



FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA *Revised
Thursday, June 5, 2025 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

Approval of the regular meeting of May 22, 2025.

C. Public Hearing Business Matters. None.

D. Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

E. Business Matters

1. **Franklin Lacrosse Club Food Truck Event, Temporary Use.** Request for retroactive approval of a Temporary Use Permit for a food truck operation on April 26, 2025 and May 3, 2025, upon property located at 8222 S 51st Street.
2. **Superior Fence, Temporary Use.** Request for approval to allow for the installation of a fence within the 30-foot Private Planting Screen Plat Restriction upon Lot 74 of the Willow Pointe Estates Addition No. 4 Subdivision, on property located at 8820 W Whispering Oaks Court.
3. *** O'Reilly Auto Parts, Site Plan.** Request to allow for an automotive supply store upon property located at 7251 S 27th Street. The applicant is requesting the following waivers from the South 27th Street Design Overlay District:
 1. 15-3.0352A. Parking required and Location Regulated.
 2. 15-3.0353C.4. Landscape and Site Design General Standard.
 3. 15-3.0353F.1. Landscape and Site Design General Standard.
 4. 15-3.055B.7.a Windows.
 5. 15-3.0355.7.b.iv Ground Floor Window Standards.
 6. 15-3.0355.7.b.v Ground Floor Window Standards.
 7. 15-3.0355.7.b.vi Ground Floor Window Standards.
 8. 15-3.0355B.8.d. Pedestrian Accessibility.
 9. 15-5.0354C.1. Landscaping Requirements for Off-Street Parking Areas.
 10. 15-5.0354C.2. Landscaping Requirements for Off-Street Parking Areas.

F. Adjournment

The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which

they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at 414- 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: June 19, 2025.

City of Franklin
Plan Commission Meeting
May 22, 2025
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the May 22, 2025 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, Alderman Nabil Salous and Commissioner Kevin Haley. Excused were Commissioners Rebecca Specht, Michael Shawgo and Patrick Leon. Also present were City Attorney Jesse Wesolowski, Associate Planner Luke Hamill and Planning Manager Regulo Martinez-Montilva.

B. Approval of Minutes – Regular Meeting of May 8, 2025.

Commissioner Haley moved and Alderman Salous seconded a motion to approve the May 8, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-3).

C. Public Hearing Business Matters

- 1. Safari Homes, Special Use Time Extension.** Request to extend for one (1) year Resolution No. 2024-8153, imposing conditions and restrictions for the approval of a special use for Lake Grove Place, a multi-family development upon property located at 3709 W College Avenue.

Planning Manager Martinez-Montilva presented the Special Use Time Extension request.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:04 pm and closed at 6:22 pm.

Alderman Salous moved and Alderwoman Day seconded a motion to recommend approval of a resolution to extend for one (1) year Resolution No. 2024-8153, a resolution imposing conditions and restrictions for the approval of a special use for Lake Grove Place, a multi-family development with 38 dwelling units upon property located at approximately 3709 W College Avenue. On voice vote, all voted ‘aye’; motion carried (4-0-3).

- 2. Tsunami Car Wash, Special Use Amendment.** Request to amend Resolution No. 2024-8222 imposing conditions and restrictions for the approval of a special use for Tsunami Express Car Wash, a carwash facility upon property located at 6449 S Whitnall Edge Road

Planning Manager Martinez-Montilva presented the Special Use Amendment request. Applicant Miranda Seals was present.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:33 pm and closed at 6:37 pm.

Alderman Salous moved and Commissioner Haley seconded a motion to recommend approval of a resolution to amend Resolution No. 2024-8222 imposing conditions and restrictions for the approval of a special use for Tsunami Express Car Wash, a carwash facility located at 6449 S. Whitnall Edge Road. On voice vote, all voted ‘aye’; motion carried (4-0-3).

- 3. O'Reilly Auto Parts, Special Use (Public Hearing) and Site Plan.** Request to allow for an automotive supply store upon property located at 7251 S 27th Street. The applicant is requesting the following waivers from the South 27th Street Design Overlay District:

1. 15-3.0352A. Parking required and Location Regulated.
2. 15-3.0353C.4. Landscape and Site Design General Standard.
3. 15-3.0353F.1. Landscape and Site Design General Standard.
4. 15-3.055B.7.a Windows.
5. 15-3.0355.7.b.iv Ground Floor Window Standards.
6. 15-3.0355.7.b.v Ground Floor Window Standards.
7. 15-3.0355.7.b.vi Ground Floor Window Standards.
8. 15-3.0355B.8.d. Pedestrian Accessibility.
9. 15-5.0354C.1. Landscaping Requirements for Off-Street Parking Areas.
10. 15-5.0354C.2. Landscaping Requirements for Off-Street Parking Areas.

Associate Planner Hamill presented the Special Use request. Applicants Caleb Freeland and Thom Lundberg participated remotely.

The Official Notice of Public Hearing was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:53 pm and closed at 6:57 pm.

Special Use

Commissioner Haley moved and Alderman Salous seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for an auto supply store upon property located at 7251 South 27th Street. On voice vote, all voted 'aye'; motion carried (4-0-3).

Site Plan

Tabled to the June 5, 2025 Plan Commission meeting.

- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 7:07 p.m. and closed at 7:08 p.m.

E. Business Matters

- 1. Badger Mobile Home Park, Site Plan Amendment.** Request to allow for the installation of fencing along the front yard of the property abutting South 27th Street, 6405 S 27th Street

Associate Planner Hamill presented the Site Plan request.

Alderman Salous moved and Alderwoman Day seconded a motion to adopt a resolution approving a Site Plan Amendment for fence within the front yard of a property zoned R-8 Multiple-Family Residence District upon property located at 6405 S 27th Street (Badger MHP LLC (WI), Applicant and Property Owner). Alderman Salous moved and Alderwoman Day seconded to amend the motion to require a flat top fence style as condition of approval. On voice vote, all voted 'aye'; motion carried (4-0-3).

2. **Rosen Automotive, Temporary Use.** Request to allow for a tent auto sale from June 18 through June 21 upon property located at 7016 S Ballpark Drive

Planning Manager Martinez-Montilva presented the Temporary Use request.

Alderman Salous moved and Alderwoman Day seconded a motion to adopt a resolution imposing conditions and restrictions for the approval of a temporary use for Rosen Automotive tent sale upon property located at 7016 S. Ballpark Drive On voice vote, all voted 'aye'; motion carried (4-0-3).

3. **Crystal Ridge Ski Area (Yurt), Site Plan Amendment.** Request to allow for a permanent yurt east of the rental building to allow for additional indoor seating upon property located at 7011 S Ballpark Drive.

