



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of November 8, 2018

Site Plan Amendment

RECOMMENDATION: City Development staff recommends that the Site Plan Amendment for the Ballpark Commons Stadium (Phase 3 construction) be approved subject to the conditions of approval in attached draft resolution.

Project Name:	The Rock Sports Complex/Ballpark Commons Stadium Phase 3 Site Plan Amendment
Project Address:	Approximately 7035 South Ballpark Drive
Applicant:	BPC Master Developer, LLC
Property Owner:	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, The Rock Sports Complex existing baseball fields to the east, Rawson Avenue and Loomis Road (State Highway 36) to the south, and the Ballpark Commons proposed Indoor/Outdoor Golf Facility and Indoor Sports Facility to the west.
Applicant's Action Requested:	Plan Commission approval of the Site Plan Amendment.

Please refer to the track changes draft resolution dated 11-3-18 setting forth staff's recommended conditions of approval of the Site Plan Amendment. Please refer to the applicant's draft resolution highlighting their proposed revisions and comments pertaining to the proposed conditions.

Please refer to the Department of City Development memo dated August 30, 2018, which provides staff's original comments and recommendations, and the applicant's original responses dated September 10, 2018, for information on all of staff's recommended changes to the Site Plan Amendment.

INTRODUCTION:

On August 3, 2018, Mr. Justin Johnson of JSD Professional Services Inc., on behalf of BPC Master Developer LLC, submitted a Site Plan Amendment application for the Ballpark Commons Stadium. Specifically, the applicant was requesting approval of the Phase 3 portion of the Stadium construction, which included:

- Revision of the previously approved (but not yet constructed) Phase 2 portion of the stadium construction to reflect a proposed lowering of the playing field by seven feet.

- Construction of a majority of the permanent and semi-permanent buildings such as the front entry gate, press box, locker rooms, restrooms, merchandise, retail, entertainment, and food and beverage structures.

At its September 20, 2018 meeting, the Plan Commission moved to table action on this matter. Among the concerns expressed by the Plan Commissioners were:

- the amount of, and lack of details about, the proposed signage;
- the lack of information about the stadium sound system; and
- the number of inconsistencies between the site plans, the elevations, and the renderings.

The applicant has now corrected some, but not all of the errors and inconsistencies within the plans, and has provided revised information about their proposal for pre-approval of certain semi-portable, semi-temporary, temporary, and product hawking structures, uses, and activities.

BACKGROUND:

On June 7, 2018, the City of Franklin approved Resolution No. 2018-014, a resolution approving a Site Plan for the Phase 2 portion of the stadium. The Site Plan Resolution approved, with numerous conditions, construction of:

- the playing field and associated fences, netting, and lights;
- the concrete bowl for the Stadium seating and concourse areas;
- the adjacent parking lots; and
- utilities.

The Site Plan Resolution approval specifically did not include:

- any permanent and semi-permanent structures;
- architecture for the press box, restrooms, locker-rooms, retail and entertainment buildings, etc.; or
- any changes to the previously approved uses.

It can be noted that construction of the Phase 2 portion of the stadium has recently begun.

STAFF CONCERNS:

The applicant is requesting approval of the Phase 3 portion of the Stadium construction, including pre-approval of certain future elements of the stadium. However, the applicant's plans are still incomplete and contain a number of inconsistencies. In addition, staff still has a number of additional recommendations, some of which are required pursuant to UDO or PDD No. 37 standards. The most significant of staff's concerns are noted below.

Staff would also note that of the proposed conditions in the previous draft resolution, only eight conditions (#4, #6, #7, #12, #14, #15, #16, #21) have been partially addressed by the applicant.

Outstanding Conditions from Previous Approvals

Ten conditions from the June 7, 2018 Site Plan approval of the stadium, most of which pertain to required revisions to these plans, are still outstanding. Three of these conditions must be addressed prior to issuance of a Building Permit, and the remaining seven must be addressed prior to issuance of an Occupancy Permit.

