



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

PLAN COMMISSION MEETING AGENDA
Thursday, April 23, 2026 at 6:00 P.M.

- A. Call to Order and Roll Call**
- B. Approval of Minutes**
 - 1. Approval of the regular meeting of April 9, 2026.
- 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. **Bear Development, Certified Survey Map.** Request to approve a certified survey map to dedicate Chicory Court right-of-way for the proposed Ryan Meadows Condominiums project located at 11590 W. Meadowview Drive (TKN 891 1081 001).
 - 2. **Home Depot, Temporary Use.** Request to approve a resolution allowing an Outdoor Sales temporary use within a fenced area of the parking lot upon property located at 6489 S. 27th Street (TKN 714 9996 015).
- 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: May 7, 2026.

City of Franklin
Plan Commission Meeting
April 9, 2026
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the April 9, 2026, 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, Alderman Nabil Salous and Commissioners Kevin Haley, Patrick Leon and Michael Shawgo. Excused was Commissioner Rebecca Specht. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Assistant Planner Rose Melton and Principal Planner Marion Ecks.

B. Approval of Minutes – Regular Meeting of March 19, 2026.

Alderman Salous moved and Commissioner Haley seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-1).

C. Public Hearing Business Matters

- 1. Raduenz, Natural Resources Special Exception.** NRSE for proposed impacts to approximately 676 square feet of wetland buffer to allow for the construction of an accessory structure, located at 3220 W Puetz Road (TKN 832 9988 003).

Planning Manager Martinez-Montilva presented the NRSE request. Applicant Patty Raduenz was present.

The Official Notice of Public Hearing was read into the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:05 pm and closed at 6:06 pm.

Commissioner Leon moved and Alderman Salous seconded a motion to approve the Plan Commission Finding and Decision on NRSE for a Special Exception to Natural Resource Provisions of the City of Franklin Unified Development Ordinance for Dan Raduenz, applicant, located at 3220 W Puetz Road (TKN 832 9988 003). On voice vote, all voted ‘aye’; motion carried (4-0-1).

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

The citizen comment period opened at 6:07 p.m. and closed at 6:07 p.m.

E. Business Matters

- 1. Meinerz, Certified Survey Map.** Request to recommend approval of a Certified Survey Map to create three residential lots upon property located at 5012 W Oakwood Road (TKN 930 9999 000).

Planning Manager Martinez-Montilva presented the Certified Survey Map request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution approving a 3 Lot Certified Survey Map for property located at 5012 W Oakwood Road with additional condition #8 (TKN 930 9999 000). On voice vote, all voted 'aye'; motion carried (4-0-1).

2. **Comprehensive Plan Update.** Review and recommendation of public participation plan prepared by Planning Department staff.

Planning Manager Martinez-Montilva presented the Comprehensive Plan Update.

Commissioner Leon moved and Alderman Salous seconded a motion to recommend approval of a resolution approving the Public Participation Plan for the City of Franklin Comprehensive Master Plan Update. On voice all voted 'aye'; motion carried (4-0-1).

F. Adjournment

Commissioner Shawgo moved and Commissioner Leon seconded to adjourn the meeting at 6:39 pm. On voice vote, all voted 'aye'; motion carried (4-0-1).



CITY OF FRANKLIN
REPORT TO THE COMMON COUNCIL
Meeting of April 23, 2026
Certified Survey Map

Item E.1.

RECOMMENDATION: Staff recommends approval of the Certified Survey Map for the condominium development project upon property located at 11590 W. Meadowview Drive.

Project name:	Ryan Meadows Condominiums Certified Survey Map
Property Owner:	Loomis & Ryan, Inc.
Applicant:	Bear Development, LLC
Agent:	Daniel Szczap, Bear Development, LLC
Property Address/TKN:	11590 W. Meadowview Drive/891 1081 001
Aldermanic District:	District 6
Zoning District:	M-1 Limited Industrial District
Staff Planner:	Nick Fuchs, Planning Associate
Submittal date:	3-24-2026
Application number:	PPZ26-0024

Project Description/Analysis

The applicant filed a Certified Survey Map related to the Ryan Meadows Condominiums development upon property located at 11590 W. Meadowview Drive. This property has an area of about 6.2815-acres (273,622 square feet), not including the land to be dedicated.

The City has previously approved several development applications related to the Ryan Meadows Condominiums. This project consists of thirty-six units within eighteen two-family buildings.

One of the outstanding requirements for this project is to dedicate the right-of-way of Chicory Court, which is the proposed public road extending north from W. Meadowview Drive. As such, the applicant submitted the attached certified survey map, which dedicates the right-of-way to serve this development.

This dedication is consistent with the site plan and condominium plat approved for this project. The applicant has also relocated the 30-foot access easement as required by WisDOT and previous approvals.