Planning Manager Martinez-Montilva presented the Temporary Use request.

Alderwoman Day moved and Alderman Salous seconded a motion to adopt a resolution amending site plan to allow for a permanent yurt at 7011 South Ballpark Drive. On voice vote, all voted 'aye'; motion carried (4-0-3).

4. **Crystal Ridge Ski Area (Ski Patrol Building), Site Plan Amendment.** Request to allow for a ski patrol building to replace the current container that houses the ski patrol located west of the ski lodge upon property located at 7011 S Ballpark Drive

Planning Manager Martinez-Montilva presented the Temporary Use request.

Commissioner Haley moved and Alderman Salous seconded a motion to adopt a resolution amending site plan to allow for a ski patrol building at 7011 South Ballpark Drive. On voice vote, all voted 'aye'; motion carried (4-0-3).

5. **Franklin High School, Concept Review.** Request for preliminary review and feedback for a proposed building expansion and site improvements at the Franklin High School located at 8222 South 51st Street.

Applicant Andrew Chromy presented the Concept Review application request.

No action taken.

6. **Monticello Duplex Condominiums, Concept Review.** Request for preliminary review and feedback for a proposed 24-unit condominium development upon property located at 12245 West Forest Home Avenue

Applicant P.J. Burbach presented the Concept Review application request.

No action taken.

F. Adjournment

Commissioner Haley moved and Mayor Nelson seconded to adjourn the meeting at 7:43 pm. On voice vote, all voted 'aye'; motion carried (4-0-3).



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Item E.1.

Meeting of June 5, 2025

Temporary Use

RECOMMENDATION: Department of City Development staff recommends approval of this Temporary Use for April 26 & May 3, 2025.

Project Name:	Franklin Lacrosse Club Food Truck Events
Project Address:	8222 S 51 st Street
Applicant:	Franklin Lacrosse Club
Property Owner:	Franklin School District
Current Zoning:	I-1 Institutional
2025 Comprehensive Plan:	Institutional
Planner:	Luke Hamill, Associate Planner

Introduction:

Temporary Use application to retroactively allow for food truck operation in the Franklin High School parking lot at 8222 S 51st Street. The proposed food truck operation is for two events on April 26 and May 3rd, 2025, with food service from 9:00 am to 4:00 pm and food truck parking from 8:00 am to 5:00 pm.

This temporary use permit requires Plan Commission approval because the requested period of operation is located in the I-1 Institutional District, which does not allow staff approvals for commercial outdoor sales.

It is worth noting that City Development staff conditionally approved this Temporary Use application on April 9th (attached) and April 25th, limited to April 26 and May 3rd, to allow for food truck operation while awaiting for Plan Commission review and approval.

Analysis

City Development staff reviewed this application for compliance with the Unified Development Ordinance (UDO) Section 15-3.0804.B “Temporary Miscellaneous Outdoor Sales”:

- 1. Location. No display, sales or parking is permitted in any street right-of-way, except such parking on-street as is regularly permitted. In addition, no display, sales or parking shall obstruct pedestrian or vehicular traffic. All display areas or temporary structures shall comply with the minimum required yard setbacks for the zoning district for the property upon which the temporary miscellaneous outdoor sale occurs.*
 - City Development staff has no concerns with the proposed location.
- 2. Parking. All parking shall be on-site, except such on-street parking as is regularly permitted. The applicant must demonstrate that there will be adequate parking for the*

existing uses as well as the proposed temporary miscellaneous outdoor sale.

- All parking must be within the property.
3. *Trash and Debris. The applicant must demonstrate and provide adequate facilities to dispose of all trash or other waste generated by the temporary miscellaneous outdoor sale.*
 - City Development staff recommends that the operator must provide at least one (1) trash receptacle for customers.
 4. *Signage. All signage shall be in accordance with the sign regulations set forth in this Ordinance.*
 - As this event will have different food trucks, Advertising of products/services that are not incidental to the food truck use are prohibited per Municipal Code Section 210-10 “Signs on vehicles”.
 5. *Temporary Outdoor Structures. All proposed temporary outdoor structures (tents, canopies) are subject to review and approval of the Fire Inspector and the Building Inspector.*
 - This standard does not apply as no tents/canopies are proposed.
 6. *Temporary Miscellaneous Outdoor Sales Shall be Limited to 14 Consecutive Days. Owners must obtain a Temporary Use Permit for each temporary miscellaneous outdoor sale before the use is permitted. Each such uses shall not exceed 14 consecutive calendar days. The total days of such temporary uses during a calendar year shall not exceed 30 calendar days.*
 - If approved, the temporary use permit will be valid for April 26 and May 3, 2025.
 7. *A Site Plan is Required. A site plan showing location of existing buildings, locations of proposed structures for the sales/events, locations of parking spaces, signage, hours of operation, what merchandise is being sold and any other information pertinent to the review of the sales/events and as may be so required by the Zoning Administrator or designee of the City Planning Department or the Plan Commission, as applicable, shall be submitted as part of the application for a commercial temporary outdoor sale use.*
 - Submitted application materials have been deemed complete for review.

Staff recommendation

Department of City Development staff recommends approval of this Temporary Use for April 26th and May 3rd, 2025, subject to the conditions set forth in the attached resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN
PLAN COMMISSION

MILWAUKEE COUNTY

Draft 5-28-25

RESOLUTION NO. 2025-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR
THE APPROVAL OF A TEMPORARY USE FOR MULTIPLE FOOD TRUCK EVENTS IN
THE PARKING LOT OF FRANKLIN HIGH SCHOOL LOCATED AT 8222 S 51ST STREET
(FRANKLIN LACROSSE CLUB, APPLICANT)

WHEREAS, Franklin Lacrosse Club having petitioned the City of Franklin for the approval of a Temporary Use to allow for multiple food truck events in the Ascension parking lot located at 10101 S 27th Street, for April 26, 2025 and May 3rd, 2025, with food service from 9:00 a.m. to 4:00 p.m.;

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Franklin Lacrosse Club for the approval of a Temporary Use to allow for a food truck operation, for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use for April 26 and May 3, 2025, with food service from 9:00 a.m. to 4:00 p.m. and all approvals granted hereunder expiring at 4:00 p.m. on May 3, 2025.
2. The food truck and trailers shall be parked within the drive in the Ascension parking lot as shown on the Site Plan, City file-stamped April 25, 2025.
3. A minimum of one (1) trash receptacle must be provided to properly dispose of any waste generated by this use.
4. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles must be maintained at all times to allow safe and efficient vehicular access throughout the Ascension parking lot.
5. All food trucks operating at this event must hold a current Mobile Retail Food License from DATCP or a DATCP agent. Organizers of the event will provide the Franklin Health Department (FHD) with a list of dates and vendors that will be attending the event at least two weeks prior to the date of operation. Vendors must submit an application for inspection and applicable fees to the FHD at least 48 hours prior to the event date. License information and application will be reviewed and verified by FHD prior to operation. Inspections will be conducted per the FHD Policy and Procedures. All

FRANKLIN LACROSSE CLUB – TEMPORARY USE

RESOLUTION NO. 2025-_____

Page 2

Wisconsin Food Code requirements must be met by all licensed establishments participating.

6. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but is not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office and Health Department.
7. Any signage other than lettering on the truck and trailer shall be subject to issuance of a Sign Permit from the City of Franklin Building Inspection Department.
8. The lettering on the truck and trailer is limited to advertising incidental to the food truck operation and any other advertising is prohibited per Municipal Code Section 210-10 “Signs on Vehicles”.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 5th day of June, 2025.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 5th day of June, 2025.

APPROVED:

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Planning Department
29 West Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024
franklinwi.gov



APPLICATION DATE: _____

STAMP DATE: _____ city use only _____

PLAN COMMISSION REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES] Jaclyn Gaffney Franklin Lacrosse Club	APPLICANT IS REPRESENTED BY [CONTACT PERSON] NAME: Renee Tobin COMPANY:
ADDRESS: 8425 River Terrace Dr ZIP: Franklin WI 53150	MAILING ADDRESS: 4064 W. Victory Creek Dr CITY/STATE: Franklin WI 53150
PHONE: 414.899.4760	PHONE: 414.213.7363
EMAIL: jaclyn.gaffney@gmail.com	EMAIL ADDRESS: regermain@valcoo.com

PROJECT PROPERTY INFORMATION

ADDRESS: 8222 S. 51st St	TAX KEY NUMBER: 3919 29112
OWNER: Franklin Public Schools	PHONE: 414.529.8220
ADDRESS: 8222 51st St	EMAIL ADDRESS: andrew.daniels@franklin.k12.wi.us
ZIP: Franklin WI 53150	DATE OF COMPLETION: 4/25/25 office use only

APPLICATION TYPE

Please check the application type that you are applying for

☐ Building Move ☐ Sign Review ☐ Site Plan / Site Plan Amendment ☒ Temporary Use

Most requests require Plan Commission review and approval.

Applicant is responsible for providing Plan Commission resubmittal materials up to 11 copies pending staff request and comments.

SIGNATURES

I, the applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of my knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespass pursuant to Wis. Stat. §943.13.

The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature(s) below. If more than one, all of the owners of the property must sign this Application).

I, the applicant, certify that I have read the following page detailing the requirements for plan commission approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

OWNER SIGNATURE:	APPLICANT SIGNATURE:
DATE:	DATE:
	NAME & TITLE: Jaclyn Gaffney Board President
OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
DATE:	DATE:
	NAME & TITLE: Renee Tobin
	DATE: 25 April 2025

ID: 9/70711

(Rev. 8/2024)

Certificate Of Completion

Envelope Id: 4C41EB83-B444-4622-8E1C-112CAFC3C3FA	Status: Sent
Subject: Complete with Docusign: Planning Commission Application.pdf	
Source Envelope:	
Document Pages: 2	Signatures: 2
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Renee Tobin
Time Zone: (UTC+01:00) Brussels, Copenhagen, Madrid, Paris	Bøge Alle 10-12
	Hørsholm, Hørsholm 2970
	USRETO@chr-hansen.com
	IP Address: 10.111.40.7

Record Tracking

Status: Original	Holder: Renee Tobin	Location: DocuSign
4/25/2025 6:24:08 PM	USRETO@chr-hansen.com	

Signer Events

Signature	Timestamp
Andy Chromy andy.chromy@franklin.k12.wi.us Security Level: Email, Account Authentication (None)	Sent: 4/25/2025 6:30:39 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Jaclyn Gaffney
jaclyngaffney@gmail.com
Board President
Security Level: Email, Account Authentication (None)

DocuSigned by:

6F2F119067A749A...

Sent: 4/25/2025 6:30:41 PM
Viewed: 4/25/2025 6:31:03 PM
Signed: 4/25/2025 6:33:05 PM

Signature Adoption: Drawn on Device
Using IP Address: 98.144.154.99
Signed using mobile

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Renee Tobin
usreto@chr-hansen.com
Sourcing Manager
Chr. Hansen A/S
Security Level: Email, Account Authentication (None)

DocuSigned by:

4CEC2D1FD0DF489...

Sent: 4/25/2025 6:30:42 PM
Viewed: 4/25/2025 6:30:52 PM
Signed: 4/25/2025 6:31:10 PM

Signature Adoption: Pre-selected Style
Using IP Address: 74.62.81.182

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Signature	Timestamp
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Editor Delivery Events

Status	Timestamp
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Agent Delivery Events

Status	Timestamp
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Intermediary Delivery Events

Status	Timestamp
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Certified Delivery Events

Status	Timestamp
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Carbon Copy Events

Status	Timestamp
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Luke Hamill
LHamill@franklinwi.gov
Security Level: Email, Account Authentication (None)

COPIED

Sent: 4/25/2025 6:30:42 PM
Viewed: 4/25/2025 6:40:30 PM

Carbon Copy Events	Status	Timestamp
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	4/25/2025 6:30:52 PM
Signing Complete	Security Checked	4/25/2025 6:31:10 PM

Payment Events	Status	Timestamps
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Project Narrative

Franklin Youth Lacrosse will be hosting home games for the FLC on 4/26 and 5/2 for grades 3-8. Games will be from 9am to 4pm and during that time we will offer food truck concessions as a food source and a fundraiser. A portion of the sales will benefit the Franklin Youth Lacrosse program. These are actually food trailers so smaller than a food truck. Vendors will not require any electrical or water hook up.

Vendors Present on 4/26 & 5/2

1. Chick-fil-a, 9-4 (trailer size is 8x10)_
2. Mowie Wowie, 9-3 (smoothies and Hawaiian coffees) – this is more of a booth
3. DonutNV, 9-3 (hot donuts) – smaller food trailer.