Seven conditions from the June 19, 2018 Special Use approval of the stadium (not directly pertaining to these plans) are still outstanding, all of which must be addressed prior to issuance of an Occupancy Permit.

Applicant Requested Pre-Approvals

The applicant is requesting that:

- Certain portable and/or temporary features such as up to 8 temporary offerings (i.e. specialized cargo containers, outdoor bars, outdoor food or beverage stations, etc.) would be herein approved, subject to an annual review by staff of further details to be provided by the applicant.
- Certain very temporary and/or product hawking features, such as up to 8 food trucks, 12 mobile grill/food/beverage stations, unlimited “hawking” of food, beverages, and merchandise, and unlimited numbers of sponsor tents/tables, would not be required to obtain any City approvals unless the number of these increased.
- The above be reviewed annually with City staff approximately 90 days prior to the start of each season, and that the first annual review, for the 2019 season, shall include Plan Commission approval.

However, Section 15-9.0102 of the UDO requires Zoning Compliance Permits, and that such Permits ensure that all uses comply with the requirements of the respective zoning district and all other applicable codes and ordinances.

Therefore, staff concurs with the applicant’s requested annual review process, subject to:

- full compliance with all pertinent standards and regulations contained within Planned Development District No. 37 and as it may be amended in the future;
- full compliance with all pertinent standards and regulations contained within the stadium Special Use and Site Plan resolutions and as they may be amended in the future;
- an initial review and approval by the Plan Commission, and
- future Plan Commission review and approval in the event that staff and the applicant do not agree on any elements during the annual review process.

Applicant Requested Signage

The applicant is also requesting pre-approval of a specified amount of signage, has identified the approximate location of such signage and the general type of sign content, but has provided few details about the materials of sign construction, colors, lighting, sign calculations, etc. The applicant is also requesting pre-approval of all wayfinding signage, without the provision of any details of what this may entail.

Staff does not object to the requested amount of signage, subject to review and approval of further details of such signage, and approval of Sign Permits for each sign.

Site and Architectural Inconsistencies

The applicant has submitted site plans/elevations/renderings with numerous inconsistencies between the various plans. The applicant is also requesting that additional future structures be reviewed and approved administratively by staff with few details provided at this time. A few examples of these concerns are provided below. A complete list is provided within the separate Staff Comments memo, along with the applicant's responses.

- Few of the changes have been highlighted for ease of review by the Plan Commission.
- The tregroup Initial Phase and Future Phases maps do not match the civil site plan nor the architectural site plan.
- The elevations of Buildings 4A, 4, and 4B6 do not match the renderings. Elevations for all sides of Buildings 1, 2, 3, 6, and of the Outdoor Grill Station and the Trash Enclosures have not been provided.
- Few details have been provided about the Covered VIP Seating Areas. In particular, staff is concerned that sufficient space may not be available for people to easily and safely move from the general admission seating areas to the exits.
- Few window and door details have been provided, such as materials, which if any cargo containers will have windows and doors with glass and/or screens, etc.
- Little information about the type and location of site amenities (drinking water fountains, trash receptacles, bicycle racks, furniture, pedestrian scale lighting, etc.) has been provided.
- No landscape details have been provided, even within the stadium where areas of grass seating are proposed, and where the applicant has noted that some baseball games may take place prior to completion of all elements of the stadium construction.

CONCLUSION:

City Development staff recommends approval of the Site Plan Amendment for the Ballpark Commons Stadium (Phase 3 construction) subject to the conditions of approval in attached draft resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN
PLAN COMMISSION

MILWAUKEE COUNTY
[Draft 9-14-18][11-3-18]

RESOLUTION NO. 2018-_____

A RESOLUTION AMENDING THE SITE PLAN FOR
PROPERTY LOCATED AT APPROXIMATELY ~~7005-7035~~ SOUTH BALLPARK
DRIVE TO ALLOW FOR CONSTRUCTION OF THE PHASE 3 PORTION OF
THE PROPOSED BALLPARK COMMONS BASEBALL STADIUM
(BPC COUNTY LAND, LLC AND BPC MASTER
DEVELOPER, LLC, PROPERTY OWNERS/APPLICANTS)

