

**City of Franklin
Plan Commission Meeting
July 23, 2020
Minutes**

Approved
August 6, 2020

A. Call to Order and Roll Call

Mayor Steve Olson called the July 23, 2020 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 Mayor Steve Olson, Commissioners Patrick Leon, Adam Burchardt and Patricia Hogan, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Kevin Haley. Also present were Planning Manager Heath Eddy, Associate Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski.

B. Approval of Minutes

- 1. Regular Meeting of July 9, 2020.

Alderman Dandrea moved and Commissioner Leon seconded approval of the July 9, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

- 1. **MATTHEW P. SCHAEFER SINGLE-FAMILY RESIDENCE ATTACHED GARAGE DEMOLITION AND CONSTRUCTION OF A LARGER ATTACHED GARAGE [recommendation to Board of Zoning and Building Appeals].** Application by Matthew P. Schaefer (Matthew P. Schaefer and Angela E. Schaefer, property owners) for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 17% (2,513 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (2,279 square feet), for property located at 10525 West Allwood Drive (Lot 157 of Mission Hills South Addition No. 1 Subdivision), for demolition of an existing single-family residence attached garage and construction of a larger attached garage (which will increase lot coverage by approximately

Planning Manager Heath Eddy presented the request by Matthew P. Schaefer (Matthew P. Schaefer and Angela E. Schaefer, property owners) for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 17% (2,513 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (2,279 square feet), for property located at 10525 West Allwood Drive (Lot 157 of Mission Hills South Addition No. 1 Subdivision), for demolition of an existing single-family residence attached garage and construction of a larger attached garage (which will increase lot coverage by approximately 2%), property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0160-000.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:05 p.m. and closed at 7:06 p.m.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 17% (2,513 square feet) [application requests an Area Exception from Table 15-3.0203 of the

2%), property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0160-000.

2. MEGA MEDIA XCHANGE USED MERCHANDISE STORE USE. Special Use application by Robert A. Settecase, owner of MMX3 LLC (Mega Media Xchange), to operate a Mega Media Xchange store that buys and sells movies, video games and electronics, with the addition of a gaming lounge to this Franklin location, in which customers will rent gaming computers and systems in an interactive environment serving food and non-alcoholic beverages, with hours of operation as follows: Monday through Saturday from 10:00 a.m. to 9:00 p.m. and Sunday from 11:00 a.m. to 7:00 p.m., upon property zoned B-3 Community Business District, located at 6544 South Lovers Lane Road (Garden Plaza Shopping Center); Tax Key No. 705-8997-004.

3. WISCONSIN COMMERCIAL 2015, LLC PROPERTY DIVISION/SALE AND PURCHASE RESULTING IN A SHARED TRUCK COURT. Planned Development District Amendment and Certified Survey Map applications by John J. Malloy, managing member of Wisconsin Commercial 2015, LLC, to allow the Community Development Authority to waive driveway setbacks from interior lot lines of a property

Unified Development Ordinance, to exceed the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (2,279 square feet), for demolition of an existing single-family residence attached garage and construction of a larger attached garage (which will increase lot coverage by approximately 2%)], for property located at 10525 West Allwood Drive (lot 157 of Mission Hills South Addition No. 1 subdivision). On voice vote, all voted 'aye'. Motion carried (5-0-1).

Planning Manager Heath Eddy presented the request by Robert A. Settecase, owner of MMX3 LLC (Mega Media Xchange), to operate a Mega Media Xchange store that buys and sells movies, video games and electronics, with the addition of a gaming lounge to this Franklin location, in which customers will rent gaming computers and systems in an interactive environment serving food and non-alcoholic beverages, with hours of operation as follows: Monday through Saturday from 10:00 a.m. to 9:00 p.m. and Sunday from 11:00 a.m. to 7:00 p.m., upon property zoned B-3 Community Business District, located at 6544 South Lovers Lane Road (Garden Plaza Shopping Center); Tax Key No. 705-8997-004.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:11 p.m. and closed at 7:12 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 to operate a Mega Media Xchange store, with the addition of a gaming lounge, located at 6544 South Lovers Lane Road (Garden Plaza Shopping Center). On voice vote, all voted 'aye'. Motion carried (5-0-1).

Planning Manager Heath Eddy presented the request by John J. Malloy, managing member of Wisconsin Commercial 2015, LLC, to allow the Community Development Authority to waive driveway setbacks from interior lot lines of a property zoned Planned Development District No. 18 when abutting another newly created by certified survey map property zoned Planned Development District No. 18 and the properties share an existing driveway [proposed Certified Survey Map application to subdivide the property at 9750 South Oakwood Park Drive into two separate lots], properties located at 9720 South Oakwood Park Drive (north building) and 9750 South

zoned Planned Development District No. 18 when abutting another newly created by certified survey map property zoned Planned Development District No. 18 and the properties share an existing driveway [proposed Certified Survey Map application to subdivide the property at 9750 South Oakwood Park Drive into two separate lots], properties located at 9720 South Oakwood Park Drive (north building) and 9750 South Oakwood Park Drive (south building), zoned Planned Development District No. 18 (Franklin Business Park); Tax Key Number 900-0010-005.

Oakwood Park Drive (south building), zoned Planned Development District No. 18 (Franklin Business Park); Tax Key Number 900-0010-005.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:16 p.m. and closed at 7:17 p.m.

**PLANNED DEVELOPMENT DISTRICT
ORDINANCE AMENDMENT**

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend §15-3.0423 of the Unified Development Ordinance Planned Development District No. 18 (Franklin Business Park) to amend Section 13.(10) of Ordinance No. 93-1279, i.e., §15-3.0423(10), to allow the Community Development Authority to waive driveway setbacks from interior lot lines of a property zoned Planned Development District No. 18 when abutting a newly created by Certified Survey Map property zoned Planned Development District No. 18 and the properties share an existing driveway (at 9750 South Oakwood Park Drive). On voice vote, all voted 'aye'. Motion carried (5-0-1).

2 LOT CERTIFIED SURVEY MAP

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a 2 Lot Certified Survey Map, being parcel 3 of Certified Survey Map No. 6566, recorded September 29, 1998, as document No. 7607434, in the NE 1/4 and SE 1/4 of the NE 1/4 of Section 26, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin (9750 South Oakwood Park Drive). On voice vote, all voted 'aye'. Motion carried (5-0-1).

D. Business Matters

- 1. None.

E. Adjournment

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of July 23, 2020 at 7:20 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).