

**City of Franklin
Plan Commission Meeting
March 17, 2016
Minutes**

Approved
April 7, 2016

Call to Order and Roll Call

- A. Alderman Mark Dandrea called the March 17, 2016 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 City Engineer Glen Morrow, and Commissioners Kevin Haley, Scott Thinner and Patricia Hogan. Excused were Commissioner David Fowler and Mayor Steve Olson. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl, Director of Economic Development Aaron Hertzberg, City Attorney Jesse Wesolowski, and Aldermen Dan Mayer and Doug Schmidt.

Approval of Minutes

Regular Meeting of February 4, 2016.

B.

1. Commissioner Hogan moved and Commissioner Haley seconded approval of the February 4, 2016 minutes of the regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Public Hearing Business Matters

DAVID DRAGER AND RHONDA DRAGER SINGLE-FAMILY RESIDENCE CONSTRUCTION

Natural Resource Features Special Exception and Certified Survey Map applications by David Drager and Rhonda Drager to permit removal of approximately 0.03 acres (1,307 square feet) of mature woodland grove (removal of 6 trees within a mature grove of 16 trees) and for division of an existing lot containing a residential building into 2 lots, to allow for construction of a single-family residence upon property located at 2925 West Acre Avenue, zoned R-3 Suburban/Estate Single-Family Residence District (Tax Key No. 832-9962-000).

C

1. Planning Manager Joel Dietl presented the request by David and Rhonda Drager for Natural Resource Features Special Exception and Certified Survey Map applications to permit removal of approximately 0.03 acres (1,307 square feet) of mature woodland grove (removal of 6 trees within a mature grove of 16 trees) and for division of an existing lot containing a residential building into 2 lots, to allow for construction of a single-family residence.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:05 p.m. and closed at 7:11 p.m.

City Engineer Morrow moved to recommend approval of the David Drager and Rhonda Drager Natural Resource Features Special Exception pursuant to the standards, findings and decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations. Seconded by Commissioner Thinner. On voice vote, all voted 'aye'. Motion carried (4-0-0).

City Engineer Morrow moved to recommend approval of a resolution conditionally approving a 2 lot certified survey map, being that part of the southeast 1/4 of Section 13, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin. Seconded by Commissioner Thinnes. On voice vote, all voted 'aye'. Motion carried (4-0-0).

PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX) PROPOSED BASEBALL COMMONS (A SPORTS ANCHORED MIXED-USE DEVELOPMENT).

Planned Development District Amendment and Comprehensive Master Plan Amendment applications by Mike Zimmerman and Greg Marso, Zim-Mar Properties, LLC and John Dargle, Jr., Director, Milwaukee County, Department of Parks, to revise the District and to expand the District to encompass certain adjacent area lands to create the “Ballpark Commons” sports anchored Mixed-Use development, which proposed development also includes commercial, retail and residential uses, for the properties located at 7900 West Crystal Ridge Drive, and along West Rawson Avenue and West Loomis Road and West Old Loomis Road, including, but not limited to 8220, 8240, 8316 and 8490 West Old Loomis Road (not all of the properties subject to the applications currently have an address).

2. Planning Manager Joel Dietl presented the request by The Rock Sports Complex for Planned Development District Amendment and Comprehensive Master Plan Amendment applications by Mike Zimmerman and Greg Marso, Zim-Mar Properties, LLC and John Dargle, Jr., Director, Milwaukee County, Department of Parks, to revise the District and to expand the District to encompass certain adjacent area lands to create the “Ballpark Commons” sports anchored Mixed-Use development, which proposed development also includes commercial, retail and residential uses, for the properties located at 7900 West Crystal Ridge Drive, and along West Rawson Avenue and West Loomis Road and West Old Loomis Road, including, but not limited to 8220, 8240, 8316 and 8490 West Old Loomis Road.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:54 p.m. and closed at 10:02 p.m.

Alderman Dandrea called a recess at 8:43 p.m. The meeting reconvened at 8:56 p.m.

Commissioner Thinnes moved to table the applications to the next regularly scheduled meeting. Motion failed due to a lack of a second.

Commissioner Haley moved 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 use designations for properties located at approximately 7900 West Crystal Ridge Drive and along West Rawson Avenue and West Loomis Road and West Old Loomis Road, including, but not limited to 8220, 8240, 8316 and 8490 West Old Loomis Road, from Residential use

and Transportation use to Mixed Use (lands south of Rawson Avenue), and to reclassify certain existing road right of ways from Transportation use to Mixed Use north of Rawson Avenue with regard to the proposed Ballpark Commons sports anchored mixed use development, pursuant to Wis.stat. §66.1001(4)(b). Seconded by Commissioner Hogan. On voice vote, 4 voted 'aye' and 1 voted 'nay'. Motion carried (4-1-0).

Commissioner Haley moved to recommend approval of an ordinance to amend Section 15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex) to revise the district and to expand the district to encompass certain adjacent area lands to create the "Ballpark Commons" sports anchored mixed use development. Seconded by Commissioner Hogan.

Commissioner Haley moved to amend the motion to include as conditions of approval staff's suggestions requiring that recommendations from the sound and lighting studies that apply to existing facilities or events be implemented within one year. Seconded by Commissioner Hogan. On voice vote, 4 voted 'aye' and 1 voted 'nay'. Motion amended (4-1-0).

On the main motion, moved by Commissioner Haley and Seconded by Commissioner Hogan, to recommend approval of an ordinance to amend Section 15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex) to revise the district and to expand the district to encompass certain adjacent area lands to create the "Ballpark Commons" sports anchored mixed use development. On voice vote, 4 voted 'aye' and 1 voted 'nay'. Motion carried (4-1-0).

Business Matters
PLANNED DEVELOPMENT
DISTRICT NO. 13 (WAL-
MART/SAM'S WHOLESALE
CLUB) AND HOBBY LOBBY LAND
DIVISION

- D.**
1. Planning Manager Dietl presented the request to amend Planned Development District No. 13 related to the proposed Condominium Plat and Certified Survey Map.

Commissioner Haley made a motion determining the proposed amendment to be a minor amendment. Seconded by Hogan. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Hogan moved to recommend approval of an ordinance to amend Section 15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) to allow for zero foot interior property lines setbacks for building and parking lot setbacks, with a revision to the draft ordinance that the requirement for the cross-access easement to be obtained be replaced with a provision that cross-access must be maintained between and among the properties within PDD No. 13. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Hogan moved to recommend approval of a resolution conditionally approving a 2 lot Certified Survey Map, being Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Hogan moved to recommend approval of a resolution conditionally approving a Condominium Plat for 6803 Condominiums at 6803, 6805 and 6807 South 27th Street. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Planning Manager Dietl explained that the Land Division Variance Application was no longer required as the land division was revised to provide additional lot width to the proposed Lot 1.

Adjournment

- E. Commissioner Hogan moved and Commissioner Thinnes seconded to adjourn the Plan Commission meeting of March 17, 2016 at 10:52 p.m. All voted 'aye'. Motion carried (4-0-0).