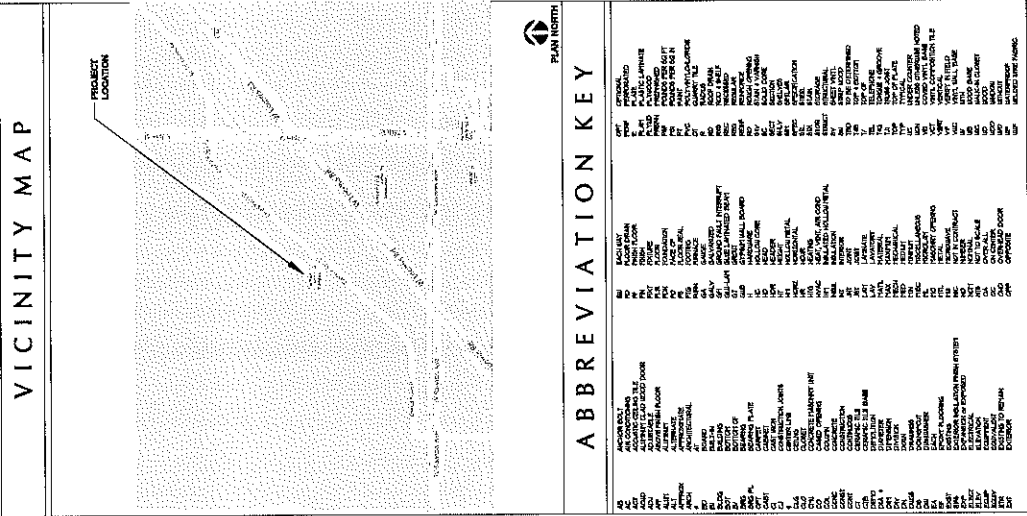


Balpark Commons

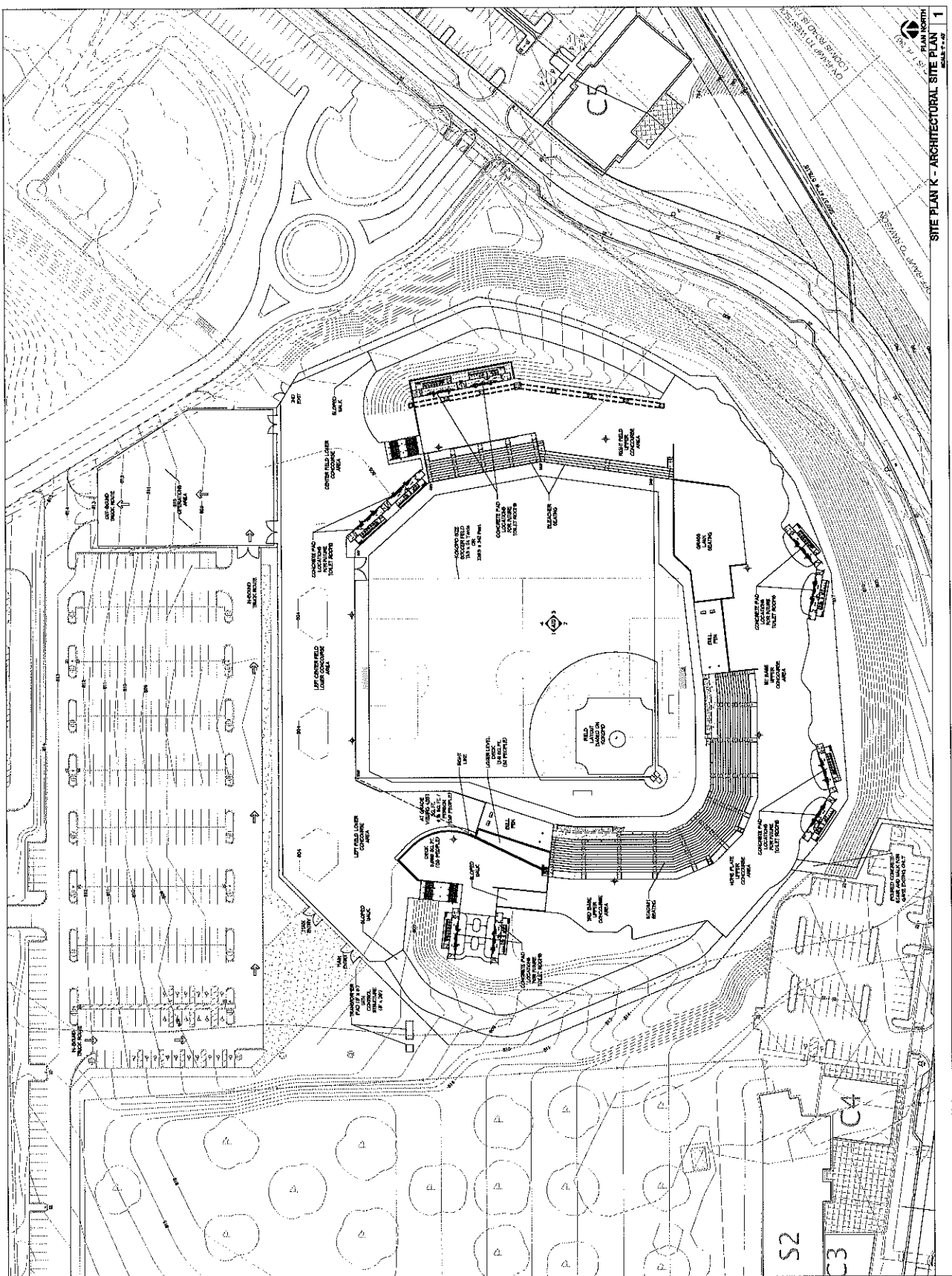
Phase 1

Baseball & Soccer Stadium

7900 Crystal Ridge Road City of Franklin, WI 53132



NOT FOR CONSTRUCTION



SP13

DATE: 02/28/18
SHEET: 13 OF 13
PROJECT: BALPARK COMMONS
SUBJECT: FENCING PLAN
DRAWN BY: J. K. K.