The Natural Resource Protection Plan illustrates the mature woodland area onsite. The woodland impacts that would result from this access easement are within the allowed disturbance limits of the previous UDO, which this project was reviewed under. This property contains 0.5 acres of mature woodland of which 0.35 acres are required for protection. The applicant is proposing to disturb about 0.1 acres of woodlands in total, including the access easement. Moreover, the woodland disturbance of the new easement location is less than the previous easement location.

Staff Recommendation:

Staff recommends approval of the Certified Survey Map for the Ryan Meadows Condominiums development project upon property located at 11590 W. Meadowview Drive.

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A 1-LOT CERTIFIED SURVEY MAP TO DEDICATE CHICORY COURT RIGHT-OF-WAY UPON LOT 2 OF CERTIFIED SURVEY MAP NO. 9683, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

(BEAR DEVELOPMENT, LLC, APPLICANT)
(11590 WEST MEADOWVIEW DRIVE)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being Lot 2 of Certified Survey Map No. 9683, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Bear Development, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

BEAR DEVELOPMENT, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2026-_____

Page 2

4. Bear Development, LLC, successors and assigns, and any developer of the Bear Development, LLC, two (2) lot certified survey map 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, 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.
5. The approval granted hereunder is conditional upon Bear Development, LLC and the Ryan Meadows Condominiums project for the property located at 11590 West Meadowview Drive: (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.
6. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney’s Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Loomis & Ryan, Inc., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Loomis & Ryan, Inc. and Loomis Cottage Ventures, LLC, 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 _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

John R. Nelson, Mayor

ATTEST:

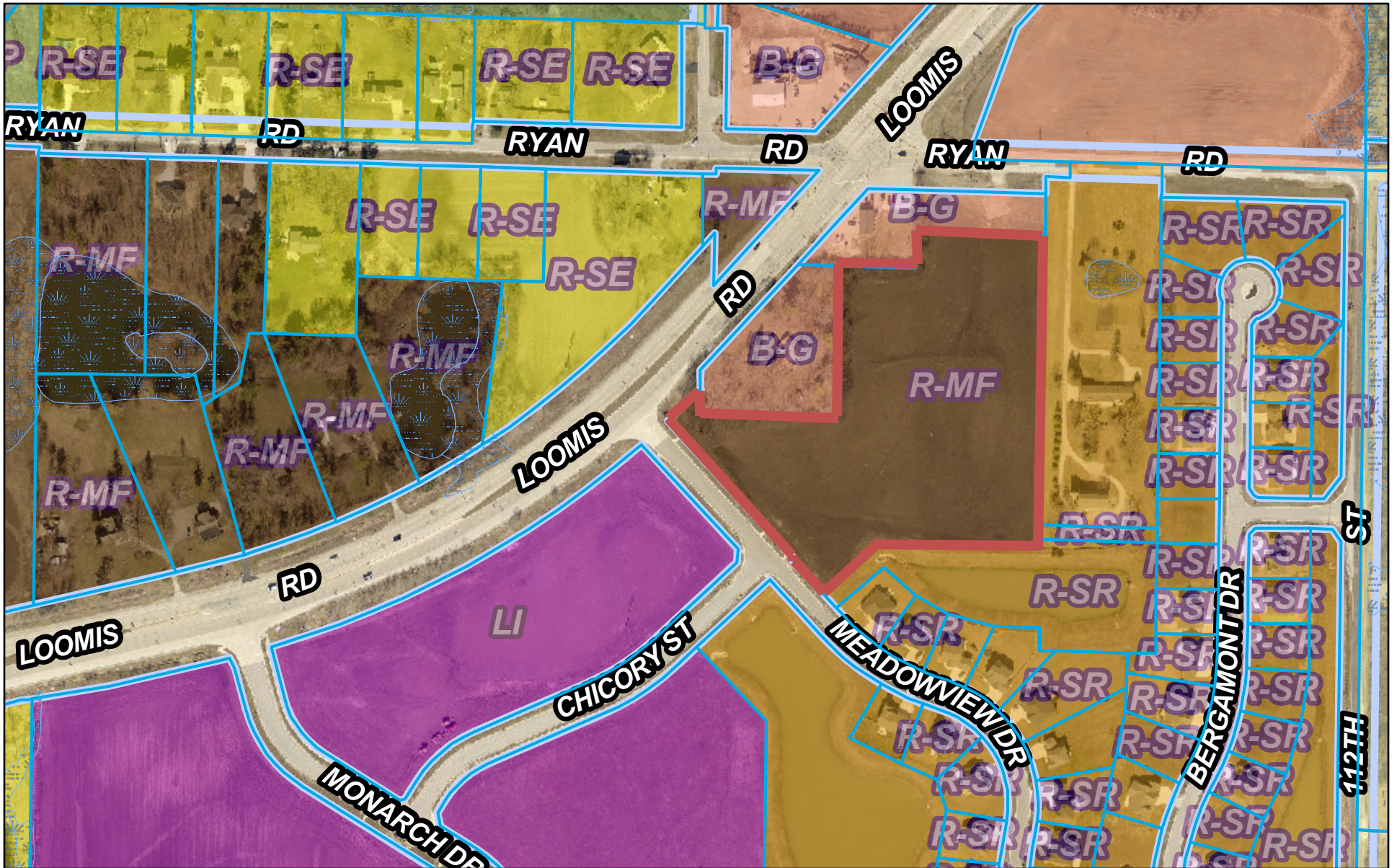
Shirley J. Roberts, City Clerk

BEAR DEVELOPMENT, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2026-_____

Page 3

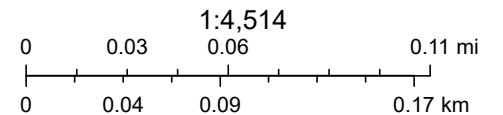
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



2/11/2026, 10:19:24 AM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Vantor

Legal Description

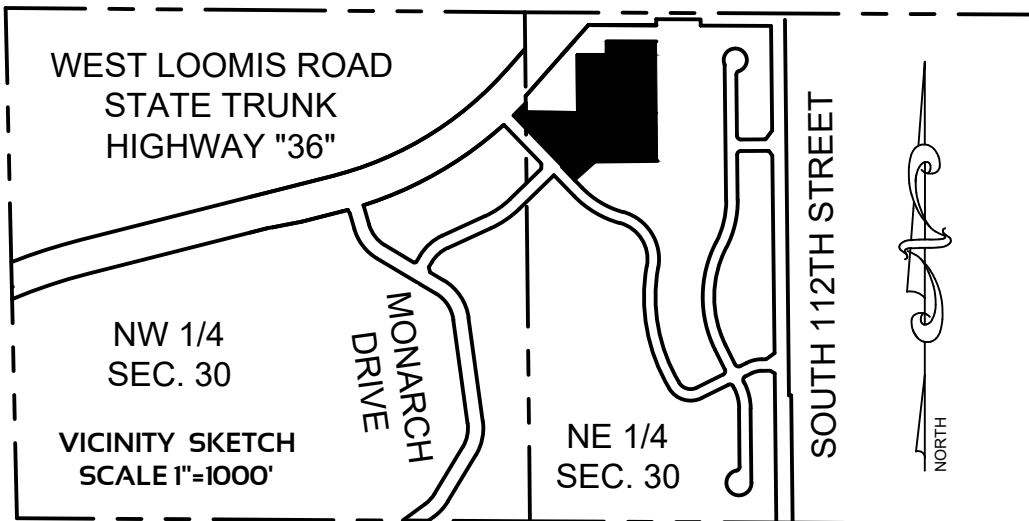
Lot 2 of CSM No. 9263, Being a redivision of Lot 80 and 81 of Ryan Meadows, in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map No. 9683, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

Subject Property
Zoning: R-MF
Tax Key Number:
891-1081-001

WEST RYAN ROAD - COUNTY TRUNK HIGHWAY "H"



Prepared for:
LOOMIS & RYAN, INC.
4011 80th Street
Kenosha, WI 53142



APRIL 14, 2026

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 5 North, Range 21 East bears S89°44'26"E.
- ACCESS RESTRICTION NOTE: No owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with West Loomis Road - State Trunk Highway "36" - United States Highway "45" as shown. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to SS236.293, Stats., and shall be enforceable by the Department of Transportation.
- HIGHWAY SETBACK RESTRICTION: There shall be no improvements or structures placed between the highway and the setback line.
- NOISE NOTE: The lots of this land division may experience noise at the levels exceeding the levels in S5Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from the existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.
- RELOCATED 30' ACCESS EASEMENT FOR THE BENEFIT OF TAX KEY #892-9996-000 APPROVED BY THE WISDOT.
- 30' x 30' VISION CORNER EASEMENT RESTRICTIONS: No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST
PEG JOB#809.71
SHEET 1 OF 5