Chick-fil-a, Food Cart
8x10, on sidewalk, pic
of previous event





Department of City Development
9229 West Loomis Road, Franklin, Wisconsin 53132
(414) 425-4024

April 16, 2025

Renee Tobin
Franklin Lacrosse Club
4064 W Victory Creek Drive
Franklin, WI 53132

Re: Temporary Use conditional approval – 2025 Franklin Lacrosse Club Food Truck Events – 8222 S 51st Street

Dear Renee:

Please be advised that your Temporary Use application for a food truck operation located at 8222 S 51st Street has been conditionally approved, subject to the following conditions:

1. This staff approval is limited to April 26 and May 3, 2025, with food service from 9:00 a.m. to 4:00 p.m. Food truck operation beyond this frame is subject to Plan Commission review and approval.
2. The food trucks shall be parked within the Franklin High School parking lot and drive, as shown on the Site Plan, City file-stamped April 25, 2025.
3. A minimum of one (1) trash receptacle must be provided to properly dispose of any waste generated by this use.
4. No display, sales, or parking shall obstruct vehicular traffic. Drive aisles and fire lanes must be maintained at all times to allow safe and efficient vehicular access throughout the Ascension parking lot.
5. The operator must comply with any applicable State requirements pertaining to fire protection systems in mobile kitchens/food trucks.
6. This Temporary Use approval is contingent on the applicant receiving all applicable licenses/permits through the City of Franklin. This includes, but not limited to, all necessary licenses/permits which are required through the Building Inspection Department, Clerks Office, and Health Department.
7. All food trucks operating at this event must hold a current Mobile Retail Food License from DATCP or a DATCP agent. Organizers of the event will provide the Franklin Health Department (FHD) with a list of dates and vendors that will be attending the event at least two weeks prior to the date of operation. Vendors must submit an application for inspection and applicable fees to the FHD at least 48 hours prior to the event date. License information and application will be reviewed and verified by FHD prior to operation. Inspections will be conducted per the FHD Policy and Procedures. All Wisconsin Food Code requirements must be met by all licensed establishments participating.



Department of City Development
9229 West Loomis Road, Franklin, Wisconsin 53132
(414) 425-4024

8. Any signage other than lettering on the truck and trailer shall be subject to issuance of a Sign Permit from the City Development Department.

9. The lettering on the truck and trailer is limited to advertising incidental to the food truck operation, any other advertising is prohibited per Municipal Code Section 210-10 "Signs on Vehicles".

You can contact the Department of City Development at 414-425-4024 if you have questions about this approval.

Sincerely,

A handwritten signature in dark ink, appearing to read "Luke Hamill", is written over a faint, light-colored signature line.

Luke Hamill
Associate Planner

Cc: 8222 S 51st Street, Paper file, Elec. File.



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item E.2.

Meeting of June 8, 2025

Miscellaneous, Fence installation within planting strip

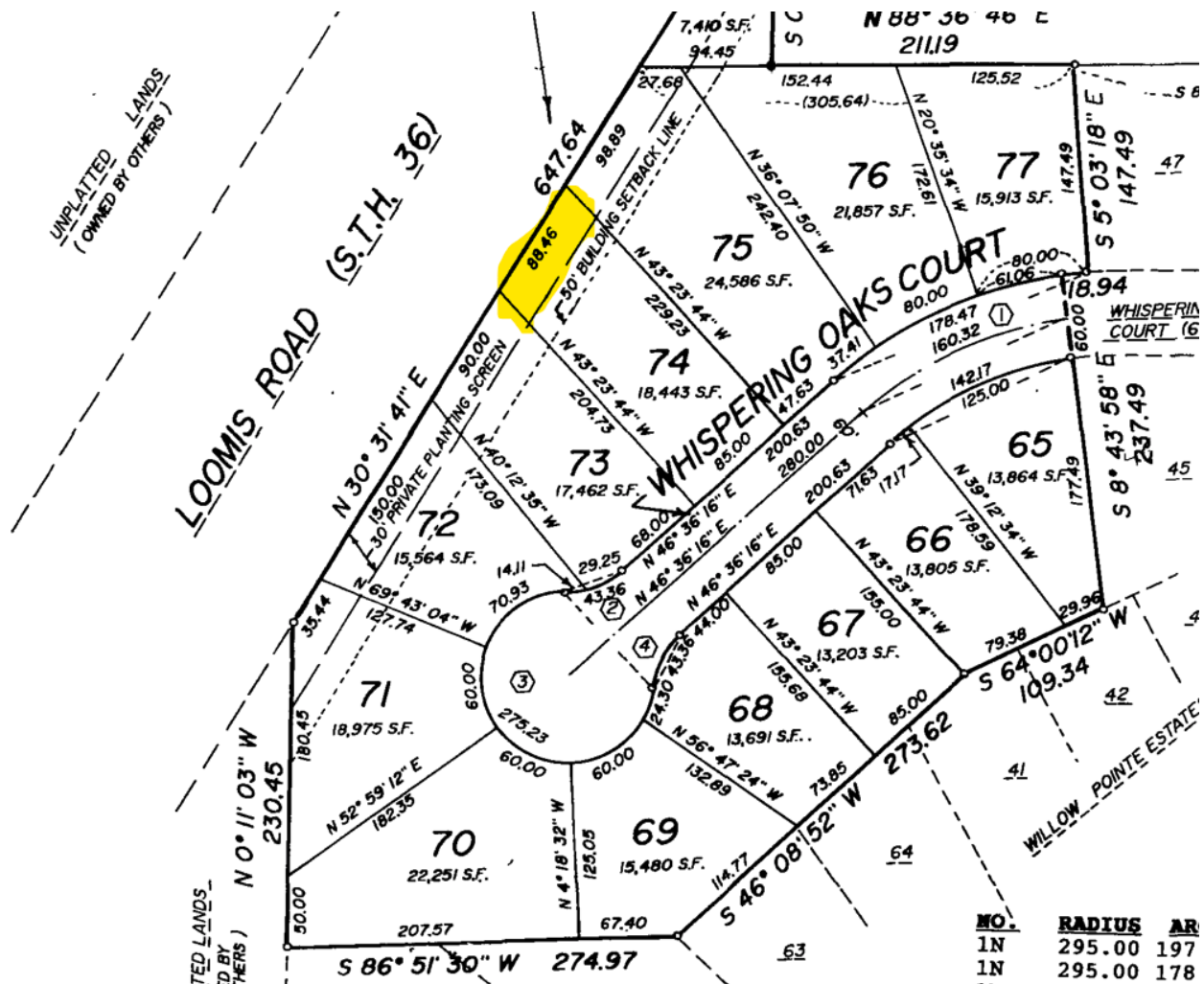
RECOMMENDATION: City Development staff recommends approval with conditions of this request to allow for the installation of a fence within the 30-foot Private Planting Screen upon Lot 74 of the Willow Pointe Estates Addition No. 4 Subdivision.