CHECKED BY: J. K. K.
APPROVED BY: J. K. K.

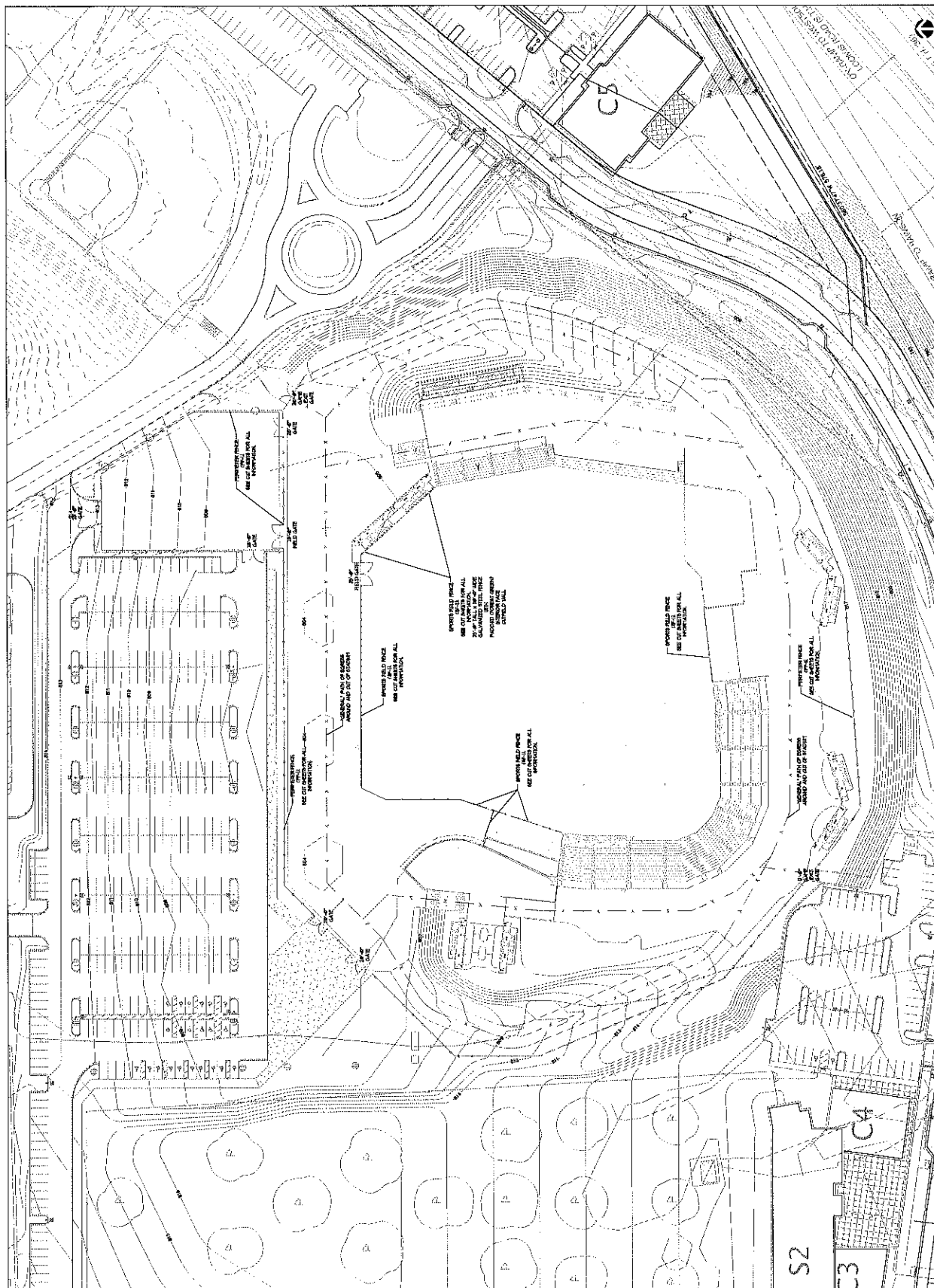


PERSPECTIVE
DESIGN, INC.
1100 N. J. J. J.
WILKES-BARE, PA 18901
TEL: (610) 251-1111 FAX: (610) 251-1112

Phase 1 Drawings for
Balpark Commons
Baseball & Soccer Stadium
7000 Crystal Ridge Road
City of Franklin, WI 53122