CERTIFIED SURVEY MAP NO. _____

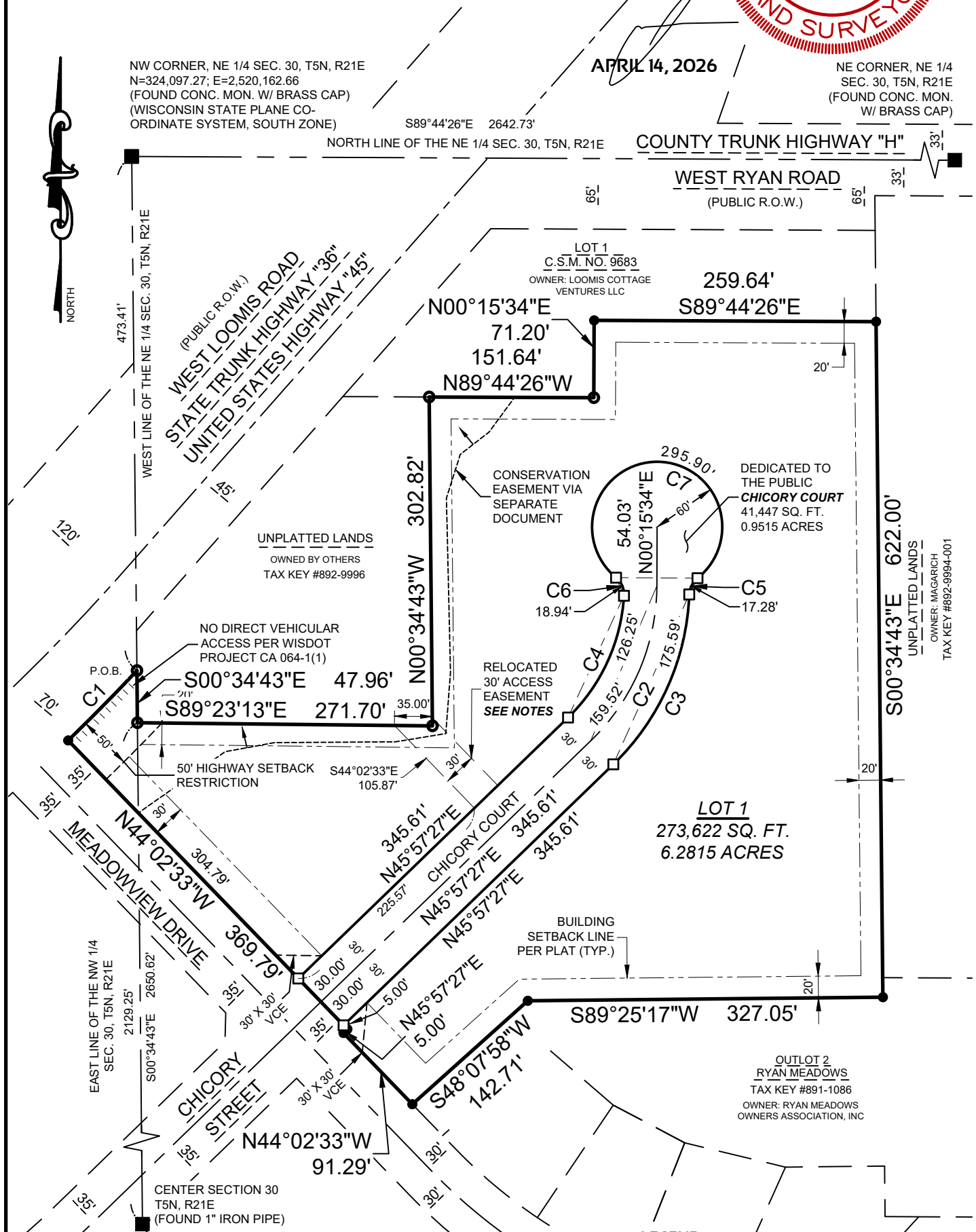
Lot 2 of Certified Survey Map No. 9683, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin



APRIL 14, 2026

NW CORNER, NE 1/4 SEC. 30, T5N, R21E
N=324,097.27; E=2,520,162.66
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

NE CORNER, NE 1/4 SEC. 30, T5N, R21E
(FOUND CONC. MON. W/ BRASS CAP)



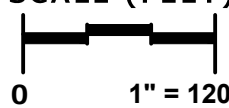
UNPLATTED LANDS
OWNED BY OTHERS
TAX KEY #892-9996

UNPLATTED LANDS
OWNER: MAGARICH
TAX KEY #892-9994-001

LOT 1
273,622 SQ. FT.
6.2815 ACRES

OUTLOT 2
RYAN MEADOWS
TAX KEY #891-1086
OWNER: RYAN MEADOWS OWNERS ASSOCIATION, INC

GRAPHICAL SCALE (FEET)



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- VCE - Denotes Vision Corner Easement
- ▨ - Denotes No Access

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.71
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map No. 9683, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 2 of Certified Survey Map No. 9683, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11533631, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

Dedicating that portion as shown for public street.

Containing 315,069 square feet (7.2330 Acres) of land Gross and 273,622 square feet (6.2815 Acres) of land Net, more or less.

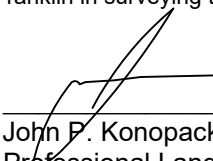
That I have made such survey, land division and map by the direction of **LOOMIS & RYAN INC**, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Franklin Land Division Ordinance and the Unified Development Ordinance Division - 15 of the City of Franklin in surveying the certified survey map.

