

**City of Franklin  
Plan Commission Meeting  
December 1, 2022  
Minutes**

Approved  
**January 5, 2023**

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

Mayor Steve Olson called the December 1, 2022, regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Alderwoman Shari Hanneman, Commissioner Patrick Leon and Adam Burckhardt, and City Engineer Glen Morrow. Absent were Commissioners Kevin Haley and Patricia Hogan. Also present was Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks, City Attorney Jesse Wesolowski and Director of Economic Development John Regetz.

**B. Approval of Minutes**

1. Regular Meeting of November 17, 2022.

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to approve the November 17, 2022 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

**C. Public Hearing Business Matters**

**1. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) MIXED-USE BUILDING ADDITION TO THE BALLPARK COMMONS DEVELOPMENT.** Unified

Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Amendment (Major) application by M1 at Ballpark Commons LLC, Zim-Mar Properties, LLC, property owner, to allow for a three-story Mixed-Use building with residential units on the ground floor (as well as commercial units, allowed by the District) and upper floors, at the southeast corner of West Rawson Avenue and South Ballpark Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 754-9006-000.

The Official Notice of Public Hearing for a Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Amendment (Major) was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:16 p.m. and closed at 7:22 p.m.

Principal Planner Regulo Martinez-Montilva presented the request by M1 at Ballpark Commons LLC, Zim-Mar Properties, LLC, property owner, to allow for a three-story Mixed-Use building with residential units on the ground floor (as well as commercial units, allowed by the District) and upper floors, at the southeast corner of West Rawson Avenue and South Ballpark Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 754-9006-000.

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend §15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) to allow for a three story mixed-use building with residential units on the ground floor (as well as commercial units, allowed by the district) (at approximately the southeast corner of West Rawson Avenue and South Ballpark Drive), with technical corrections by the City Attorney. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

**2. THE RETREAT (TEMPORARY NAMESAKE) REDEVELOPMENT: CREATION OF A NEW RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENT DISTRICT.**

Comprehensive Master Plan Amendment and Planned Development District and Rezoning applications by Wetland Treehouse LLC, Rawson-Loomis, LLC, current property owner, to amend the Future Land Use Map designation of an approximately 51.61 acre parcel of land from Commercial Use and Areas of Natural Resource Features Use to Mixed Use, and to create The Retreat (temporary namesake), a new mixed-use, luxury residential and commercial planned development district which includes 358 apartments, 2.52 acres of retail outlots, a public street connecting Terrace Drive with South Loomis Road, private drives to serve 10 multi-family buildings, 2 townhouse clusters and a clubhouse, with resident amenities including patio space with an outdoor kitchen and private pool, and adjacent outdoor uses including pickleball courts, putting and chipping green, professionally managed gardens and open green space, on the approximately 51.61 acres of land located at 8301 West Old Loomis Road, and to rezone the property from R-6 Suburban Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 41 (*currently named The Retreat*); Tax Key No. 755-9997-000.

The Official Notice of Public hearing for a Planned Development District was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 8:07 p.m. and closed at 8:41 p.m.

Principal Planner Regulo Martinez-Montilva presented the request by Wetland Treehouse LLC, Rawson-Loomis, LLC, current property owner, to amend the Future Land Use Map designation of an approximately 51.61 acre parcel of land from Commercial Use and Areas of Natural Resource Features Use to Mixed Use, and to create The Retreat (temporary namesake), a new mixed-use, luxury residential and commercial planned development district which includes 358 apartments, 2.52 acres of retail outlots, a public street connecting Terrace Drive with South Loomis Road, private drives to serve 10 multi-family buildings, 2 townhouse clusters and a clubhouse, with resident amenities including patio space with an outdoor kitchen and private pool, and adjacent outdoor uses including pickleball courts, putting and chipping green, professionally managed gardens and open green space, on the approximately 51.61 acres of land located at 8301 West Old Loomis Road, and to rezone the property from R-6 Suburban Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 41 (*currently named The Retreat*); Tax Key No. 755-9997-000.

Commissioner Burckhardt moved and Alderwoman Hanneman seconded a motion to table the Planned Development District and Comprehensive Master Plan amendment applications to January 5, 2023. On voice vote, four members voted ‘aye’; no ‘noes’; Commissioner Leon abstained (4-0-3).

Commissioner Leon left the meeting 8:07 p.m. and returned at 9:10 p.m. The Plan Commission entered into a recess at 9:11 p.m. and resumed the meeting at 9:15 p.m.

**3. GO RITEWAY TRANSPORTATION GROUP SCHOOL BUS TRANSPORTATION OFFICE OPERATION.**

Special Use Amendment application by Roland J. Bast, co-owner of GO Riteway Transportation Group, for a recruitment, training and regional office for GO Riteway Transportation Group, and

The Official Notice of Public hearing for a Special Use Amendment application was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 9:23 p.m. and closed at 9:23 p.m..

Associate Planner Marion Ecks presented the request by Roland J. Bast, co-owner of GO Riteway Transportation Group, for a recruitment, training and regional office for GO Riteway Transportation Group, and providing school bus transportation

providing school bus transportation for the City of Franklin School District (hours of operation from 6:00 a.m. to 5:30 p.m., Monday through Friday and a limited number of buses may have an athletic charter on Saturdays; 20 car parking spaces in the front of the building (west side of lot) and 12 bus parking spaces on the south side of the lot), commencing at the beginning of the 2023 school year (a second, current, GO Riteway location will also serve Franklin School District from the east, office located at 7433 South 10th Street, in Oak Creek, WI), upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11141 West Forest Home Avenue; Tax Key No. 704-9990-003 [the existing Special Use is for an over-the-road trucking company and school buses (Standard Industrial Code no. 4151) as well as overnight parking require a Special Use approval].

for the City of Franklin School District (hours of operation from 6:00 a.m. to 5:30 p.m., Monday through Friday and a limited number of buses may have an athletic charter on Saturdays; 20 car parking spaces in the front of the building (west side of lot) and 12 bus parking spaces on the south side of the lot), commencing at the beginning of the 2023 school year (a second, current, GO Riteway location will also serve Franklin School District from the east, office located at 7433 South 10th Street, in Oak Creek, WI), upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11141 West Forest Home Avenue; Tax Key No. 704-9990-003 [the existing Special Use is for an over-the-road trucking company and school buses (Standard Industrial Code no. 4151) as well as overnight parking require a Special Use approval].

Alderman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution to amend Resolution No. 2019-7467 imposing conditions and restrictions for the approval of a Special Use for an over-the-road trucking company located at 11141 West Forest Home Avenue to allow for a recruitment, training and regional office for GO Riteway Transportation Group, and providing school bus transportation for the City of Franklin School District. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

**D. Business Matters**

1. None.

**Adjournment**

Commissioner Leon moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of December 1, 2022 at 9:33 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-2).