NO.	REV.	DATE	DESCRIPTION
1	1	02/28/18	ISSUED FOR PERMIT
2	1	02/28/18	ISSUED FOR PERMIT
3	1	02/28/18	ISSUED FOR PERMIT
4	1	02/28/18	ISSUED FOR PERMIT
5	1	02/28/18	ISSUED FOR PERMIT
6	1	02/28/18	ISSUED FOR PERMIT
7	1	02/28/18	ISSUED FOR PERMIT
8	1	02/28/18	ISSUED FOR PERMIT
9	1	02/28/18	ISSUED FOR PERMIT
10	1	02/28/18	ISSUED FOR PERMIT

SITE PLAN K - FENCING SITE PLAN
SHEET 13 OF 13



- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

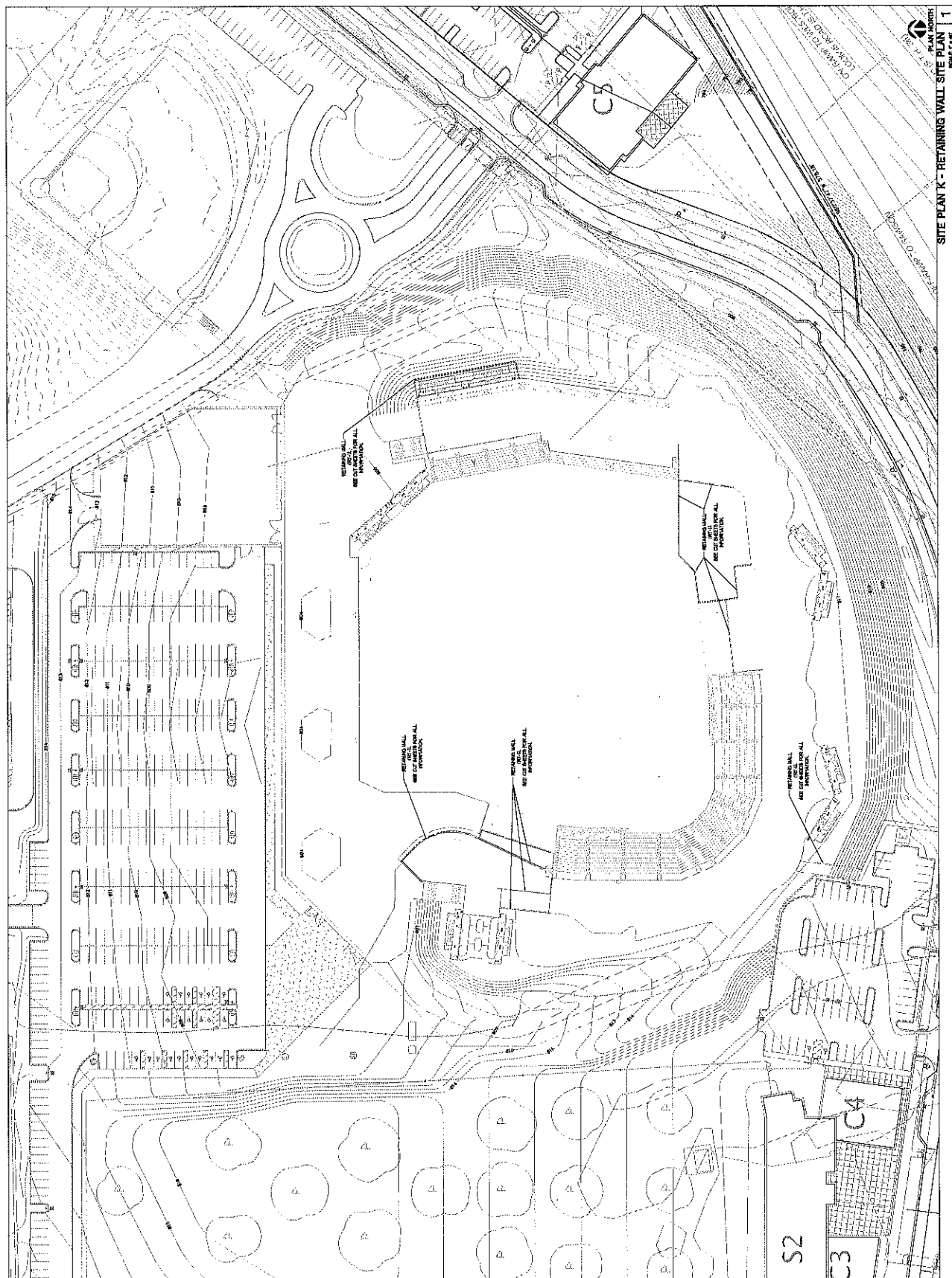
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NOT FOR CONSTRUCTION