WHEREAS, BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, having applied for an amendment to the site plan for the property located at approximately ~~7005-7035~~ South Ballpark Drive, such Site Plan having been previously approved on June 7, 2018, by Resolution No. 2018-014; and

WHEREAS, such proposed amendment proposes construction of the Phase 3 portion of the proposed Ballpark Commons baseball stadium, consisting of most of the vertical building elements, including the following: bathrooms, locker rooms, press box, concession stands, merchandise containers, a beer garden, front entry gate, covered VIP areas, a silo, storage containers and structures for signage (additional building elements to be submitted in the near future, including game booths, VIP bars, corporate barn, etc.), upon property located at approximately ~~7005-7035~~ South Ballpark Drive, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan amendment of BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, to allow for construction of the Phase 3 portion of the proposed Ballpark Commons baseball stadium, as submitted by BPC County Land, LLC and BPC Master Developer, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, successors and assigns and any developer of the BPC County Land, LLC and BPC Master Developer, LLC Ballpark Commons Phase 3 stadium construction project 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 consults to the City of Franklin, for the BPC County Land, LLC and BPC Master Developer, LLC Ballpark Commons Phase 3 stadium construction project, within 30 days of invoice for same. Any violation of this provision shall be a

Formatted: Justified, Tab stops: 0", Left

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.

2. The approval granted hereunder is conditional upon BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, and the Ballpark Commons Phase 3 stadium construction project for the property located at approximately ~~7005~~ 7035 South Ballpark Drive: (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. This includes all applicable planning and zoning related approvals, as such approvals are contemplated within the City of Franklin Unified Development Ordinance, including but not limited to Zoning Compliance Permits, Sign Permits, Minor Site Plan Amendments, Site Plan Amendments, etc., unless specifically stated otherwise in this Site Plan Amendment Resolution.
3. The Ballpark Commons Phase 3 stadium construction project shall be developed in substantial compliance with the plans City file-stamped _____, 2018.

4. The applicant shall annually, at least 90 days prior to the start of each baseball season at the Ballpark Commons stadium, submit all plans and details for all semi-portable, semi-temporary, temporary, and product hawking structures, uses, and activities planned to occur at the stadium for City staff review and approval. Should any such structures, uses, and/or activities not be approved by City staff, the applicant shall have the right to request Plan Commission review and approval of such elements subject to submittal of a Minor Site Plan Amendment application in full compliance with all applicable standards and requirements set forth in Ordinance No. 2018-2333 pertaining to Planned Development District No. 37 and Resolutions No. 2018-014 and 2018-7384 pertaining to the stadium. However, the first annual review, anticipated in January 2019 for the 2019 baseball season, shall be submitted to the Plan Commission for review and approval.

4.5. The applicant shall revise the Site Plans to clearly identify all ~~garbage dumpster and outdoor storage area locations and screening~~ first aid stations and drinking water facilities, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall provide such temporary facilities as appropriate prior to ~~issuance of an Occupancy Permit~~ any ballgames or events within the stadium.

Formatted: Indent: Left: 0.19", Hanging: 0.31", Tab stops: Not at 0.44"

Formatted: Font color: Auto

Formatted: No bullets or numbering, Tab stops: Not at 0.5"