Date: APRIL 14, 2026




John P. Konopacki
Professional Land Surveyor S-2461

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	90.22'	1979.86'	002°36'39"	N44°31'39"E	90.21'	N45°49'59"E	N43°13'19"E
C2	159.52'	200.00'	045°41'53"	N23°06'30"E	155.32'	N00°15'34"E	N45°57'27"E
C3	175.59'	230.00'	043°44'29"	N24°05'12"E	171.36'	N02°12'57"E	N45°57'27"E
C4	126.25'	170.00'	042°33'01"	N24°40'56"E	123.37'	N03°24'26"E	N45°57'27"E
C5	17.28'	20.00'	049°29'42"	N26°57'48"E	16.74'	N51°42'39"E	N02°12'57"E
C6	18.94'	20.00'	054°15'28"	N23°43'18"W	18.24'	N03°24'26"E	N50°51'02"W
C7	295.90'	60.00'	282°33'41"	S89°34'11"E	75.06'	N50°51'02"W	S51°42'39"W

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#809.71
SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map No. 9683, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

LOOMIS & RYAN INC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

LOOMIS & RYAN INC, as owner, also certifies that this map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes and the Unified Development Ordinance Division-15 of the City of Franklin to be submitted to the following for approval or objection:

1. City of Franklin

IN WITNESS WHEREOF, the said **LOOMIS & RYAN INC** has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2026.

In the presence of: **LOOMIS & RYAN INC**.

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, (name) _____, (title) _____, of the above named **LOOMIS & RYAN INC**, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said corporation and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE -LOOMIS & RYAN INC

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



APRIL 14, 2026

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map No. 9683, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Franklin, on this _____ day of _____, 2026.

Date

John Nelson, Chairman

Date

Shirley Roberts, City Clerk

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved and dedication accepted by the Common Council of the City of Franklin by Resolution No. _____.
Signed this _____ day of _____, 2026.

Date

John Nelson, Mayor

Date

Shirley Roberts, City Clerk



APRIL 14, 2026

March 24th, 2026

Mr. Nick Fuchs
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: CSM Request – Ryan Meadows Condominiums

Dear Mr. Fuchs:

Bear Development is pleased to submit this letter and the enclosed materials as a formal application for a Certified Survey Map (CSM) for a right-of-way dedication. Bear Development is acting on behalf of the record owner, Loomis & Ryan, Inc.

Project Summary

The subject property consists of approximately 7.23 acres located between Meadowview Drive and Ryan Road and is identified as Tax Key Number 891 1081 001. The property is part of the Ryan Meadows Subdivision and is currently vacant. It is proposed to be developed as a residential condominium neighborhood consisting of townhome-style duplex units.

Right-of-Way Dedication Request

We respectfully request approval of a Certified Survey Map for the purposes of dedicating Chicory Court. The Certified Survey Map includes the right-of-way dedication of Chicory Court extending from Meadowview Drive.

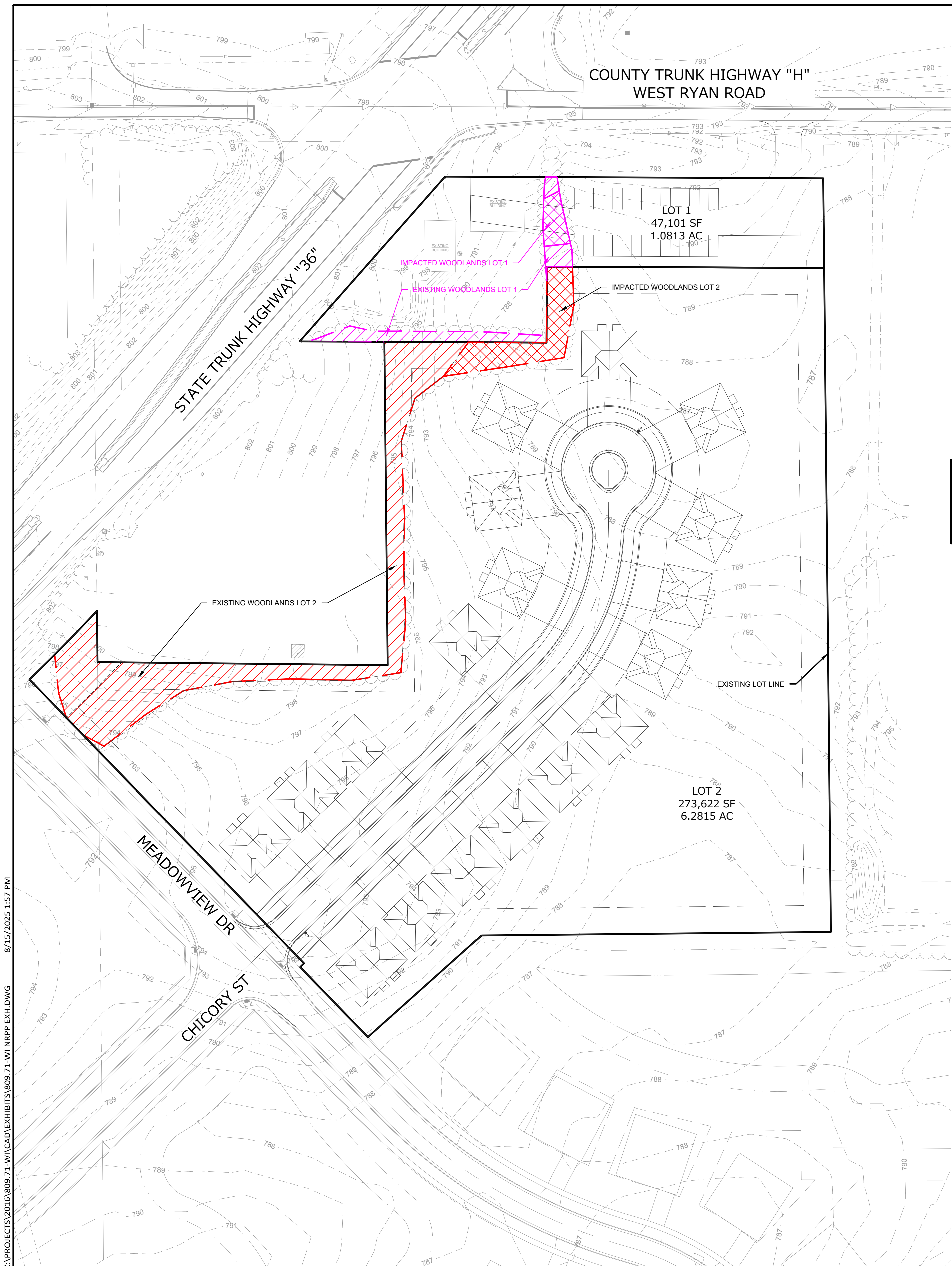
Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Szczap".