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NOT FOR CONSTRUCTION



PLAN NORTH
SITE PLAN K - RETAINING WALL SITE PLAN 1
SCALE: 1" = 10'-0"

SP1.6

DATE: 02/02/2010
DRAWN BY: J. K. K.
CHECKED BY: J. K. K.
SCALE: 1" = 100'



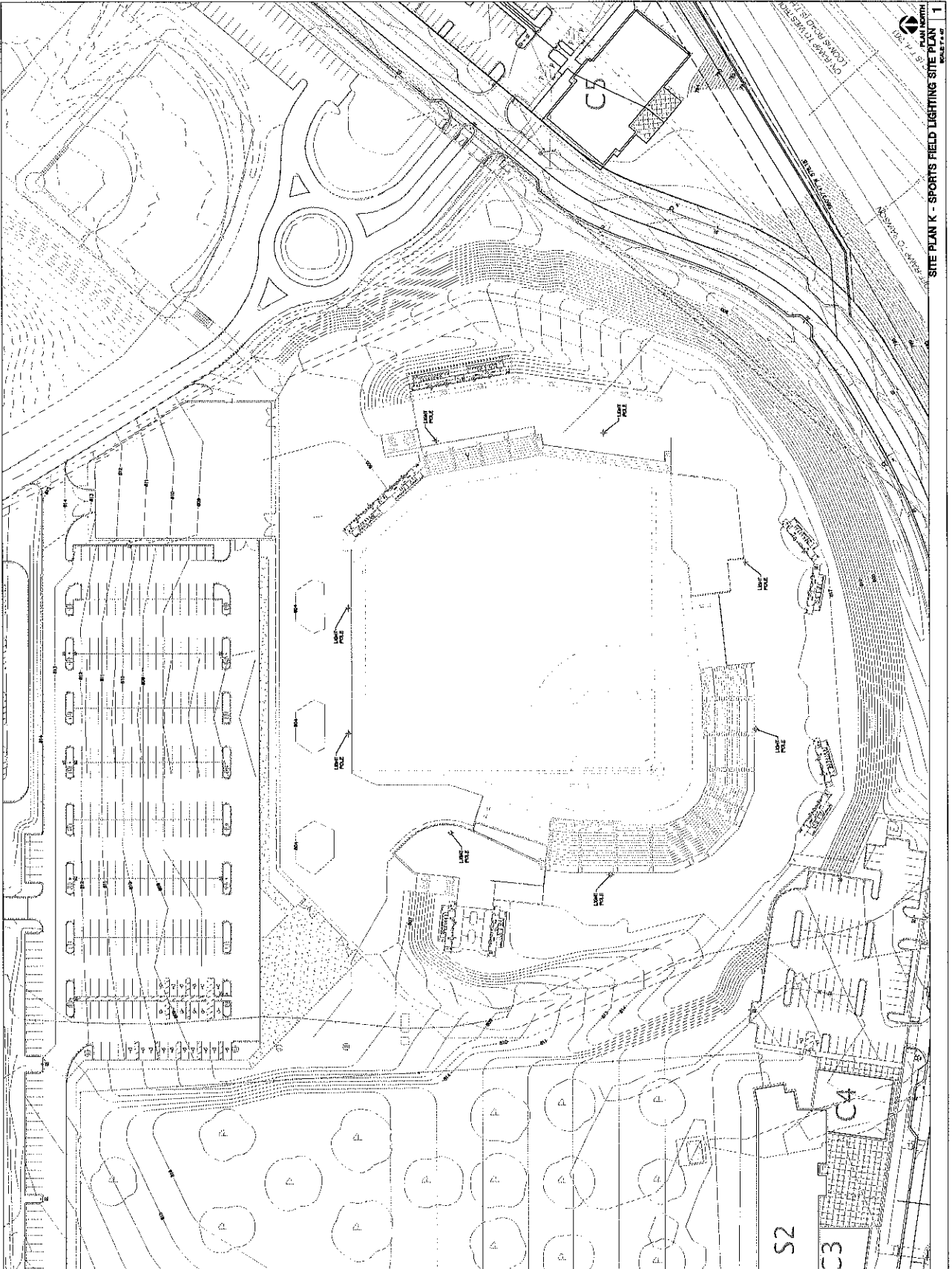
PERSPECTIVE
DESIGN, INC.
1150 N. 10TH AVE.
SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.1100
FAX: 414.224.1101

Phase 1 Drawings for
Ballpark Commons
Baseball & Soccer Stadium
7000 Crystal Ridge Road
City of Franklin, WI 53132