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC

- SITE PLAN AMENDMENT RESOLUTION NO. 2018-_____

Page 3

- 5-6. The applicant shall revise the Site Plans to clearly identify the type and location of all outdoor site furnishings and site amenities, for Department of City Development review and approval, prior to issuance of any Building-Occupancy Permit. Furthermore, the applicant shall install such furnishings and amenities prior to issuance of an Occupancy Permit.
- 6-7. The applicant shall revise the Architectural Plans to provide doors and windows to all permanent and semi-permanent structures and to clearly identify the type, location, materials, etc. of all such doors and windows, for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).
- 7-8. The applicant shall revise the Site Plans to clearly identify all ~~easements~~, property boundaries, and setbacks, for Department of City Development review and approval, prior to issuance of any Building Permit.
- 8-9. The applicant shall prepare a Landscape Plan for the area within the Stadium and install such landscaping, for Department of City Development review and approval, prior to issuance of any Building-Occupancy Permit. ~~Furthermore, the applicant shall install such landscaping prior to issuance of an Occupancy Permit.~~
- 9-10. The applicant shall prepare as part of the Life-Safety Plan, identification of the emergency egress through and out of the stadium, including all dimensions and obstructions, for review and approval by the Fire and Inspection Departments, prior to issuance of any Building Permit.
- 10-11. The applicant shall revise the Site Plans to accurately depict the “Covered Areas for VIP” seating, including dimensions, furniture, amenities, etc., for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).
- 11-12. The applicant shall revise the Site Plans and Architectural Plans to provide the required Engineer and Architect seals prior to issuance of any associated Building Permit(s).
- 12-13. The applicant shall prepare a Sign Plan which clearly identifies all sign types, sizes, locations, colors, materials, and lighting, and clearly identifies which signage is viewable outside of the stadium, ~~and clearly identifies the amount of signage normally allowed by the City’s Sign Code and the amount requested by the applicant,~~ for review and approval by the Plan Commission, prior to issuance of any Building Sign Permit. Furthermore, the applicant shall obtain a Sign Permit from the Inspection Department prior to installation of any signage. Additional signage, not viewable outside the stadium shall be allowed subject to City staff review and approval of a Sign Permit.

Formatted: Font color: Auto

Formatted: No bullets or numbering. Tab stops: Not at 0.5"

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC

SITE PLAN AMENDMENT RESOLUTION NO. 2018-

Page 4

Formatted: No underline

Formatted: Normal, No bullets or numbering

Formatted: Normal, Justified, No bullets or numbering, Tab stops: 0", Left

Formatted: No underline

Formatted: No underline

Formatted: No bullets or numbering, Tab stops: Not at 0.5"

~~13-14.~~ The applicant shall prepare a Comprehensive Lighting Plan which clearly identifies all building and pedestrian scale lighting, in conjunction with the previously approved ballfield lighting, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall install ~~such all building~~ lighting prior to issuance of any Occupancy Permit, and shall install all pedestrian scale lighting prior to issuance of a Final Occupancy Permit.

~~14-15.~~ The applicant shall revise the Site Plans and Architectural Plans to correctly depict all site and building details as noted in staff comment #14 of the Staff Comments Memo dated August 30, 2018, for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).

~~15-16.~~ The applicant shall revise the Site Plans ~~and Architectural Plans~~ to provide a second entrance/exit from both the roof top seating on top of the cargo containers and from the outdoor seating associated with the Beer Garden area, for Department of City Development review and approval, prior to issuance of any Building Permit.

~~16-17.~~ The applicant shall revise the Architectural Plans to include elevations of all sides of all permanent and semi-permanent structures that are viewable by the public and clearly label all elements of the structures, for Department of City Development review and approval, prior to issuance of any Building Permit.

~~17-18.~~ The applicant shall revise the Site Plans and Architectural Plans to provide decorative lighting and decorative retaining walls in all areas viewable by the public, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall install such features prior to issuance of ~~an a~~ Final Occupancy Permit.

~~18-19.~~ The applicant shall revise the Site Plans and Architectural Plans as they pertain to the main entrance to the stadium to replace the cargo container with a larger permanent structure that incorporates not only a ticket center but a security/first aid/information center as well, that all elevations viewable by the public include various architectural treatments and enhancements, and that a second story element be provided, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall install this facility prior to issuance of an Occupancy Permit.

