

**City of Franklin
Plan Commission Meeting
June 21, 2018
Minutes**

Approved
July 5, 2018

A. Call to Order and Roll Call

Mayor Steve Olson called the June 21, 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 Adam Burckhardt, Kevin Haley, Patricia Hogan (arrived at 7:03 p.m.), City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner David Fowler. Also present were Principal Planner Orrin Sumwalt and Principal Planner Nick Fuchs.

B. Approval of Minutes

- 1. Regular Meeting of June 7, 2018. Commissioner Haley moved and Commissioner Burckhardt seconded approval of the June 7, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

D. Business Matters

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;

Principal Planner Nick Fuchs presented the request 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.

Alderman Dandrea moved and Commissioner Haley seconded a motion to approve a Resolution approving a Site Plan for construction of a park pavilion for the Pleasant View Neighborhood Park. On voice vote all voted 'aye'. Motion carried (5-0-1).

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

Principal Planner Nick Fuchs presented the request 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).

City Engineer Morrow moved and Commissioner Haley

zoned Planned Development District No. 2 (Tumblecreek/Hidden Lakes Development); Tax Key Nos. 739-0027-000 and 739-0109-000 (Outlot 19).

seconded a motion to recommend approval of a Resolution conditionally approving a land combination for Tax Key Nos. 739 0025 000 and 739 0111 000 (4233 West Carmel Drive and Outlot 19 of plat of outlots 1 through 5 of Tumblecreek) On voice vote all voted ‘aye’. Motion carried (5-0-1).

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).

Principal Planner Nick Fuchs presented the request 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).

Alderman Dandrea moved and Commissioner Hogan seconded a motion to approve a Resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 future land use map for a portion of the property located at 11205 W. Ryan Road from Business Park use and areas of Natural Resource Features use to Residential Use and areas of Natural Resource Features use, pursuant to Wis.Stat. §66.1001(4)(b) approving a Site Plan for construction of a park pavilion for the Pleasant View Neighborhood Park. On voice vote all voted ‘aye’. Motion carried (5-0-1).

C. Public Hearing Business Matters

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

Principal Planner Nick Fuchs presented the request 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

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.]

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.).

The Official Notice of Public Hearing was read into the record by Principal Planner Sumwalt and the Public Hearing was opened at 7:07 p.m. and closed at 7:13 p.m..

Alderman Dandrea left at 7:36 p.m. and returned at 7:37 p.m..

Alderman Dandrea moved and City Engineer Morrow seconded a motion to table and refer back to staff. On voice vote, all voted 'aye'. Motion carried (5-0-1).

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

Principal Planner Nick Fuchs presented the request 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

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 54,560 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

Wisconsin Department of Transportation, property owners (Senior Housing Site Plan).

The Official Notice of Public Hearing was read in to the record by Principal Planner Sumwalt and the Public Hearing was opened at 7:50 p.m. and closed at 7:51 p.m.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for construction of a building approximately 54,560 square feet in size (an indoor/outdoor golf facility (three-story, 57 bay, year-round golf and entertainment venue, commonly referred to as Building S2) and associated driving range, netting, poles, and parking; two connected restaurants (commonly referred to as Building C3 & C4) and a partially covered outdoor entertainment area) use upon property located at 7900 West Crystal Ridge Drive with the following changes: sound absorbent material shall be installed on the interior walls of the golf bays; revise Condition No. 5 to state “The parking lot located directly to the east of the building shall be completed and a minimum of 90% of the parking lot located directly to the west of the building shall be completed, prior to issuance of an Occupancy Permit for any use of the building;” strike Condition No. 6 and Condition No. 7; and revise the fourth Be It Further Resolved paragraph on Page 4 to replace “one year” with “18 months.” On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Burckhardt seconded a motion to approve a Resolution approving a Site Plan for construction of an indoor/outdoor golf facility and associated driving range, netting, poles and parking, two connected restaurants and a partially covered outdoor entertainment area within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) (approximately 7900 West Crystal Ridge Drive) with the following changes: revise Condition No. 4 to replace “1 year” with “18 months”; revise Condition No. 6 to state “The parking lot located directly to the east of the building shall be completed and a minimum of 90% of the parking lot located directly to the west of the building shall be completed, prior to issuance of an Occupancy Permit for any use of the building”; strike Condition No. 7 and Condition No. 8; and sound absorbent material shall be installed on the interior walls of the golf bays. On voice vote, all voted 'aye'. Motion carried (5-0-1).

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

Commissioner Hogan moved and Commissioner Haley seconded a motion to approve a Resolution approving a Site Plan for construction of Building C2/S3, an indoor sports complex comprised of a training facility and a 3-story office building, and a new roadway development, within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) (7900 West Crystal Ridge Drive) with the following changes: revise Condition No. 4 to replace “1 year” with “2 years” and strike Condition No. 5, Condition No. 6, Condition No. 7 and Condition No. 9. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Haley moved and Commissioner Hogan seconded a motion to approve a Resolution approving a Site Plan for construction of a senior housing development south of Rawson Avenue, consisting of a 3-story building and underground enclosed parking, within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) (7900 West Crystal Ridge Drive) with the following changes: revise Condition No. 4 to replace “1 year” with “2 years”; revise Condition No. 7 to insert after Ballpark Commons Drive“, except for the southwest corner of the building which would reflect a minimum of 0’ greenspace/10’ sidewalk/6’ greenspace”; strike Condition Nos. 8, 9, 10, 11 and 13; revise Condition No. 15 to replace “Unified Development Ordinance with Planned Development District No. 37” and to replace “Building Permit” with “Occupancy Permit”; revise Condition No. 16 to replace “Building Permit” with “Occupancy Permit”; revise Condition No. 18 to replace “Building Permit” with “Occupancy Permit”; revise Condition No. 19 to replace “Building Permit” with “Occupancy Permit”; and strike Condition Nos. 21, 22, 24, 25, 26, 27, and 29. On voice vote, 4 'ayes' 1 'no'. Motion carried (4-1-1).

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.]

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of June 21, 2018 at 9:43 p.m. All voted ‘aye’; motion carried. (5-0-1).