NO. 101	NO. 102	NO. 103	NO. 104	NO. 105	NO. 106	NO. 107	NO. 108	NO. 109	NO. 110

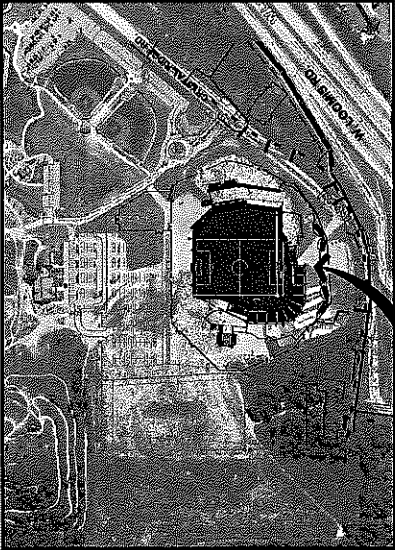
THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS OR DAMAGES OF ANY KIND OR NATURE, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS OR DAMAGES OF ANY KIND OR NATURE, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

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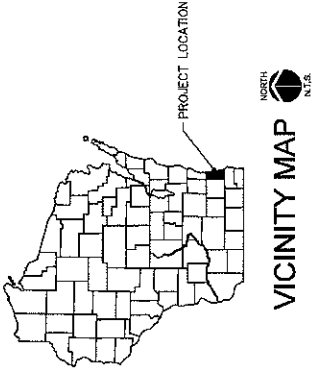


Ballpark Commons

Baseball & Soccer Stadium
7900 Crystal Ridge Rd.
City of Franklin, WI 53132



LOCATION MAP



VICINITY MAP

OWNER
Ballpark Commons, LLC
510 W. Kilbourn Ave. - 2nd Floor
Milwaukee, Wisconsin 53202
Contact: Mike Zimmerman
email: mikez @zimmermanventures.com

SHEET INDEX

SHEET NO.	TITLE
F1.0	COVER SHEET
F1.1	SYNTHETIC TURF PLAN
F1.2	OVERALL FIELD LAYOUT DIMENSION PLAN
F1.3	FIELD FENCE NETTING AND FENCE PAD PLAN
F1.4	PERIMETER FENCING PLAN
F1.5	OVERALL DRAINAGE LAYOUT PLAN
F1.6	DRAINAGE DETAILS
F1.7	FENCE DETAILS
F1.8	SITE DETAILS
F1.9	SCOREBOARD DETAILS
F1.10	SCOREBOARD DETAILS

NOT FOR CONSTRUCTION

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FOR ESTIMATING AND REVIEW ONLY