~~19-20.~~ The applicant shall comply with all pertinent Engineering Department Construction Standards and Specifications, including installation of the 12-inch subsurface drain pipe shown on the Overall Drainage Layout Plan as approved by the Engineering Department, prior to issuance of any Building Permit, unless otherwise determined by the Engineering Department.

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC

SITE PLAN AMENDMENT RESOLUTION NO. 2018-

Page 5

Formatted: No underline

Formatted: Normal, No bullets or numbering

Formatted: No underline

~~20-21.~~ The applicant shall revise the Site Plans to reduce the size of the grass seating area in the Left Center Field Lower Concourse Area to provide more room for pedestrians and participants at the proposed Future Games/Booths Area, for review and approval by the Department of City Development, prior to issuance of any Building Permit.

~~21-22.~~ The applicant shall revise the Site Plans to depict and install a striped pedestrian crosswalk across the existing private drive adjacent to the 2nd Exit from the stadium, for review and approval by the Department of City Development, prior to issuance of an Occupancy Permit.

~~22-23.~~ The applicant shall revise the Architectural Plans to clearly identify the design, dimensions, materials, colors, etc. of the stairs, railings, walls, roof/floor covering, etc. associated with the rooftop seating on the cargo containers associated with the Beer Garden area, for review and approval by the Department of City Development, prior to issuance of any associated Building Permit(s).

~~23-24.~~ The applicant shall revise the Architectural Plans to provide awnings for all permanent and semi-permanent structures that include order/pick-up windows, for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).

~~24-25.~~ The applicant shall ensure that any building used to serve or prepare food or drinks will have plumbing available and floor and wall finishes that meet the requirements of the Wisconsin Food Code. As the planning process proceeds, the applicant shall provide more information to the Health Department to determine specific use of each area in order to determine additional needs such as hoods, sinks, grease traps, lighting, refrigeration, etc.

~~25-26.~~ The applicant shall contact the Clerk's Office as soon as possible to discuss likely permits, liquor license requirements, etc.

~~26-27.~~ The applicant shall comply with all applicable City and State Building Code requirements, including but not limited to those requirements set forth in the Preliminary Building Inspection Plan Review Comments dated 8/30/18.

~~27-28.~~ [other conditions, etc.]

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC

SITE PLAN AMENDMENT RESOLUTION NO. 2018-_____

Page 6

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Ballpark Commons Phase 3 stadium construction project as depicted upon the plans City file-stamped _____, 2018, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at approximately ~~7005-7035~~ South Ballpark Drive, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2018.

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

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2018-____

A RESOLUTION AMENDING THE SITE PLAN FOR
PROPERTY LOCATED AT APPROXIMATELY 7035 SOUTH BALLPARK
DRIVE TO ALLOW FOR CONSTRUCTION OF THE PHASE 3 PORTION OF
THE PROPOSED BALLPARK COMMONS BASEBALL STADIUM
(BPC COUNTY LAND, LLC AND BPC MASTER
DEVELOPER, LLC, PROPERTY OWNERS/APPLICANTS)

WHEREAS, BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, having applied for an amendment to the site plan for the property located at approximately 7035 South Ballpark Drive, such Site Plan having been previously approved on June 7, 2018, by Resolution No. 2018-014; and

WHEREAS, such proposed amendment proposes construction of the Phase 3 portion of the proposed Ballpark Commons baseball stadium, consisting of most of the vertical building elements, including the following: bathrooms, locker rooms, press box, concession stands, merchandise containers, a beer garden, front entry gate, covered VIP areas, a silo, storage containers and structures for signage (additional building elements to be submitted in the near future, including game booths, VIP bars, corporate barn, etc.), upon property located at approximately 7035 South Ballpark Drive, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan amendment of BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, to allow for construction of the Phase 3 portion of the proposed Ballpark Commons baseball stadium, as submitted by BPC County Land, LLC and BPC Master Developer, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, successors and assigns and any developer of the BPC County Land, LLC and BPC Master Developer, LLC Ballpark Commons Phase 3 stadium construction project 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 consults to the City of Franklin, for the BPC County Land, LLC and BPC Master Developer, LLC Ballpark Commons Phase 3 stadium construction project, within 30 days of invoice for same. Any violation of this provision shall be a

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC
- SITE PLAN AMENDMENT RESOLUTION NO. 2018-_____

Page 2

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.

