

**City of Franklin
Plan Commission Meeting
January 7, 2021
Minutes**

Approved
February 4, 2021

A. Call to Order and Roll Call

Mayor Steve Olson called the January 7, 2021, 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, Patricia Hogan and Adam Burckhardt and Alderman Mark Dandrea. Excused was City Engineer Glen Morrow. Also present were Planning Manager Heath Eddy and Associate Planner Marion Ecks. Commissioner Kevin Haley participated remotely.

B. Approval of Minutes

1. Regular Meeting of December 17, 2020

Commissioner Leon moved and Commissioner Hogan seconded approval of the December 17, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. **BIGGBY COFFEE FRANCHISE WITH A DRIVE THROUGH.** Special Use and Site Plan Amendment applications by Cream City Ventures, LLC, to operate a Biggby Coffee franchise with a drive through (a new drive-thru window is proposed on the southern façade of the existing building) [eating places with a drive through require Special Use approval] at 7700 South Lovers Lane Road (unit 100, a vacant space), and a Site Plan Amendment to allow for site improvements, including a new menu board, order confirmation speaker, pavement markings and an order pick-up window (the site was originally designed with a drive lane), property zoned CC City Civic Center District; Tax Key No. 794-9999-006.

Associate Planner Marion Ecks presented the request by Cream City Ventures, LLC, to operate a Biggby Coffee franchise with a drive through (a new drive-thru window is proposed on the southern façade of the existing building) [eating places with a drive through require Special Use approval] at 7700 South Lovers Lane Road (unit 100, a vacant space), and a Site Plan Amendment to allow for site improvements, including a new menu board, order confirmation speaker, pavement markings and an order pick-up window (the site was originally designed with a drive lane), property zoned CC City Civic Center District; Tax Key No. 794-9999-006

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:05 p.m. and closed at 7:05 p.m.

Special Use

Commissioner Leon moved and Commissioner Burckhardt seconded a motion a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to operate a Biggby Coffee franchise with a drive-up window out of an existing vacant space (unit 100) within a multi-tenant building located at 7700 South Lovers Lane Road. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Site Plan

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve a Resolution amending the Site Plan for property located at 7700 South Lovers Lane Road (unit 100) to allow for site improvements to accommodate the operation of a Biggby Coffee franchise (Tax key No. 794-9999-006). On voice vote, all voted 'aye'. Motion carried (5-0-1).

D. Business Matters**1. THE LEARNING EXPERIENCE DAYCARE FACILITY SIGNAGE.**

Master Sign Program application by Gary Wendt, Bradford Franklin II LLC, Franklin-Wyndham, LLC, property owner, to allow for the removal of the property from the Master Sign Program, which will then allow for and permit the following: [the changes apply only to the proposed The Learning Experience development on Outlot 4 of the Shoppes at Wyndham Village development]: allowance for a larger wall sign, allowance for a channel sign as follows: manufactured by an alternate vendor; with multi-colored channel lettering; with color variation of more than one color in the logo portion of the sign; with aluminum backs and returns and mounting directly to the façade rather than to a raceway, and to allow for black, non-illuminated acrylic wall sign text and multicolor, non-illuminated painted plywood and acrylic signage on three sides of the entryway columns (44 square foot building wall sign/tenant identification sign; 16 square foot column-mounted colored blocks; 32 square foot monument sign) [applicants received approval for a Special Use and Site Plan for the property on December 3, 2019 and as a condition of the approvals, requirement to request amendment of the Master Sign Program to allow for multicolor signage and to allow for a different vendor for sign production], for property zoned CC City Civic Center District, located at 9651 West Drexel Avenue (The Shoppes at

Associate Planner Marion Ecks presented the request by Gary Wendt, Bradford Franklin II LLC, Franklin-Wyndham, LLC, property owner, to allow for the removal of the property from the Master Sign Program, which will then allow for and permit the following: [the changes apply only to the proposed The Learning Experience development on Outlot 4 of the Shoppes at Wyndham Village development]: allowance for a larger wall sign, allowance for a channel sign as follows: manufactured by an alternate vendor; with multi-colored channel lettering; with color variation of more than one color in the logo portion of the sign; with aluminum backs and returns and mounting directly to the façade rather than to a raceway, and to allow for black, non-illuminated acrylic wall sign text and multicolor, non-illuminated painted plywood and acrylic signage on three sides of the entryway columns (44 square foot building wall sign/tenant identification sign; 16 square foot column-mounted colored blocks; 32 square foot monument sign) [applicants received approval for a Special Use and Site Plan for the property on December 3, 2019 and as a condition of the approvals, requirement to request amendment of the Master Sign Program to allow for multicolor signage and to allow for a different vendor for sign production], for property zoned CC City Civic Center District, located at 9651 West Drexel Avenue (The Shoppes at Wyndham Village); Tax Key No. 794-9999-009.

Commissioner Leon moved and Commissioner Hogan seconded a motion to approve a Resolution approving an amendment to the Master Sign Program for the Shoppes at Wyndham Village commercial retail center to allow for The Learning Experience daycare signage (9651 West Drexel Avenue). On voice vote, all voted 'aye'. Motion carried (5-0-1).

Wyndham Village); Tax Key No. 794-9999-009.

2. OAKES ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION LAND COMBINATION AND STORMWATER EASEMENT

RELOCATION. Land Combination and Affidavit of Correction applications by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, to merge lots 10 and 11 in Oakes Estates Subdivision and to relocate a 20' stormwater drainage easement between these lots, to the north line of Lot 10, along West Warwick Way, to create a larger building pad (for future construction of a residence) without the stormwater drainage easement running through the middle of the pad, properties located at 7460 South Cambridge Drive, 8881 West Warwick Way and 7486 South Cambridge Drive, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key Nos. 754-0080-000 and 754-0081-000.

Associate Planner Marion Ecks presented the request by Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, to merge lots 10 and 11 in Oakes Estates Subdivision and to relocate a 20' stormwater drainage easement between these lots, to the north line of Lot 10, along West Warwick Way, to create a larger building pad (for future construction of a residence) without the stormwater drainage easement running through the middle of the pad, properties located at 7460 South Cambridge Drive, 8881 West Warwick Way and 7486 South Cambridge Drive, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key Nos. 754-0080-000 and 754-0081-000.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination and an Affidavit of Correction to relocate a 20' storm water drainage easement for Tax Key Nos. 754-0080-000 and 754-0081-000 (7460 South Cambridge Drive, 8881 West Warwick Way and 7486 South Cambridge Drive (lots 10 and 11 of the Oakes Estates Subdivision)). On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Hogan moved and Alderman Dandrea seconded a motion to adjourn the Plan Commission meeting of January 7, 2021 at 7:56 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).