Daniel Szczap
Bear Development, LLC



GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

NATURAL RESOURCE FEATURE AREAS

- MATURE WOODLANDS & FORESTS LOT 1
- MATURE WOODLANDS & FORESTS LOT 2

RESOURCE TYPE	AREAS OF RESOURCE (0.59 AC)	ACRES OF LAND REQUIRED TO BE PROTECTED	ACRES OF LAND IMPACTED
MATURE WOODLANDS & FORESTS IMPACT AREA	3,777 S.F. 0.09 ACRES	2,614 S.F. 0.06 ACRES	983 S.F. 0.02 ACRES
MATURE WOODLANDS & FORESTS IMPACT AREA	21,949 S.F. 0.50 ACRES	15,364 S.F. 0.35 ACRES	3,936 S.F. 0.09 ACRES
STEEP SLOPES AREA - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A
STEEP SLOPES AREA - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A
LAKES & PONDS - FIELD DELINEATED BY PEG SURVEY	N/A	N/A	N/A
SHORE BUFFER - 75' OFFSET	N/A	N/A	N/A
STREAMS (NOT PRESENT ON SITE)	N/A	N/A	N/A
FLOODPLAINS (NOT PRESENT ON SITE)	N/A	N/A	N/A
WETLANDS (NOT PRESENT ON SITE)	N/A	N/A	N/A
WETLAND BUFFER (NOT PRESENT ON SITE)	N/A	N/A	N/A
WETLAND SETBACK (NOT PRESENT ON SITE)	N/A	N/A	N/A

SITE DATA

PROJECT NAME	FRANKLIN BUSINESS PARK LOT 81
LOCATION/ADDRESSES	LOT 1 SOUTH OF COUNTY TRUNK HIGHWAY "H" WEST OF WEST LOOMIS ROAD LOT 2 NORTH OF MEADOWVIEW DRIVE AND CHICORY STREET
OWNER CONTACT INFORMATION	DAN SZCZAP 4011 80TH ST KENOSHA WI, 53142 DAN@BEARDEVELOPMENT.COM (262) 842-0556

Z:\PROJECTS\2016\809-71-WI\CAD\EXHIBITS\809-71-WI-NRPP-EXH.DWG 8/15/2025 1:57 PM

FRANKLIN DEVELOPMENT - NATURAL RESOURCES PROTECTION PLAN

8/15/25



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item E.2

Meeting of April 23, 2026

Temporary Use

RECOMMENDATION: Department of City Development staff recommends approval of this Temporary Use from April 24 to July 17, 2026.

Project Name:	2026 Home Depot Outdoor Sales
Project Address:	6489 S 27th St
Applicant:	Home Depot USA, Inc.
Property Owner:	Home Depot USA, Inc.
Date of Application:	April 2, 2026
Current Zoning:	PDD 14 – Planned Development District & Floodplain Overlay District
2025 Comprehensive Plan:	Commercial
Aldermanic District:	District 3
Use of Surrounding Properties:	Manufactured home park (north), floodplain (west), commercial (east and south)
Applicant’s Action Requested:	Approval of Temporary Use from April 17 to July 17, 2025
Planner:	Rose Melton, Assistant Planner

Introduction:

Temporary Use application to allow for the fenced Garden Center on Home Depot’s parking lot. The fence will be approximately 6 feet in height, encircling an area of approximately 6,400 sq. ft., 40 feet by 160 feet. This temporary use is being requested for April 17, through July 17, 2026. Based on the timeline of application submission, staff recommend approval from April 24 to July 17, 2026.

