

**City of Franklin
Plan Commission Meeting
March 20, 2014
Minutes**

Approved
April 3, 2014

CALL TO ORDER

- I. Mayor Taylor called the March 20, 2014 regular Plan Commission meeting to order at 7:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Schmidt and Commissioners Bennett (left at 10:45 p.m.), Fowler, Haley (arrived at 7:15 p.m.), Knueppel, and Ritter. Also present were City Attorney Wesolowski, Planning Manager Dietl and Senior Planner Fuchs. In attendance were Aldermen Mayer and Wilhelm.

MINUTES

Regular Meeting of March 6, 2014

II.

- A. Commissioner Fowler moved and Alderman Schmidt seconded approval of the March 6, 2014 minutes of the Regular meeting of the Plan Commission as presented. On voice vote all voted 'aye', motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

**The Rock Sports Complex, LLC
(Outdoor Baseball Stadium
Construction and Operation)**

Property: 7900 West Crystal Ridge Drive; Tax Key Nos. 744-8985-001, 744-8989-000, 744-8985-002, 744-8980-001, 744-8988-000, 745-0029-000, 745-8999-004 and 745-8998-000

Zoning: Planned Development District No. 37 (The Rock Sports Complex) and FW Floodway District

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN OUTDOOR MINOR LEAGUE PROFESSIONAL BASEBALL STADIUM USE UPON PROPERTY LOCATED AT 7900 WEST CRYSTAL RIDGE DRIVE

III.

- A. Planning Manager Dietl presented the request for Special Use by The Rock Sports Complex, LLC for property located at 7900 West Crystal Ridge Drive. Mike Zimmerman, CEO, The Rock Sports Complex, LLC, and other project representatives spoke regarding Phase II, and answered Plan Commissioner questions regarding the development of the minor league professional baseball stadium proposal.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use in to the record. The Public Hearing was opened at 8:16 p.m. and closed at 9:09 p.m.

Commissioner Fowler made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for an outdoor minor league professional baseball stadium use upon property located at 7900 West Crystal Ridge Drive with the changes to the February 20, 2014 draft before the Commission as placed on record by the City Attorney and City Planning Manager and staff is to also consider and address the fourteen point letter from neighboring property owner as well as obtain answers to questions regarding methane gas and building load support on the subject property. Seconded by Commissioner Ritter. On voice vote, all voted 'aye'. Motion carried (6-0).

**Blind Squirrel Development, LLC
(Verdure Park - 5600 Single-Story
Professional Multi-Tenant Office
Building Development within the
Former Fountains of Franklin
Development Site)**

Property: 5600 West Rawson Avenue;
Tax Key No. 741-9998-002

Zoning: B-2 General Business District,
FC Floodplain Conservancy District and
OL-2 General Business Overlay District

Regarding: 1. (Site Plan) A

RESOLUTION APPROVING A SITE
PLAN FOR VERDURE PARK - 5600
PROFESSIONAL MULTI-TENANT
OFFICE BUILDING DEVELOPMENT

BREAK

**Report and Recommendations from the
Quarry Monitoring Committee
Pertaining to Quarry Monitoring and
the Terms and Provisions of Planned
Development District No. 23 (Payne and
Dolan Company)**

- B. Planning Manager Dietl presented the request by Blind Squirrel Development, LLC for Site Plan approval for property located at 5600 West Rawson Avenue.

Alderman Schmidt made a motion to approve a resolution approving a Site Plan for Verdure Park - 5600 professional multi-tenant office building development with revision by City Engineer requiring resubmittal of grading plan. Commissioner Ritter seconded the motion. On voice vote, all voted 'aye'. Motion carried (6-0).

A break was called at 10:15 p.m., the meeting reconvened at 10:30 p.m.

- C. Planning Manager Dietl presented the report from the Quarry Monitoring Committee pertaining to quarry monitoring and the terms and provisions of Planned Development District No. 23 (Payne & Dolan).

Motion by Commissioner Fowler, seconded by Commissioner Haley, to suspend regular business to allow Alderman Wilhelm to speak. All voted 'aye', motion carried.

Commissioner Fowler made a motion to return to regular order of business. Seconded by Alderman Schmidt. All voted 'aye', motion carried.

Motion by Commissioner Fowler to suspend regular business to allow Alderman Wilhelm to speak. Seconded by Alderman Schmidt. All voted 'aye', motion carried.

Alderman Schmidt moved, seconded by Commissioner Knueppel, to return to regular order of business. All voted 'aye', motion carried.

Motion by Alderman Schmidt to recommend that the Planning Manager and City Attorney put together a timetable and address the letter from the DNR. Seconded by Commissioner Knueppel.

Commissioner Fowler moved to call the question. Seconded by Commissioner Haley. All voted 'aye', motion carried.

All voted 'aye', motion carried to recommend that the Planning Manager and City Attorney put together a timetable and address the letter from the DNR.

City of Franklin Complete Streets and Connectivity Committee Status Report on Ongoing, Recent and Current Committee Actions, Considerations and Topics

- D. Commissioner Fowler reported no new information was forthcoming at this time regarding the status and activities of the Complete Streets and Connectivity Committee.

Mayor Taylor informed the Plan Commission of a recent meeting with representatives from Milwaukee County Parks, Hunger Task Force, and Croatian Park regarding connecting the Oak Leaf Trail to the Hunger Task Force, House of Correction, Croatian Park and Little League facilities. No action was needed regarding City of Franklin Complete Streets and Connectivity Committee ongoing, recent and current committee actions, considerations and topics.

ADJOURNMENT

- IV. Commissioner Ritter moved and Commissioner Knueppel seconded to adjourn the Plan Commission meeting at 11:15 p.m. All voted 'aye'; motion carried.