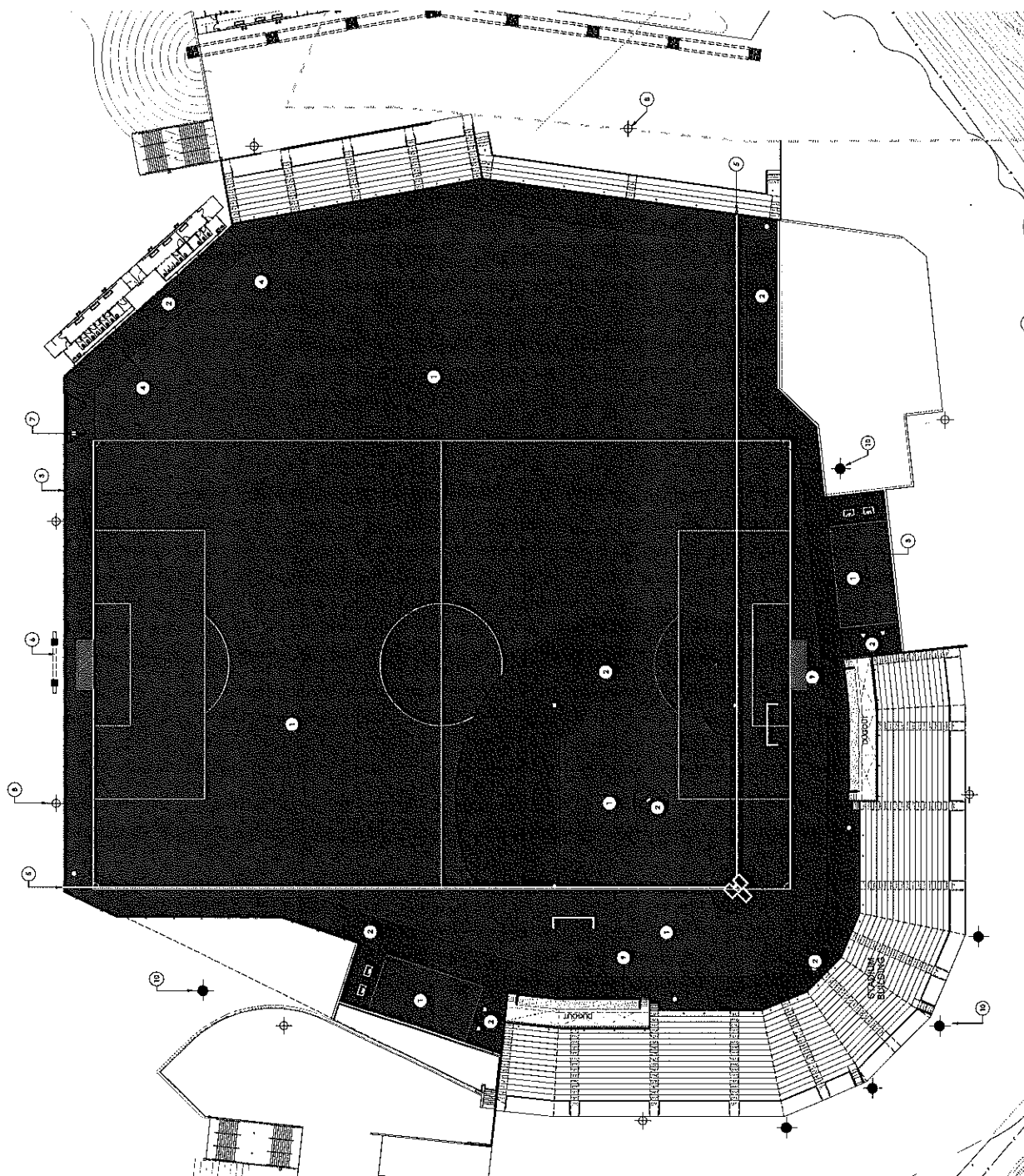
- PRELIMINARY -




Let's make a better place together.
Turf Solutions group
5700 Lakeside Drive
Suite 200
Milwaukee, WI 53222
Phone: 414.355.1100
Fax: 414.355.1101
www.turfsolutionsgroup.com

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www.turfsolutionsgroup.com

PERSPECTIVE DESIGN, INC. 1525 N. Franklin Avenue Milwaukee, WI 53205 TEL: 414.352.1700 FAX: 414.352.1741		Phase 1 Drawings for: Baseball & Soccer Stadium 7900 Crystal Ridge Road City of Franklin, WI 53132
Project Name: Ballpark Commons	Project No.: 1525	Project Date: 10/1/2011
Project Location: 7900 Crystal Ridge Road City of Franklin, WI 53132	Project Status: PRELIMINARY	Project Owner: Ballpark Commons, LLC
Project Architect: Ballpark Commons, LLC	Project Engineer: Mike Zimmerman	Project Designer: Mike Zimmerman
Project Contractor: Ballpark Commons, LLC	Project Installer: Ballpark Commons, LLC	Project Maintainer: Ballpark Commons, LLC

SCALE: 1" = 20'



MATERIALS LEGEND	
SYMBOL	DESCRIPTION
	SYNTHETIC TURF - GREEN
	SYNTHETIC TURF - BRICK DUST
	PITCHERS MOUND/DULLPEN (NATURAL)

KEYNOTES

- 1 SYNTHETIC TURF - GREEN
- 2 SYNTHETIC TURF - BRICK DUST
- 3 8" HT. FENCE WITH 8" PAD
- 4 22" HT. FIELD FENCE WITH PADDED
OUTSIDE WALL WITH 8" PAD
- 5 30" HT. FOUL POLE
- 6 SCOREBOARD
- 7 MAINTENANCE GATE
- 8 LIGHT POLE
- 9 CURB WITH NETTING
- 10 NETTING POLE - LOCATIONS TO BE FIELD
DETERMINED BY NETTING CONTRACTOR

NOTES:

- BASEBALL STRIPING: WHITE - FOUL LINES.
COACHING BOXES STRIPPING TO BE 4" WIDE.
COLORS SHOWN FOR REFERENCE ONLY.

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

- JEWELRY -

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- Golf Course Design
- Golf Course Construction
- Golf Course Renovation
- Driving Range Construction
- Putting Course Construction
- Athletic Field Services
- Project Feasibility Consulting
- Site/Utility Tiers

Turf Solutions group
877-448-1383 Toll Free
480-700-1383 Phoenix Office
480-492-6623 Cell
480-700-1530 Fax
www.turfsolutionsgroup.com



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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 6/19/18
LICENSES AND PERMITS	MISCELLANEOUS LICENSES	ITEM NUMBER H.1.
<p>See attached listing from meeting of June 19, 2018.</p> <p>COUNCIL ACTION REQUESTED</p>		



