

**City of Franklin
Plan Commission Meeting
April 5, 2018
Minutes**

Approved
April 19, 2018

A. Call to Order and Roll Call

Mayor Steve Olson called the April 5, 2018 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 Commissioners Patricia Hogan, Adam Burckhardt, Kevin Haley, Alderman Dandrea and City Engineer Glen Morrow. Excused was David Fowler. Also present were Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

B. Approval of Minutes

1. Regular Meeting of March 22, 2018.

Commissioner Hogan moved and Alderman Dandrea seconded approval of the March 22, 2018 minutes of the regular meeting of the Plan Commission as corrected. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. **MILLS HOTEL WYOMING, LLC LAND DIVISION.** Certified Survey Map application by Mills Hotel Wyoming, LLC, for division of a 4.55 acre property into three separate lots (further subdividing vacant Lot 3 of Certified Survey Map No. 8907) (Lot 1: 2.1748 acres, Lot 2: 1.4309 acres, Lot 3: 0.9431 acres), for property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located south of West Ryan Road, approximately 1150 feet west of Loomis Road.

Planning Manager Joel Dietl presented the request by Mills Hotel Wyoming, LLC, for division of a 4.55 acre property into three separate lots (further subdividing vacant Lot 3 of Certified Survey Map No. 8907) (Lot 1: 2.1748 acres, Lot 2: 1.4309 acres, Lot 3: 0.9431 acres), for property zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, located south of West Ryan Road, approximately 1150 feet west of Loomis Road.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution conditionally approving a 3 Lot Certified Survey map to further subdivide Lot 3 of Certified Survey Map No. 8907, recorded on April 24, 2017 as a document No. 10667627, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin with existing tree No. 79 and No. 111 to remain. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) ORDINANCE TERMS AND USES AMENDMENTS AND A SITE PLAN TO ACCOMMODATE THE PROPOSED BUILDING C1 THREE-STORY RETAIL/OFFICE BUILDING.

Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment and Site Plan applications by Ballpark Commons, LLC, applicant, Zim-Mar Properties, LLC, BPC County Land, LLC, Wisconsin Department of Transportation and FF & E, LLC property owners (FF & E, LLC and Zim-Mar Properties, LLC are excluded as property owners relative to the Site Plan), as follows:

Minor Planned Development District Amendment to reduce/eliminate building setbacks for Building C1 (the proposed retail/office building located north of Rawson Avenue, associated with Lot 1 of the proposed Certified Survey Map south of the proposed new Crystal Ridge Road), essentially requesting 0 foot building setbacks from the right-of-way of Rawson Avenue and the proposed new Crystal Ridge Road, to revise the District in the following manner: to revise certain District standards including but not limited to building height limits, building setback limits, and Landscape Surface Ratio limits; to revise certain District Design Standards including but not limited to landscaping, building character and design, and the waiver of standards; to include additional more detailed site information pertaining to buildings and structures; to update the conditions of approval from Ordinance No. 2016-2212; and to codify through current in its entirety all previously adopted amendments to Planned Development

Planning Manager Joel Dietl presented the request for a Minor Planned Development District Amendment and a Site Plan for Building C1, the proposed three-story retail/office building located north of Rawson Avenue (this may also include a portion of the adjacent proposed new Crystal Ridge Road, and the small parking lot immediately to the north), all property located at 7900 West Crystal Ridge Drive.

Commissioner Haley moved and Alderman Dandrea seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (5-0-1).

City Engineer Morrow moved and Alderman Dandrea seconded a motion to accept Section 2, Section 15-3.0442B.12. as written by the applicant and removal of Condition No. 13 of Section 3 on page 47 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to not change Table 15-3.0442B.1. of Section 15-3.0442B. within Section 2 of the draft ordinance and keep Condition No. 14 of Section 3 on page 48 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to remove the applicant's added language within Section 15-3.0442EB.4.d.ii. of Section 2 on page 33 and keep Condition No. 15 on page 48 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Alderman Dandrea seconded a motion to retain Section 15-3.0442EB.5a.iii. as presented by applicant, delete the applicant's changes under Section 15-3.0442EB.5a.iv. and keep the changes to Section 15-3.0442EB.5.c.ii (all within Section 2 of the draft ordinance) and remove Condition No. 16 of Section 3 on page 48 of the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to retain Section 15-3.0442EB.5.c.v. on page 36 as proposed by the applicant, except for the deletion of "non-reflective" and retain Section 15-3.0442EB.6.g. on page 41 (all within Section 2 of the draft ordinance) and