Project name:	Superior Fence – Fence installation within planting strip
Property Owner:	Andersen, Lisa & Randy
Applicant:	Amy Schmidt, Superior Fence and Rail of Milwaukee
Property Address/TKN:	8820 W Whispering Oaks Ct. / 793 0074 000
Aldermanic District:	District 2
Zoning District:	R-6 Suburban Single-Family Residence District
Staff Planner:	Luke Hamill, Associate Planner

Project Description/Analysis

This request is to allow for a shed within the 30 foot “Private Planting Screen” upon Lot 74 of the Willow Pointe Estates Addition No. 4 Subdivision. The Willow Pointe Estates Addition No. 4 Subdivision Final Plat was approved by the Common Council by Resolution No. 94-4126 and contains a 30 foot “Private Planting Screen” for all lots abutting W Loomis Road. The property owner is proposing to install a fence within this area and would like release of the plat restriction.

The applicant is proposing a 6-foot high vinyl privacy fence abutting the rear lot line. This structure would encroach into the planting strip indicated on the plat. It’s worth noting that this structure would also encroach into the required DOT 50-foot building setback from the Loomis Road right-of-way line. Wisconsin DOT has reviewed the location and approved of the fence installation, email attached in the packet.



Detail of the Willow Pointe Estates Addition No. 4 plat.

Planting strip in yellow.

Note that the planting strip is located on platted lots 71 through 76 while the berm is located on the Loomis Road right-of-way. Staff acknowledges that the proposed fence would likely be slightly visible from Loomis Road.

Site compliance

City Development staff visited the site on May 29th and didn't notice any site compliance issues with the subject lot.

Staff Recommendation:

City Development staff recommends approval with conditions of this request to allow for the installation of a fence within the 30-foot Private Planting Screen upon Lot 74 of the Willow Pointe Estates Addition No. 4 Subdivision.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2025-_____

A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE
WITHIN THE 30 FOOT PRIVATE PLANTING SCREEN PLAT RESTRICTION, UPON
LOT 74 OF THE WILLOW POINTE ESTATES ADDITION NO. 4 SUBDIVISION
(8820 W WHISPERING OAKS COURT)
(SUPERIOR FENCE AND RAIL OF MILWAUKEE, APPLICANT)

WHEREAS, the Willow Pointe Estates Addition No. 4 Subdivision Plat prohibits the building of structures within the 30 foot “Private Planting Screen” described thereon; and

WHEREAS, Superior Fence and Rail of Milwaukee having applied for a release of the 30 foot “Private Planting Screen” easement restriction upon their property to the extent necessary to install a fence within the restricted area upon the property located at 8820 W Whispering Oaks Court, such property being zoned R-6 Suburban Single-Family Residence District, bearing Tax Key No. 793-0074-000, is more particularly described as follows:

Lot 74 in WILLOW POINTE ESTATES ADDITION NO. 4, being a subdivision of the Southeast 1/4, Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the 30 foot “Private Planting Screen” easement restriction upon the Final Plat for Willow Pointe Estates Addition No. 4 Subdivision and its accompanying restriction of the building of structures is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the request for the release of the 30 foot “Private Planting Screen” easement restriction only so as to allow for the subject fence installation, and having considered the proposed location of and type of fence to be installed upon the subject property in conjunction with existing and required landscaping on the property, and that the proposed fence will not be readily visible from the adjoining highway or create any adverse impact upon the aesthetic or buffering purposes of the landscape bufferyard.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the installation of proposed fence of the type and specifications as described and only upon the location as set forth within the plans accompanying the

application of Superior Fence and Rail of Milwaukee filed on May 2, 2025 be and the same is hereby authorized and approved and that the "Private Planting Screen" easement restriction as it would otherwise apply to such installation upon the subject property only, is hereby waived and released.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the installation of the subject fence and that the subject fence shall be installed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

BE IT FINALLY RESOLVED, that the City Clerk be and the same are hereby directed to obtain the recording of this Resolution with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

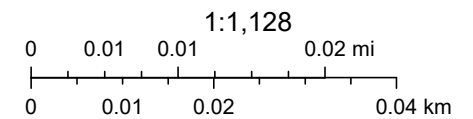
John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

 Parcel



Guest
Earthstar Geographics | City of Franklin, WI |

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024
franklinwi.gov

APPLICATION DATE: 4/22/2025STAMP DATE: city use only

MISCELLANEOUS APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]		APPLICANT IS REPRESENTED BY [CONTACT PERSON]	
NAME:		NAME: Amy Schmidt	
COMPANY:		COMPANY: Superior Fence and Rail of Milwaukee	
MAILING ADDRESS:		MAILING ADDRESS: N143W6049 Pioneer Rd - Unit E	
CITY/STATE:	ZIP:	CITY/STATE: Cedarburg, WI	ZIP: 53012
PHONE:		PHONE: 262-293-5050	
EMAIL ADDRESS:		EMAIL ADDRESS: milwaukee@superiorfenceandrail.com	

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 8820 W Whispering Oaks Ct		TAX KEY NUMBER:	
PROPERTY OWNER: Lisa Andresen		PHONE: 414-975-4933	
MAILING ADDRESS: 8820 W Whispering Oaks Ct		EMAIL ADDRESS: lisamandresen@gmail.com	
CITY/STATE: Franklin, WI	ZIP: 53132	DATE OF COMPLETION: office use only	

APPLICATION MATERIALS

The following materials must be submitted with this application form. *Incomplete applications and submittals cannot be reviewed.

- ☐ This application form accurately filled out with signature or authorization letters (see below).
- ☐ \$210 Application fee payable to the City of Franklin
- ☐ Word Document Legal description for the subject property.
- ☐ Three (3) Project Narratives
- ☐ Other information as may be deemed appropriate for the request
- ☐ Email or flash drive with all plans/submittal materials.

Submittal of Application for review is not a guarantee of approval.

Plan Commission, Community Development Authority and/or Common Council review and approval may be required.

SIGNATURES

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature(s) below. If more than one, all of the owners of the property must sign this Application)

☒ I, the applicant, certify that I have read the above page detailing the requirements for Miscellaneous approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE:		APPLICANT SIGNATURE:	
NAME & TITLE: DATE: 4/22/25		NAME & TITLE: Amy Schmidt, Contractor/Owner DATE: 4/22/2025	
PROPERTY OWNER SIGNATURE:		APPLICANT REPRESENTATIVE SIGNATURE:	
NAME & TITLE: DATE:		NAME & TITLE: DATE:	

(Rev. 8/2024)



Homeowner: Lisa Andresen

Address: 8820 Whispering Oaks Ct – Franklin, WI 53132

Re: Fence installation proposal

The homeowner is looking to install a privacy fence along the back property line of her property to ensure privacy from the adjacent sidewalk. The fence will run from east-west along the back property line for 88 total LF (as shown on the attached marked survey in **RED**). The fence will be 6'H and is a Cypress colored vinyl fence. The permit for this project has already been submitted to the city of Franklin and is currently under review.