9229 W. Loomis Road
Franklin, WI 53132-9728

414-425-7500

License Committee

Agenda*

Aldermen's Room

June 19, 2018 – 5:40 pm

1.	Call to Order & Roll Call		Time:		
2.	Applicant Interviews & Decisions				
License Applications Reviewed			Recommendations		
Type/ Time	Applicant Information		Approve	Hold	Deny
Operator 2017-2018 New 5:45 p.m.	Evan R Bautch 7318 S 69 th St Franklin, WI 53132 7-Eleven				
Operator 2018-2019 Renewal	Evan R Bautch 7318 S 69 th St Franklin, WI 53132 7-Eleven				
Operator 2017-2018 New 5:50 p.m.	Rita A Heishman 8217 S Four Oaks Dr Franklin, WI 53132 7-Eleven				
Operator 2018-2019 Renewal	Rita A Heishman 8217 S Four Oaks Dr Franklin, WI 53132 7-Eleven				
Operator 2017-2018 New	Frank J Janiszewski 12301 W Ryan Rd Franklin, WI 53132 Xaverian Missionaries				
Operator 2018-2019 New	Robert Baker 4415 Byrd Ave Racine, WI 53405 Pick n Save #6431				
Operator 2018-2019 New	Dakotah D Balistreri 11063 W Edgerton Ave Hales Corners, WI 53130 Rock Sports Complex				
Operator 2018-2019 Renewal	Breanna R Chacon 3446 Links Dr Franklin, WI 53132 Pick n Save #6360				
Operator 2018-2019 Renewal	Jessica M Curler 7815 S Scepter Dr., #12 Franklin, WI 53132 Swiss Street Pub				
Operator 2018-2019 Renewal	Barbara J Davison 6931 S Phyllis Ln Franklin, WI 53132 Pick n Save #6431				
Operator 2018-2019 New	Rebecca L Deall 3725 S 76 th St., Apt 4 Milwaukee, WI 53220 Pick n Save #6360				
Operator 2018-2019 New	Vincent P Dodulik N8367 Hillburn Mill Rd East Troy, WI 53120 Pick n Save #6360				

Type/ Time	Applicant Information	Approve	Hold	Deny
Operator 2018-2019 Renewal	Christine L DuCharme 7811 S Scepter Dr, Apt 4 Franklin, WI 53132 Pick n Save #6431			
Operator 2018-2019 New	Gianna R Fiumefreddo 10645 W Candlestick Ln Franklin, WI 53132 Pick n Save #6431			
Operator 2018-2019 New	Adam Garcia 3675 S 88 th St Milwaukee, WI 53228 Pick n Save #6431			
Operator 2018-2019 New	James A Hauglie, Jr 4358 S 14 th St Milwaukee, WI 53221 Walgreens #15020			
Operator 2018-2019 Renewal	Tiffany L Heller 7855 S Scepter Dr #9 Franklin, WI 53132 Pick n Save #6360			
Operator 2018-2019 New	Anastasia J Hoeg 14700 W Fleetwood Ln New Berlin, WI 53151 Rock Sports Complex			
Operator 2018-2019 Renewal	Lisa M Hutts 5612 Euston St Greendale, WI 53129 Pick n Save #6360			
Operator 2018-2019 New	Collin D Jahns 11765 W St. Martins Rd Franklin, WI 53132 Kwik Trip #857			
Operator 2018-2019 Renewal	Sue M Kuiper 6951 Beechnut Dr Racine, WI 53402 Green Tea Garden			
Operator 2018-2019 Renewal	Sharon J Larscheidt 11126 W Ryan Rd Franklin, WI 53132 Pick n Save #6431			
Operator 2018-2019 Renewal	Barbara E Lebeck 8825 S 77 th St Franklin, WI 53132 Pick n Save #6431			
Operator 2018-2019 Renewal	Michael J Llyod 8908 W Verona Ct Milwaukee, WI 53227 Rock Sports Complex			
Operator 2018-2019 Renewal	Grace M Mantyh 6214 W Lincoln Ave, #2 West Allis, WI 53219 Pick n Save #6431			
Operator 2018-2019 New	Nadiya Mashkina 9667 W Forest Home Ave, #1 Hales Corners, WI 53130 Walgreens #15020			

Type/ Time	Applicant Information	Approve	Hold	Deny
Operator 2018-2019 Renewal	Kelsey J Matuszak 8651 Ventana Dr, Apt 3716 Oak Creek, WI 53154 Rock Sports Complex			
Operator 2018-2019 Renewal	Bailey A Menke 9343 S 35 th St Franklin, WI 53132 Pick n Save #6431			
Operator 2018-2019 Renewal	Janet Miller 2737 S 58 th St Milwaukee, WI 53219 Pick n Save #6360			
Operator 2018-2019 Renewal	Peter J Mundschau 1809 Stardust Dr Waukesha, WI 53186 On the Border			
Operator 2018-2019 New	Stacy Newton 4369 Skylark Ln Greendale, WI 53129 Pick n Save #6431			
Operator 2018-2019 New	Kristi Oconnor 6668 S Parkedge Cir Franklin, WI 53132 Pick n Save #6431			
Operator 2018-2019 Renewal	Allison M Planton 14900 W Wilbur Dr, Unit 1204 New Berlin, WI 53151 Rock Sports Complex			
Operator 2018-2019 New	Andrew R Schneider 10594 W Cortez Cir, Apt 20 Franklin, WI 53132 Kwik Trip #857			
Operator 2018-2019 Renewal	Mary A Schultz 2664 Hidden Dr St Francis, WI 53235 CVS Pharmacy #5390			
Operator 2018-2019 New	Kathleen M Schumacher 7984 S 60 th St Franklin, WI 53132 Pick n Save #6360			
Operator 2018-2019 New	Sahil Singh 10528 W Cortez Cir Franklin, WI 53132 Walgreens #15020			
Operator 2018-2019 New	Dustin G Stafford 11207 W 7 th Mile Rd Franksville, WI 53126 Pick n Save #6431			
Operator 2018-2019 New	Christopher M Stauber 1832 Rawson Ave, #26 South Milwaukee, WI 53172 Pick n Save #6360			
Operator 2018-2019 New	Michelle T Swier 4243 S 3 rd St Milwaukee, WI 53207 Rock Sports Complex			

