

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JUNE 21, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of June 7, 2018.

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

1. **BALLPARK COMMONS MIXED USE GOLF, RESTAURANTS, ENTERTAINMENT SPECIAL USE AND SITE PLAN, INDOOR SPORTS COMPLEX SITE PLAN AND SENIOR HOUSING SITE PLAN.** Special Use and three Site Plans by BPC Master Developer, LLC, BPC County Land, LLC and BPC Golf Entertainment, LLC, applicants, BPC County Land, LLC property owner (for Special Use), BPC County Land, BPC Golf Entertainment, LLC and BPC Master Developer, LLC, applicants, BPC County Land, LLC, property owner (for Golf/Restaurants Site Plan), Michael E. Zimmerman, BPC County Land, LLC and BPC Master Developer, LLC, applicants, BPC County Land, LLC, property owner (for Indoor Sports Complex Site Plan) and BPC Master Developer, LLC, applicant, Zim-Mar Properties, LLC and Wisconsin Department of Transportation, property owners (Senior Housing Site Plan), as follows:

Mixed Use Golf, Restaurants, Entertainment: Special Use and associated Site Plan to allow construction of a building approximately 46,000 square feet in size; Site Plan request to allow construction of the proposed: Indoor/Outdoor Golf Facility (commonly referred to as Building S2) (a three-story, 57 bay, year-round golf and entertainment venue) and associated driving range, netting, poles, and parking; two connected restaurants (commonly referred to as Buildings C3 & C4) (the two restaurants will each be a single-story component of the larger building, located at the southeastern and southwestern corners of the building) and a partially covered outdoor entertainment area (the approximately 6,300 square foot central courtyard will include an approximately 4,400 square foot covered entertainment area).

Indoor Sports Complex: Site Plan request to accommodate a proposed Indoor Sports Complex (Building C2/S3) comprised of an 88,000 square foot training facility and a 54,000 square foot 3-story office building at the southwest corner of the existing Ballpark Commons development north of Rawson Avenue, with a new proposed roadway development to provide increased traffic control [the

Indoor Sports Complex will have offices, support spaces and a small retail and additional observation area; the currently proposed uses of the office building are a medical user along with some proposed retail space, fitness training, locker rooms, nutritional center and apartments; there will also be two stories of batting cages on the south side of this portion of the building; vehicular parking for the development will be surface parking at the north end of the building and some adjacent street parking as well as a small drop-off area outside of the medical office].

Senior Housing: to accommodate a proposed Senior Housing Development to be located south of Rawson Avenue [the project will consist of a 5.99 acre site with a 3-story 179,203 square foot building, 20,000 square foot underground enclosed parking, and 103 senior apartments and 36 memory care units for a total of 139 units; the building will include: a 2-story lobby and reception area; open flexible common spaces between residents, families, staff and community; several food venues; a wellness center and a memory care wing; the senior apartments will consist of private apartments and support services with staff on site 24 hours per day; the memory care apartments will be secure and specifically designed for mild to moderate memory loss].

Special Use zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos.: 744-8985-001 and 744-8985-002.

Site Plan associated with the golf, restaurants, entertainment zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos.: a portion of 755-9995-002, a portion of 755-9995-001, a portion of 755-9996-000, a portion of 754-9988-001 and a portion of 754-9988-002.

Site Plan associated with the Indoor Sports Complex zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos.: 745-8998-000, 744-8985-001, 744-8985-002, 745-0029-000 and 745-8999-004.

Site Plan associated with the Senior Housing Development zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key Nos.: a portion of 755-9995-002, a portion of 755-9995-001, a portion of 755-9996-000, a portion of 754-9988-001 and a portion of 754-9988-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER. [n.b. The Special Use application was incorrectly described as an “Amendment” and “amendment” to a Special Use in the Class I published public hearing notice.]**

- 2. PLANNED DEVELOPMENT DISTRICT NO. 29 (WELLNESS CENTER – MARK E. CARSTENSEN INC.) ORDINANCE TERMS AND USES AMENDMENTS FOR INNOVATIVE HEALTH & FITNESS FIELDHOUSE BUILDING CONSTRUCTION.** Planned Development

District Amendment application by Scott Cole, owner of Innovative Health & Fitness Building, LLC, for: construction of a 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center Via a link for movement between the structures); to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to spa services, physician services, a full restaurant, child care, bar, etc., and to allow building setbacks of 15 feet and 20 feet to the north and east property lines, respectively, to accommodate construction of the proposed Fieldhouse building at 8800 South 102nd Street, property zoned Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), bearing Tax Key No. 846-9987-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER AND PUBLIC HEARING CONTINUED FROM THE MAY 3, 2018 AND JUNE 7, 2018 MEETING.]

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

1. **BEAR DEVELOPMENT, LLC MIXED-USE DEVELOPMENT CONSISTING OF SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL, CONSERVANCY AND OPEN SPACE USES.** Comprehensive Master Plan Amendment application by by Bear Development, LLC, to amend the Future Land Use Map land use designation of a portion of the property located at 11205 West Ryan Road from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use; such property being Lot 3 of Certified Survey Map No. _____, approved by the Common Council at its regular meeting on June 19, 2018, consisting of 1,384,350 square feet or 31.7803 acres in area, abutting the west side of South 112th Street from its corner with West Ryan Road 2,606.29 feet to the south (a portion of the property previously bearing Tax Key No. 892-9992-001).
2. **DALE F. WILLIS AND JOANNE R. WILLIS LAND COMBINATION.** Land Combination application by Dale F. Willis and Joanne R. Willis for combining a parcel of land located at 4233 West Carmel Drive (Lot 27 of the Tumblecreek Subdivision) with Outlot 19 of Plat of Outlots 1 through 5 of Tumblecreek Subdivision, for construction of a fence that will be partially located on Outlot 19, property zoned Planned Development District No. 2 (Tumblecreek/Hidden Lakes Development); Tax Key Nos. 739-0027-000 and 739-0109-000 (Outlot 19).

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3. **PLEASANT VIEW NEIGHBORHOOD PARK PAVILION CONSTRUCTION.**
Site Plan application by the City of Franklin, for the construction of an approximately 2,391 square foot park pavilion, upon property located at 4620 West Evergreen Street, zoned P-1 Park District, FW Floodway District and FC Floodplain Conservancy District; Tax Key Nos. 788-9999-002 and 788-9999-003.

E. Adjournment

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

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: July 5, 2018