

**City of Franklin
Plan Commission Meeting
September 20, 2018
Minutes**

Approved
October 4, 2018

A. Call to Order and Roll Call

Mayor Steve Olson called the September 20, 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 and Patricia Hogan, City Engineer Glen Morrow and Alderman Mark Dandrea. Excused were Commissioner Kevin Haley and David Fowler. Also present were Economic Development Director Calli Berg, Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of September 6, 2018.

Alderman Dandrea moved and Commissioner Burckhardt seconded approval of the September 6, 2018 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. **PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 6, CITY OF FRANKLIN, WISCONSIN (THE “DISTRICT”).**

A. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 6 (See the Public Hearing Notice which was published on September 5, 2018 & September 12, 2018).

B. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of Franklin, Wisconsin”.

Economic Development Director Calli Berg presented the request by the City of Franklin for **A.** Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 6 (See the Public Hearing Notice which was published on September 5, 2018 & September 12, 2018). **B.** Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of Franklin, Wisconsin.”

The Official Notice of Public Hearing was read in to the record by Economic Development Director Calli Berg and the Public Hearing was opened at 7:01 p.m. and closed at 7:15 p.m.

A.
No motion necessary.

B.
City Engineer Morrow moved and Commissioner Burckhardt seconded a motion to adopt “A Resolution designating proposed boundaries and approving a project

plan for Tax Incremental District No. 6, City of Franklin, Wisconsin.” On voice vote all voted ‘aye’. Motion carried (4-0-2).

D. Business Matters

1. FRIENDS OF WEHR NATURE CENTER DRIVEWAY REPLACEMENT AND BUILDING ADDITIONS. Site Plan Amendment application by Debra E. McRae, Director of Friends of Wehr Nature Center, Incorporated, applicant, to remove and replace an existing driveway and construct a 570 square foot office addition and a 320 square foot lobby and vestibule addition to the existing Wehr Nature Center building, property located at 9701 West College Avenue, zoned P-1 Park District and FW Floodway District

Planning Manager Joel Dietl presented the request by Debra E. McRae, Director of Friends of Wehr Nature Center, Incorporated, applicant, to remove and replace an existing driveway and construct a 570 square foot office addition and a 320 square foot lobby and vestibule addition to the existing Wehr Nature Center building, property located at 9701 West College Avenue, zoned P-1 Park District and FW Floodway District

City Engineer Morrow moved and Commissioner Burckhardt seconded a motion to approve a Resolution amending the Site Plan for property located at 9701 West College Avenue to allow for replacement of an existing driveway, an office addition and a lobby and vestibule addition to the existing Wehr Nature Center building (Tax Key No. 706 9999 000) with an amendment that the wetlands be delineated by a wetland delineator. On voice vote all voted ‘aye’. Motion carried (4-0-2).

2. 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

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 7005 South Ballpark Drive.

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to table action on the subject matter. On roll call vote, Commissioner Hogan, Commissioner Burckhardt, City Engineer Morrow, and Mayor Olson voted ‘aye’, and Alderman Dandrea voted ‘no’. Motion carried (4-1-2).

Complex/Ballpark Commons) and FW Floodway District, located at approximately 7005 South Ballpark Drive.

E. Adjournment

Commissioner Hogan moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of September 20, 2018 at 8:23 p.m. All voted ‘aye’; motion carried. (4-0-2).