

**City of Franklin
Plan Commission Meeting
November 8, 2018
Minutes**

Approved
December 6, 2018

A. Call to Order and Roll Call

Mayor Steve Olsen called the November 8, 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, City Engineer Glen Morrow and Alderman Mark Dandrea. Excused was Commissioner David Fowler. Also present were, Planning Manager Joel Dietl and City Attorney Jesse Wesolowski .

B. Approval of Minutes

1. Regular Meeting of October 18, 2018.

Commissioner Haley moved and Commissioner Burckhardt seconded approval of the October 18, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. HOPPE WOODWORKS, INC. DETACHED STORAGE BUILDING/GARAGE CONSTRUCTION. Special Use Amendment application by John L. Hoppe, President of Hoppe Woodworks, Inc., to allow for construction of an approximately 1,100 square foot detached storage building/garage on the southeast corner of the existing paved parking lot for storage of items similar to those in the existing building, to park company vehicles and to eliminate the need for outside storage (approximately 300 square feet of the existing asphalt parking lot will be removed and replaced with greenspace), upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 2791 West Southland Drive; Tax Key No. 855-9973-002.

Planning Manager Joel Dietl presented the request by John L. Hoppe, President of Hoppe Woodworks, Inc., to allow for construction of an approximately 1,100 square foot detached storage building/garage on the southeast corner of the existing paved parking lot for storage of items similar to those in the existing building, to park company vehicles and to eliminate the need for outside storage (approximately 300 square feet of the existing asphalt parking lot will be removed and replaced with greenspace), upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 2791 West Southland Drive; Tax Key No. 855-9973-002.

The official Notice of Public Hearing was read in to the record Planning Manager Dietl and the Public Hearing was opened at 7:05 pm and closed at 7:10 pm.

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of a Resolution to amend Resolution No. 97-4563 imposing conditions and restrictions for the approval of a special use for Hoppe Woodworks, Inc. located at 2791 West Southland Drive to allow for construction of an approximately 1,100 square foot detached storage building/garage and removal of approximately 300 square feet of the existing asphalt parking

lot which will be replaced with greenspace. On voice vote all voted ‘aye’. Motion carried (5-0-1).

D. Business Matters

1. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) BASEBALL STADIUM CONSTRUCTION (PHASE 3). Site Plan Amendment application by BPC County Land, LLC and BPC Master Developer, LLC, applicants and property owners, for construction of the Phase 3 portion of the proposed baseball stadium, consisting of most of the vertical building elements, including the following: bathrooms, locker rooms, press box, concession stands, merchandise containers, a beer garden, front entry gate, covered VIP areas, a silo, storage containers and structures for signage (additional building elements to be submitted in the near future, including game booths, VIP bars, corporate barn, etc.), upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District, located at approximately 7035 South Ballpark Drive. [SUBJECT MATTER CONTINUED FROM THE SEPTEMBER 20, 2018 MEETING]

Planning Manager Joel Dietl presented the request by BPC County Land, LLC and BPC Master Developer, LLC, applicants and property owners, for construction of the Phase 3 portion of the proposed baseball stadium, consisting of most of the vertical building elements, including the following: bathrooms, locker rooms, press box, concession stands, merchandise containers, a beer garden, front entry gate, covered VIP areas, a silo, storage containers and structures for signage (additional building elements to be submitted in the near future, including game booths, VIP bars, corporate barn, etc.), upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District, located at approximately 7035 South Ballpark Drive.

1. Alderman Dandrea moved and Commissioner Hogan seconded a motion to delete condition No. 19 of the Site Plan Resolution. On voice vote all voted ‘aye’. Motion carried (5-0-1).
2. Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to delete condition No. 21 of the Site Plan Resolution. On voice vote all voted ‘aye’. Motion carried (5-0-1).
3. Commissioner Hogan moved and Commissioner Haley seconded a motion to revise condition No. 24 of the Site Plan Resolution to incorporate the language presented by the City Attorney and to change “Building Permit” to “Occupancy Permit”. On voice vote all voted ‘aye’. Motion carried (5-0-1).
4. Commissioner Hogan moved and Commissioner Haley seconded a motion to approve a Resolution amending the Site Plan for property located at approximately 7035 South Ballpark Drive to allow for construction of the phase 3 portion of the proposed Ballpark Commons baseball stadium with the changes as discussed by the Plan Commission. On voice vote all voted ‘aye’. Motion carried (5-0-1).

E. Adjournment

Commissioner Hogan moved and Alderman Dandrea seconded to adjourn the Plan Commission meeting of November 8, 2018 at 7:45 p.m. All voted ‘aye’; motion carried. (5-0-1).