District No. 37, and a Site Plan for Building C1, the proposed three-story retail/office building located north of Rawson Avenue (this may also include a portion of the adjacent proposed new Crystal Ridge Road, and the small parking lot immediately to the north), all property located at 7900 West Crystal Ridge Drive; zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key Nos. 745-8998-000, 744-8985-001, 744-8985-002, 744-8989-000, 744-8988-000, 755-9996-000, 754-9988-002, 755-9995-001, 708-8996-000, 708-8999-000, 744-8980-001, 745-0029-000, 745-8999-004, 755-9995-002, 754-9988-001, 744-8981-000 [all preceding Tax Key Nos. are Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) zoning, with the exception of Tax Key Nos. 708-8996-000 and 744-8980-001 which are zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District] [Site Plan Tax Key Nos.: 744-8985-001 and 744-8980-001, which includes a portion of Wisconsin Department of Transportation land].

strike Condition No. 17 of Section 3 on page 48. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Haley seconded a motion to revise Section 3 Condition No. 8 on page 46 of the draft ordinance to change “minimum” 8’ high berm to “predominately” 8’ high berm. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to revise Section 3 Condition No. 9 on page 47 to delete “PDD No. 37” and replace with “each building submittal.” On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan left at 8:32 and returned at 8:32.

Commissioner Haley moved and Commissioner Hogan seconded a motion to include Condition No. 18 of Section 3 on page 48 within the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to include Condition No. 19 of Section 3 on page 48 within the draft ordinance. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to recommend approval of an Ordinance to codify through current in its entirety and amend Section 15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) to revise the district in the following manner: to revise certain district standards including but not limited to building height limits, building setback limits, and landscape surface ratio limits; to revise certain district design standards including but not limited to landscaping, building character and design, and the waiver of standards; and to include additional more detailed site information pertaining to buildings and structures (at approximately 7900 West Crystal Ridge Drive, and along West Rawson Avenue, West Loomis Road, and West Old Loomis Road) as per the individual votes taken this evening with technical and minor changes as staff may recommend. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to remove Condition No. 5 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion

carried (5-0-1).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to delete Condition No. 6 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to revise Condition No. 7 to remove “to narrow the proposed Ballpark Drive building median by at least 10” and “and to revise the Ballpark Drive right-of-way/easement width accordingly, for staff review and approval prior to issuance of a Building Permit.” On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to delete Condition No. 9 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

City Engineer Morrow moved and Commissioner Haley seconded a motion to strike Condition No. 10 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to reconsider the Minor Planned Development District Amendment. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Upon reconsideration of the Minor PDD Amendment, Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to add Section 15-3.0442BA.6. within Section 2 on page 18 stating Signage shall be approved by the Plan Commission per Site Plan review. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to revise Condition No. 11 of the draft Site Plan Resolution to add “not completed” after “landscaping” in last sentence of the condition. On voice vote, all voted 'aye'. Motion carried (5-0-1).

City Engineer Morrow moved and Commissioner Haley seconded a motion to retain Condition No. 2 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan

seconded a motion to revise Condition No. 13 to “establish a 5’ greenspace, 6’ sidewalk and 5’ greenspace along the east/west portion of Ballpark Drive right-of-way or easement...” On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to delete Condition No. 14 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to revise Condition No. 15 to strike “to provide decorative lighting” and add “on the west exposure” after “pedestrian scale lighting”. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to strike Condition No. 16 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to strike Condition No. 17 of the draft Site Plan Resolution. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Alderman Dandrea seconded a motion to approve a Resolution approving a Site Plan for construction of Building C1, a 3-story retail/office building, within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) (7900 West Crystal Ridge Drive) incorporating changes as previously acted on.

E. Adjournment

Commissioner Burckhardt moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of April 5, 2018 at 9:35 p.m.. All voted 'aye'; motion carried. (5-0-1).