Type/ Time	Applicant Information	Approve	Hold	Deny
Operator 2018-2019 New	Angelina Tarantino 3676 W Hilltop Ln Franklin, WI 53132 Pick n Save #6431			
Operator 2018-2019 Renewal	Michelle L Taylor 3910 W College Ave Greenfield, WI 53221 Mulligan's Irish Pub & Grill			
Operator 2018-2019 New	Monica L Tossava 20202 Hickory Grove Ave Racine, WI 53403 Pick n Save #6360			
Temporary Class B Beer	Franklin Little League - Picnic Person in Charge: Cindy Dawes Location: 8900 S 76 th St Date of Event: 8/12/2018			
3.	Adjournment			
		Time		

*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.

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APPROVAL <i>pd</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 6/19/18
Bills	Vouchers and Payroll Approval	ITEM NUMBER I. 1

Attached are vouchers dated June 2, 2018 through June 14, 2018 Nos. 169103 through Nos. 169303 in the amount of \$ 789,828.49. Included in this listing are EFT's Nos. 3789 through Nos. 3797 and Library vouchers totaling \$ 6,007.11.

Early release disbursements dated June 2, 2018 through June 13, 2018 in the amount of \$ 405,352.07 are provided on a separate listing and are also included in the complete disbursement listing. These payments have been released as authorized under Resolution 2013-6920.

The net payroll dated June 8, 2018 is \$ 394,681.53 previously estimated at \$ 399,000.00. Payroll deductions dated June 8, 2018 are \$ 217,846.85 previously estimated at \$ 210,000.00.

The estimated payroll for June 22, 2018 is \$ 393,000.00 with estimated deductions and matching payments of \$ 409,000.00.

The estimated payroll for July 6, 2018 is \$ 388,000.00 with estimated deductions and matching payments of \$ 216,000.00.

The estimated payroll for July 20, 2018 is \$ 403,000.00 with estimated deductions and matching payments of \$ 412,000.00.

Attached is a list of property tax refunds and settlements Nos. 17872 through Nos. 17879 and EFT Nos. 212 through Nos. 215 dated June 1, 2018 through June 15, 2018 in the amount of \$ 1,408,219.05. \$ 1,405,902.22 of this represents settlements and \$ 2,316.83 of this represents refunds. An additional \$ 2,866,522.07 was transferred from the Tax Investment account directly to taxing authorities. These payments have been released as authorized under Resolution 2013-6920.

Approval to release payment for legal services to Wesolowski, Reidenbach and Sajdak once the June 2018 invoice has been submitted, not to exceed \$30,000.

The Library Board has not approved June 2018 vouchers for payment as of this writing. Approval of Library vouchers will be considered at the June 25, 2018 Library Board meeting. Upon their approval, request is made to authorize release of the payments, otherwise Library vendors would not be paid for nearly 60 days.

Listed below are deposits and prepayments for the 2018 Franklin Civic Celebrations event as authorized on November 7, 2017. Payments will be required prior to the next Common Council meeting, but are not yet known.

Entertainment	\$ 22,000
Fireworks	\$ 16,000
Rentals	\$ 17,000
Parade	\$ 9,000
Ice Cream	\$ 1,600
Printing	\$ 500
Supplies	\$ 2,400
Misc	\$ 1,300
TOTAL	\$ 69,800

COUNCIL ACTION REQUESTED

Motion approving the following:

- City vouchers with an ending date of June 14, 2018 in the amount of \$ 789,828.49 and
- Payroll dated June 8, 2018 in the amount of \$ 394,681.53 and payments of the various payroll deductions in the amount of \$ 217,846.85 plus City matching payments and
- Estimated payroll dated June 22, 2018 in the amount of \$ 393,000.00 and payments of the various payroll deductions in the amount of \$ 409,000.00, plus City matching payments and
- Estimated payroll dated July 6, 2018 in the amount of \$ 388,000.00 and payments of the various payroll deductions in the amount of \$ 216,000.00, plus City matching payments and
- Estimated payroll dated July 20, 2018 in the amount of \$ 403,000.00 and payments of the various payroll deductions in the amount of \$ 412,000.00, plus City matching payments and
- Property Tax refunds and settlements with an ending date of June 15, 2018 in the amount of \$ 1,408,219.05 and
- The release of payment to Wesolowski, Reindenbach and Sajdak for legal services, not to exceed \$30,000 and
- The release of Library vouchers upon approval by the Library Board and
- The release of 2018 Franklin Civic Celebration deposits and prepayments, not to exceed \$69,800.

ROLL CALL VOTE NEEDED