2. The approval granted hereunder is conditional upon BPC County Land, LLC and BPC Master Developer, LLC, property owners/applicants, and the Ballpark Commons Phase 3 stadium construction project for the property located at approximately 7035 South Ballpark Drive: (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. This includes all applicable planning and zoning related approvals, as such approvals are contemplated within the City of Franklin Unified Development Ordinance, including but not limited to Zoning Compliance Permits, Sign Permits, Minor Site Plan Amendments, Site Plan Amendments, etc., unless specifically stated otherwise in this Site Plan Amendment Resolution.
3. The Ballpark Commons Phase 3 stadium construction project shall be developed in substantial compliance with the plans City file-stamped _____, 2018.
4. The applicant shall annually, at least 90 days prior to the start of each baseball season at the Ballpark Commons stadium, submit all plans and details for all semi-portable, semi-temporary, temporary, and product hawking structures, uses, and activities planned to occur at the stadium for City staff review and approval. Should any such structures, uses, and/or activities not be approved by City staff, the applicant shall have the right to request Plan Commission review and approval of such elements subject to submittal of a Minor Site Plan Amendment application in full compliance with all applicable standards and requirements set forth in Ordinance No. 2018-2333 pertaining to Planned Development District No. 37 and Resolutions No. 2018-014 and 2018-7384 pertaining to the stadium. However, the first annual review, anticipated in January 2019 for the 2019 baseball season, shall be submitted to the Plan Commission for review and approval.
5. The applicant shall revise the Site Plans to clearly identify all first aid stations and drinking water facilities, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall provide such temporary facilities as appropriate prior to any ballgames or events within the stadium.

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC
- SITE PLAN AMENDMENT RESOLUTION NO. 2018-_____

Page 3

6. The applicant shall revise the Site Plans to clearly identify the type and location of all outdoor site furnishings and site amenities, for Department of City Development review and approval, prior to issuance of any Occupancy Permit. Furthermore, the applicant shall install such furnishings and amenities prior to issuance of an Occupancy Permit.
7. The applicant shall revise the Architectural Plans to provide doors and windows to all permanent and semi-permanent structures and to clearly identify the type, location, materials, etc. of all such doors and windows, for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).
8. The applicant shall revise the Site Plans to clearly identify all property boundaries and setbacks, for Department of City Development review and approval, prior to issuance of any Building Permit.
9. The applicant shall prepare a Landscape Plan for the area within the Stadium and install such landscaping, for Department of City Development review and approval, prior to issuance of any Occupancy Permit.
10. The applicant shall prepare as part of the Life-Safety Plan, identification of the emergency egress through and out of the stadium, including all dimensions and obstructions, for review and approval by the Fire and Inspection Departments, prior to issuance of any Building Permit.
11. The applicant shall revise the Site Plans to accurately depict the “Covered Areas for VIP” seating, including dimensions, furniture, amenities, etc., for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).
12. The applicant shall revise the Site Plans and Architectural Plans to provide the required Engineer and Architect seals prior to issuance of any associated Building Permit(s).
13. The applicant shall prepare a Sign Plan which clearly identifies all sign types, sizes, locations, colors, materials, and lighting, and clearly identifies which signage is viewable outside of the stadium, for review and approval by the Plan Commission, prior to issuance of any Sign Permit. Furthermore, the applicant shall obtain a Sign Permit from the Inspection Department prior to installation of any signage. Additional signage, not viewable outside the stadium shall be allowed subject to City staff review and approval of a Sign Permit.