Thank you for your consideration regarding this matter,

Amy Schmidt, Contractor, Owner – Superior Fence and Rail of Milwaukee

Cell: 920-205-1294

Email: amy.schmidt@superiorfenceandrail.com



Salazar-Oyarce, Jorge - DOT

to me ▼

Amy,

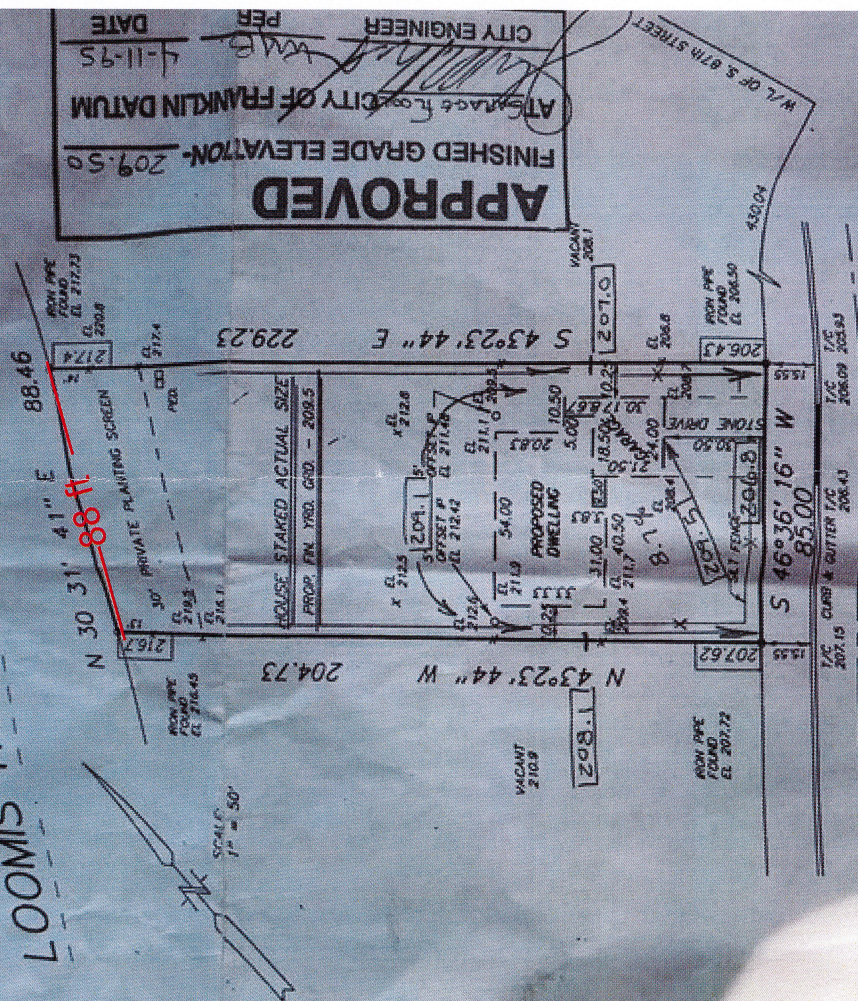
Please go ahead and install the fence, no documentation needed.

12:47 PM (21 minutes ago)



COMIS ROAD

WHISPERING OAKS COURT (60')



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item E.3.

Meeting of June 5, 2025

Site Plan

RECOMMENDATION: City Development staff recommends approval of the Special Use and approval of the Site Plan, subject to the conditions of approval in attached draft Resolutions

Project Name:	O'Reilly Auto Parts Special Use and Site Plan
Project Address/Tax Key:	7251 South 27 th Street/ 761 9956 001
Property Owner:	O'Reilly Automotive Stores Inc.
Applicant:	O'Reilly Automotive Stores Inc.
Agent:	Craig A. Schneider, Esterly and Schneider Associates
Current Zoning:	B-4 South 27 th Street Mixed Use District
2025 Comprehensive Plan:	Mixed Use
Action Requested:	Recommendation of approval of the Special Use and approval of the Site Plan

Project Description and Analysis

- Staff recommendations are underlined, in italics and included in the draft resolution(s).
- Staff suggestions are only underlined and are not included in the draft resolution(s).

The applicant, O'Reilly Automotive Stores Inc., filed an application for a Special Use and Site Plan to develop the property located at 7251 S. 27th Street. O'Reilly's is proposing a 7,228 square foot building. The property is zoned B-4 South 27th Street Mixed Use District. The subject property is approximately .72-acres (37,847 square feet). O'Reilly applied for and received site plan and special use approval back in 2017, but construction never started, so the special use and site plan approvals lapsed.

Site Plan

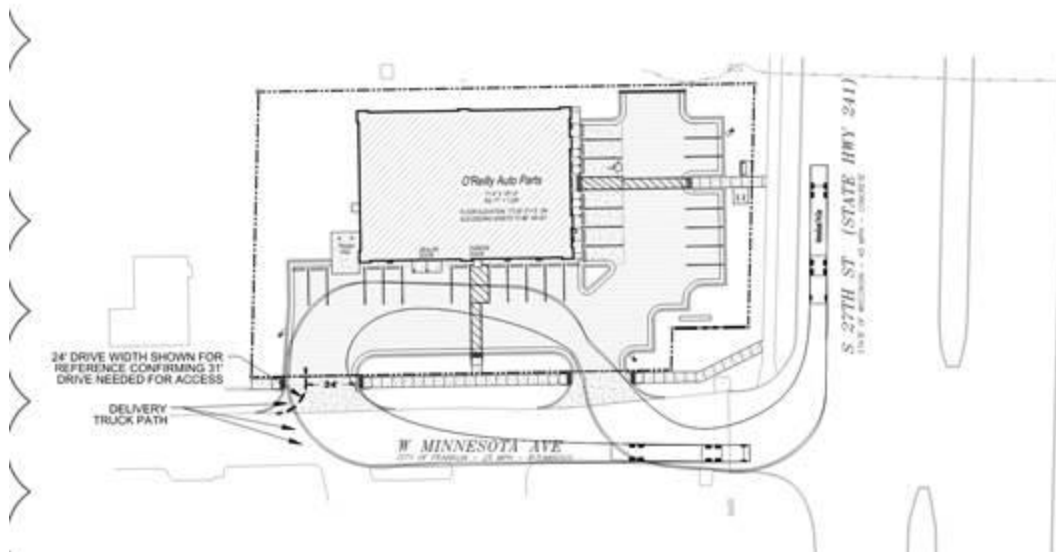
The proposed O'Reilly Auto Parts store is 7,228 square feet. The total amount of impervious surface proposed onsite is 13,882 square feet, leaving 15,921 square feet of greenspace or approximately 42% (a minimum of 30% is required by the B-4 zoning district standards).