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC
SITE PLAN AMENDMENT RESOLUTION NO. 2018-_____

Page 4

14. The applicant shall prepare a Comprehensive Lighting Plan which clearly identifies all building and pedestrian scale lighting, in conjunction with the previously approved ballfield lighting, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall install all building lighting prior to issuance of any Occupancy Permit, and shall install all pedestrian scale lighting prior to issuance of a Final Occupancy Permit.
15. The applicant shall revise the Site Plans and Architectural Plans to correctly depict all site and building details as noted in staff comment #14 of the Staff Comments Memo dated August 30, 2018, for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).
16. The applicant shall revise the Site Plans to provide a second entrance/exit from both the roof top seating on top of the cargo containers and from the outdoor seating associated with the Beer Garden area, for Department of City Development review and approval, prior to issuance of any Building Permit.
17. The applicant shall revise the Architectural Plans to include elevations of all sides of all permanent and semi-permanent structures that are viewable by the public and clearly label all elements of the structures, for Department of City Development review and approval, prior to issuance of any Building Permit.
18. The applicant shall revise the Site Plans and Architectural Plans to provide decorative lighting and decorative retaining walls in all areas viewable by the public, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall install such features prior to issuance of a Final Occupancy Permit.
19. The applicant shall revise the Site Plans and Architectural Plans as they pertain to the main entrance to the stadium to replace the cargo container with a larger permanent structure that incorporates not only a ticket center but a security/first aid/information center as well, that all elevations viewable by the public include various architectural treatments and enhancements, and that a second story element be provided, for Department of City Development review and approval, prior to issuance of any Building Permit. Furthermore, the applicant shall install this facility prior to issuance of an Occupancy Permit.
20. The applicant shall comply with all pertinent Engineering Department Construction Standards and Specifications, including installation of the 12-inch subsurface drain pipe shown on the Overall Drainage Layout Plan as approved by the Engineering Department, prior to issuance of any Building Permit, unless otherwise determined by the Engineering Department.

21. The applicant shall revise the Site Plans to reduce the size of the grass seating area in the Left Center Field Lower Concourse Area to provide more room for pedestrians and participants at the proposed Future Games/Booths Area, for review and approval by the Department of City Development, prior to issuance of any Building Permit.
22. The applicant shall revise the Site Plans to depict and install a striped pedestrian crosswalk across the existing private drive adjacent to the 2nd Exit from the stadium, for review and approval by the Department of City Development, prior to issuance of an Occupancy Permit.
23. The applicant shall revise the Architectural Plans to clearly identify the design, dimensions, materials, colors, etc. of the stairs, railings, walls, roof/floor covering, etc. associated with the rooftop seating on the cargo containers associated with the Beer Garden area, for review and approval by the Department of City Development, prior to issuance of any associated Building Permit(s).
24. The applicant shall revise the Architectural Plans to provide awnings for all permanent and semi-permanent structures that include order/pick-up windows, for Department of City Development review and approval, prior to issuance of any associated Building Permit(s).
25. The applicant shall ensure that any building used to serve or prepare food or drinks will have plumbing available and floor and wall finishes that meet the requirements of the Wisconsin Food Code. As the planning process proceeds, the applicant shall provide more information to the Health Department to determine specific use of each area in order to determine additional needs such as hoods, sinks, grease traps, lighting, refrigeration, etc.
26. The applicant shall contact the Clerk's Office as soon as possible to discuss likely permits, liquor license requirements, etc.
27. The applicant shall comply with all applicable City and State Building Code requirements, including but not limited to those requirements set forth in the Preliminary Building Inspection Plan Review Comments dated 8/30/18.

28. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Ballpark Commons Phase 3 stadium construction project as depicted upon the plans City file-stamped _____, 2018, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null

BPC COUNTY LAND, LLC AND BPC MASTER DEVELOPER, LLC
SITE PLAN AMENDMENT RESOLUTION NO. 2018-_____

Page 6

and void, without any further action by the City of Franklin; and the Site Plan for the property located at approximately 7035 South Ballpark Drive, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2018.

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

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____