The site plan includes two drives adjacent to W. Minnesota Avenue. The opening nearest S. 27th Street is 24 feet wide and the westernmost opening is 34-feet wide, while at the roadway they are . Section 15-5.0207B. of the UDO limits width to 24' at the property line and 30' at roadway; however, it also states that the Plan Commission may approve openings for vehicular ingress and egress greater than 30-feet. The applicant has provided a Truck Turn diagram showing the necessity for the widened accesses. Wisconsin DOT had concerns about cars blocking the roadway if exiting from the eastern driveway, leading to traffic issues on 27th street. They made a recommendation to limit the eastern driveway to

The City's Engineering Department also stated some concern with the truck turn diagram. There is a residential neighborhood to the west, and the truck diagram shows the semi-truck accessing O'Reilly's lot from Minnesota Avenue to the west. Engineering is concerned that this route would end up being a nuisance to residents, especially since these deliveries are proposed to take place 5 times a week, between 9PM and 6AM. Staff recommends that delivery traffic on Minnesota Avenue be limited to the O'Reilly's parcel frontage, and that deliveries take place between 9PM and 12AM. The Engineering Department also stated it would be okay with the eastern access being wider than proposed to make the delivery truck turn radius easier.

[illegible]

2



O'Reilly truck delivery path arriving from 27th Street and turning around, as would be allowed with the draft conditions.

Parking

Table 15-5.0203 of the Unified Development Ordinance (UDO) requires five parking spaces per 1,000 square feet of Gross Floor Area. The building is 7,228 square feet; with 4,200 square feet as the sales area, and 3,028 square feet as warehousing for parts not accessible by the customer. This means that there are 24 spaces are required and the applicant is providing 25, complying with the standard.

During review, it was found that the southern drive parallel to Minnesota Avenue does not meet the minimum 45-foot width for 90 degree angle spaces in a single row, as required in Table 15-5.0204 of the UDO. The width is measured at 42 feet. Staff recommends that the applicant receive a variance for the reduced drive width. The applicant has submitted a variance application and is currently under review by City Development Staff.

The applicant has indicated that two or 3 Nissan Frontier or Ford Ranger pickup trucks will be parked overnight onsite. Note that Special Use approval is required for parking any vehicle over 8,000 pounds manufactured Gross Vehicle Weight (GVW) overnight. The GVW's of Nissan Frontiers and Ford Rangers are under 6,000 lbs; therefore, the parking of these vehicles does not have to be specifically included as part of the Special Use approval.

One ADA accessible parking space is provided in front of the building, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO.

Landscaping

Table 15-5.0302 of the Unified Development Ordinance (UDO) requires a minimum of one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces. However, the subject property is adjacent to a single-family residence; therefore, the minimum quantity of plantings is increased by 20% per Section 15-5.0302C. of the UDO.

Given that the applicant is providing 25 parking spaces, 6 plantings of each type are required, which includes the 20% increase in quantity. The Landscape Plan includes 8 canopy/shade trees, 71 evergreen trees, 7 decorative trees, and 226 shrubs.

Lighting

Table 15-5.0401(C) of the UDO allows for a maximum of 4 footcandles when measured at the property line. The maximum lighting at any point on the property lines will be 3.2 footcandles along the northern property line. The western property line which abuts a residential district will have a 6 foot high wood privacy fence to help with diffusion of light.

South 27th Street Design Overlay District – Requested Waivers

Per Section 15-3.0351A.5. of the Unified Development Ordinance (below), the Plan Commission may approve waivers to certain design standards.

Authorize the Plan Commission to waive any of the South 27th Street Design Overlay District Standards by 5 votes of all the members of the Plan Commission provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.

The applicant is requesting ten waivers.

1. 15-3.0352A. Parking required and Location Regulated.

The Site Plan contains more than 50% of off-street parking spaces between the building and S. 27th Street.

The applicant notes that: “Due to the configuration of the lot and to allow adequate access across the site we request that this requirement be waived. Please refer to Sheet C2.1, we are requesting a waiver to increase the number of off-street parking spaces located between the front entrance and the public street to be 64%. This allows for the most optimal use of the property and allows the currently in place cross access easement to be utilized. See the attached October 5, 2017 Planning Commission Minutes showing this waiver request was previously approved.”

2. 15-3.0353C.4. Landscape and Site Design General Standard.

Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds

The applicant notes that: “Due to the tight nature of the site, there is not a reasonable amount of space to provide foundation planting beds along the front entrance. We instead propose to

provide planter boxes as shown on sheets C2.1 and L1.1. See the attached October 5, 2017 Planning Commission Minutes showing this waiver request was previously approved.”

3. 15-3.0353F.1. Landscape and Site Design General Standard.

Extensive building foundation landscaping for all building frontages facing public streets, parking lots, or residential districts to provide visual breaks in the mass of the building. Building foundation landscaping shall be placed so that, at maturity, the plant’s drip line is within 10 feet of the foundation.

The applicant states that “Due to the tight nature of the site, there is not a reasonable amount of space to provide foundation planting beds along the front entrance. We instead propose to provide planter boxes as shown on sheets C2.1 and L1.1. See the attached October 5, 2017 Planning Commission Minutes showing this waiver request was previously approved.”

4. 15-3.055B.7.a Windows.

Windows which allow views to the interior activity or display area are expected. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.

The applicant states that “We are requesting the use of the storefront windows on the east side of the building as previously approved at the October 5, 2017 Planning Commission Meeting. Please see the attached meeting minutes.”

5. 15-3.0355.7.b.iv Ground Floor Window Standards.

Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.

The applicant states that “Due to the nature of the use windows looking into the building along the south elevation would have views into interior stockroom areas, instead of into showroom (retail) area. We are requesting the use of a faux window as approved at the October 5, 2017 Planning Commission meeting. Please see the attached meeting minutes.”

6. 15-3.0355.7.b.v Ground Floor Window Standards.

The primary façade of each building, or for corner buildings each of the two facades, must contain at least 20% of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.

The applicant states that “We are requesting a waiver to reduce the requirement for glazing percentage along the south elevation as previously approved at the October 5, 2017 Planning Commission Meeting. Please see the attached meeting minutes.”

7. 15-3.0355.7.b.vi Ground Floor Window Standards.

Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story or 6% of the façade, whichever is greater.

The applicant states “We are requesting the use of a faux window that meets these requirements for the south elevation as previously approved at the October 5, 2017 Planning Commission Meeting. Please see the attached minutes”.

8. 15-3.0355B.8.d. Pedestrian Accessibility.

Buildings located at the intersection of two streets shall utilize a corner entrance to the building unless this requirement is waived by the Plan Commission.

The applicant states that “Due to the limited size of and the existing cross access easement, see attached recorded easement documentation, we request that this requirement be waived as previously approved at the October 5, 2017 Planning Commission Meeting. Please see the attached meeting minutes”.

9. 15-5.0354C.1. Landscaping Requirements for Off-Street Parking Areas.

A minimum of 20 square feet of interior landscaped island shall be provided per parking stall.

The applicant states “Due to the configuration of the lot, we request that this requirement be waived in order to allow for adequate parking. Additional landscaping beyond the minimum requirements is proposed as compensation for the lack of compliance with this requirement”.

10. 15-5.0354C.2. Landscaping Requirements for Off-Street Parking Areas.

The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area.

The applicant states “Due to the configuration of the lot, we request that this requirement be waived in order to allow for adequate parking. Additional landscaping beyond the minimum requirements is proposed as compensation for the lack of compliance with this requirement”.

Staff recommends that the applicant request and obtain these waivers as a condition of approval of the site plan.

Recommendation

It is recommended that the Plan Commission recommend approval of the Special Use for O'Reilly Auto Parts and approve the Site Plan with the requested waivers, and subject to the conditions in the attached draft resolution.

Draft [5-30-2025]

RESOLUTION NO. 2025-__
A RESOLUTION APPROVING A SITE PLAN FOR O'REILLY AUTO PARTS,
AN AUTO SUPPLY STORE
(7251 S 27th STREET)
(O'REILLY AUTOMOTIVE STORES INC., APPLICANT)

WHEREAS, Phillip Hopper, Senior Vice President of Real Estate and Expansion of O'Reilly Automotive Stores Inc., having applied for a site plan approval for an auto supply store, consisting of a single-story 7,228-sf principal building for the sales area, parts warehousing, restroom, and office, at 7251 S 27th Street; and

WHEREAS, the Plan Commission having reviewed the proposed auto supply store Site Plan and having found same to be in compliance with and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the O'Reilly Automotive Stores Inc. Site Plan as depicted upon and being the plans dated April 11, 2025, attached hereto and incorporated herein, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The property subject to the Site Plan shall be developed in substantial compliance with and operated and maintained pursuant to the Site Plan for O'Reilly Automotive Stores Inc., plans dated April 11, 2025.
2. O'Reilly Automotive Stores Inc., successors and assigns, and any developer of the auto supply store project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the O'Reilly Automotive Stores Inc. project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to 15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the O'Reilly Automotive Stores Inc. project (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. That the O'Reilly Automotive Stores Inc. project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. This Site Plan is conditioned upon the approval of a Special Use permit for auto supply store use. This Resolution shall be null and void if such Special Use permit is not approved.
6. This Site Plan is conditioned upon the approval of a Variance for the reduction of the drive and single 90° aisle width from 45 feet to 42 feet. This Resolution shall be null and void if such Variance is not approved.
7. This Site Plan is conditioned that the eastern access will be for inbound traffic only into the O'Reilly parking lot. The developer will submit a revised plan to staff showing pavement arrows, as well as a sign facing northbound stating "Do Not Enter, Entrance Only" and a sign facing southbound stating "Enter Only".
8. This Site Plan is conditioned that when deliveries for O'Reilly Automotive Stores Inc. are made on the site, that the delivery trucks may only use the section of Minnesota Avenue that is directly abutting the O'Reilly lot.
9. This Site Plan is conditioned that when deliveries for O'Reilly Automotive Stores Inc. are made on the site, that the time of those deliveries fall between 9PM-12AM.
10. Unified Development Ordinance Section 15-3.0352A. Parking Required and Location Regulated (fifty (50) percent of the off-street parking spaces shall be located directly between the front facade of the building and the public street) requirement(s) are hereby waived as the Plan Commission concurs that the proposed site layout, with parking and cross-access located on the east side of the property, is appropriate due to the size of the subject property.
11. Unified Development Ordinance Section 15-3.0353C.4. Pedestrian Considerations (sidewalks along the entire length of façade, leaving room for foundation planting beds) Section 15-3.0353F.1. Landscaping (building foundation landscaping for building frontage) requirement(s) are hereby waived.
12. Unified Development Ordinance Section 15-3.0353F.1. Landscaping (building foundation landscaping for building frontage) requirement(s) are hereby waived.
13. Unified Development Ordinance Section 15-3.0355B.7.a. Windows (windows shall include sills at the bottom and pediments at the top) is hereby waived.
14. Unified Development Ordinance Sections 15-3.0355.7.b.iv, v, and vi Ground Floor Windows (Darkly tinted windows and mirrored windows that block two-way visibility

O'REILLY AUTOMOTIVE STORES INC. - SITE PLAN

RESOLUTION NO. 2025-__

Page 3

are prohibited as ground floor windows along street facades, corner building facades, must contain at least 20% of the ground floor wall area in display areas, windows, or doorways, and Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story or 6% of the façade, whichever is greater) are hereby waived as the Plan Commission concurs that the proposed building layout, it is not appropriate to require ground floor windows along the southern façade.

15. Unified Development Ordinance Section 15-3.0355B.8.d. Pedestrian Accessibility (building shall utilize a corner entrance to the building) requirement(s) are hereby waived, as Plan Commission concurs that the proposed building with cross access on the east side of the property and a front facing entry is appropriate due to the business use and site constraints.

16. Unified Development Ordinance Section 15-5.0354C.1 and 2 are hereby waived as Plan Commission concurs that the extra landscaping area is adequate compensation for not meeting these requirements.

BE IT FURTHER RESOLVED, that the O'Reilly Automotive Stores Inc. building permit shall be issued for such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this __th day of ____.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this __th day of ____.

APPROVED:

John R. Nelson, Chairman

ATTEST:

Shirley J. Roberts, City Clerk

AYES __-__ NOES __-__ ABSENT __-__

O'REILLY AUTOMOTIVE STORES INC. - SITE PLAN
RESOLUTION NO. 2025-__

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