Background and analysis:

The Plan Commission granted previous temporary use approvals for this seasonal sales area in 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2021, 2022, 2023, 2024, and 2025.

The applicant submitted an application for a temporary use in Planned Development District (PDD) No. 14 to allow for outdoor seasonal sales of plant goods, and landscape commodity bagged goods. All of the plant goods and commodity bagged goods will be placed within a fenced in corral measuring 160 feet long by 40 feet wide for a total area of 6,400 square feet. The fence will be of metal wire material and approximately 6 feet in height.

PDD No. 14 (Ordinance No. 99-1553) allows for a seasonal display area for outdoor live plant with location to be approved on an annual basis by the Plan Commission. Staff finds the location

of the proposed outdoor seasonal sales area, as shown on the site plan, is consistent with the Ordinance No. 99-1553.

Unified Development Ordinance Section 15-9-03(C) provides for the administrative issuance of Temporary use Permits by the Zoning Administrator and designees, “A Temporary Use Permit shall be required prior to the establishment of a temporary use per Article 4 of this UDO to certify compliance with all applicable regulations of this UDO and the applicable sections of the building code.”

This section also requires that applications requiring a Plan Commission Decision be submitted at least 30 days prior to establishment of the Temporary Use. This application was submitted within 12 days of the proposed start, and so the application was brought to the earliest possible Plan Commission meeting. The Zoning Administrator did not provide limited staff approval of the use for the intravening days. If approved, the proposed temporary use will therefore have a duration of 84 days, between April 24 and July 17, 2026. The proposed duration complies with the Temporary Use-Specific Standards 15-4-15 which limit seasonal sales to no more than 90 days per calendar year, unless otherwise approved.

Staff recommendation:

City Development Staff recommends **approval** of the Temporary Use to allow The Home Depot to have outdoor seasonal sales of plant goods and commodity bagged goods from April 24, 2026 through July 17, 2026, upon property located at 6489 South 27th Street, subject to the conditions of approval in the attached resolution.

RESOLUTION NO. 2026-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE FOR OUTDOOR SEASONAL TREE
AND SHRUB SALES FOR PROPERTY LOCATED AT 6489 SOUTH 27TH STREET
(HOME DEPOT U.S.A., INC., APPLICANT)

WHEREAS, Home Depot U.S.A., Inc. (Home Depot 4907) having petitioned the City of Franklin for the approval of a Temporary Use to allow for seasonal sales (April 17, 2025 through July 17, 2026) in The Home Depot store parking lot, with 6 foot high black wire fence around a 40 foot by 160 foot area of plant goods and commodity bagged goods, upon property located at 6489 South 27th Street; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-4-14(D) and §15-9-03(C) of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Home Depot U.S.A., Inc. (Home Depot 4907) for the approval of a Temporary Use 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 commence upon April 24, 2026 and terminate and expire on July 17, 2026.
2. All outdoor seasonal tree, shrub and commodity bagged goods sales shall take place within the 40,000 square foot area shown on “Exhibit A” of Ordinance No. 99-1553.
3. The approval granted hereunder is subject to verification by City Development Department staff that all the outdoor sales and display on The Home Depot’s property are in conformance with Ordinance No. 99-1553.
4. Fire Lane access must be maintained.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 23rd day of April, 2026.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 23rd day of April, 2026.

HOME DEPOT U.S.A., INC. – TEMPORARY USE
RESOLUTION NO. 2026-_____

Page 2

APPROVED:

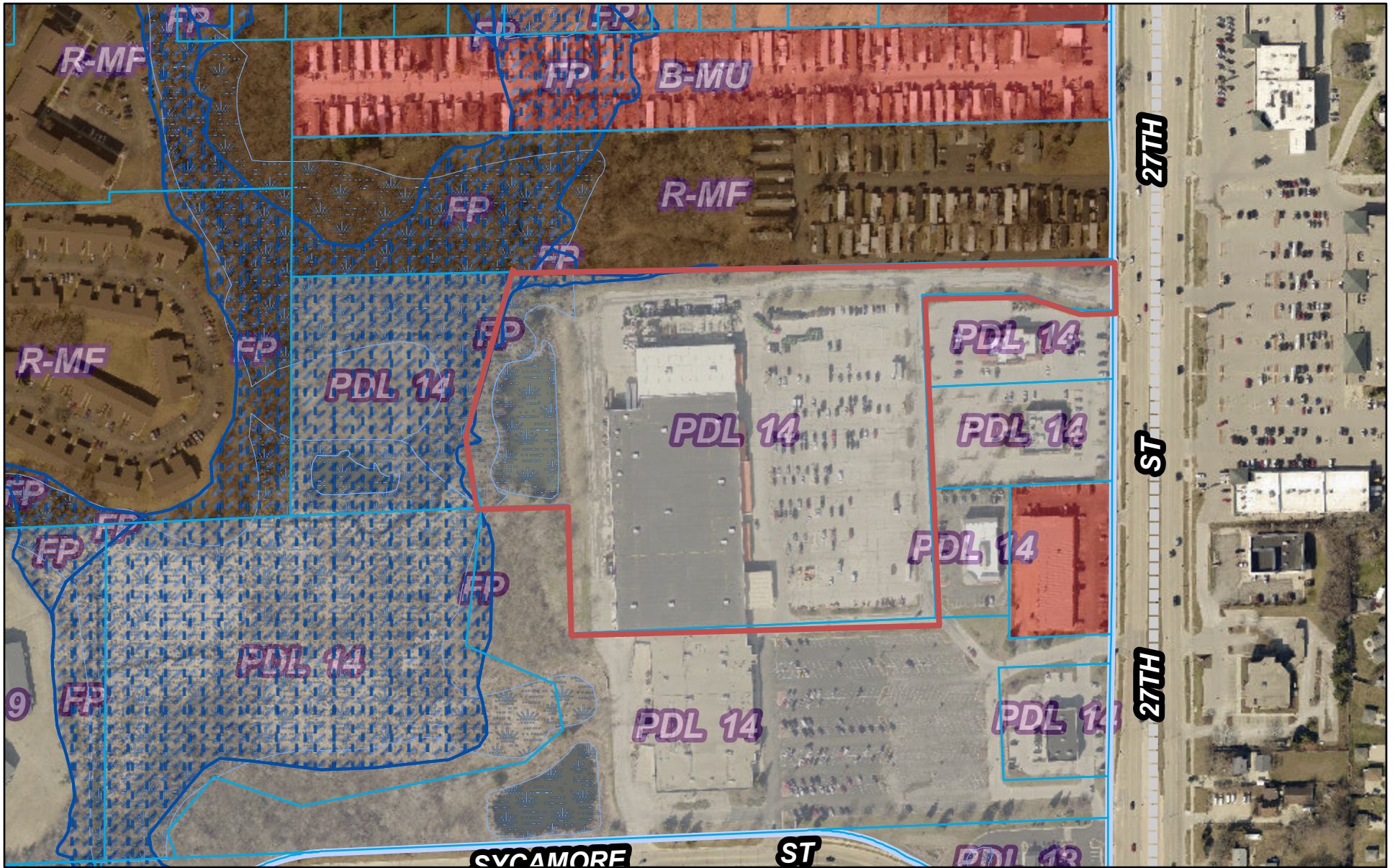
John R. Nelson, Chairman

ATTEST:

Shirley J. Roberts, City Clerk

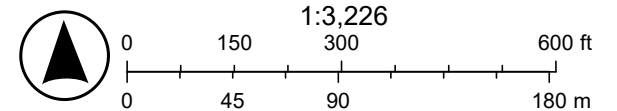
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



4/16/2026, 12:02:47 PM

 Parcel



SE Wisc Reg Planning Comm, Microsoft, Vantor



6489 S 27th St. • Franklin, WI 53132
(414)304-1024 • Fax: (414)304-3416

March 16th, 2026

RE: Temporary Use Permit

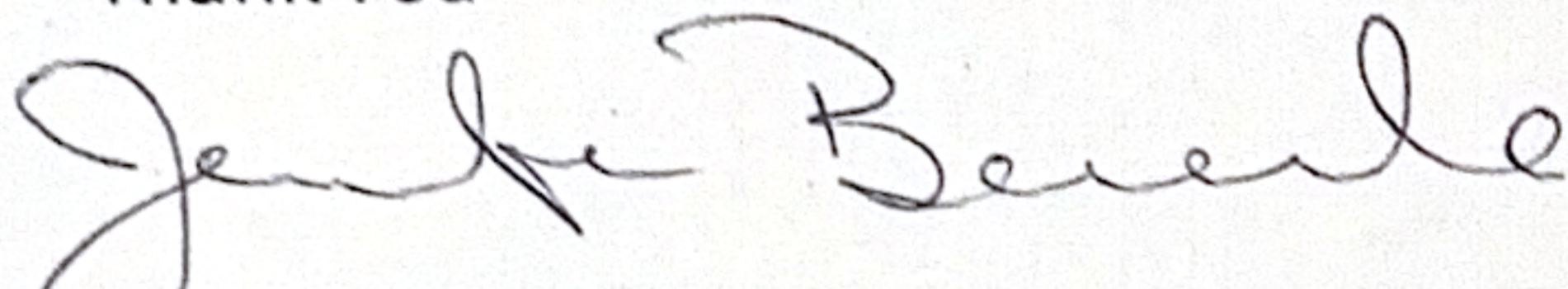
City of Franklin,

The location of our project for the temporary use permit will be located on the north side of our parking lot adjacent to the garden center that is attached to the building. The proposed location is shown on the overhead map by using blacked-out squares, which is attached to this project narrative.

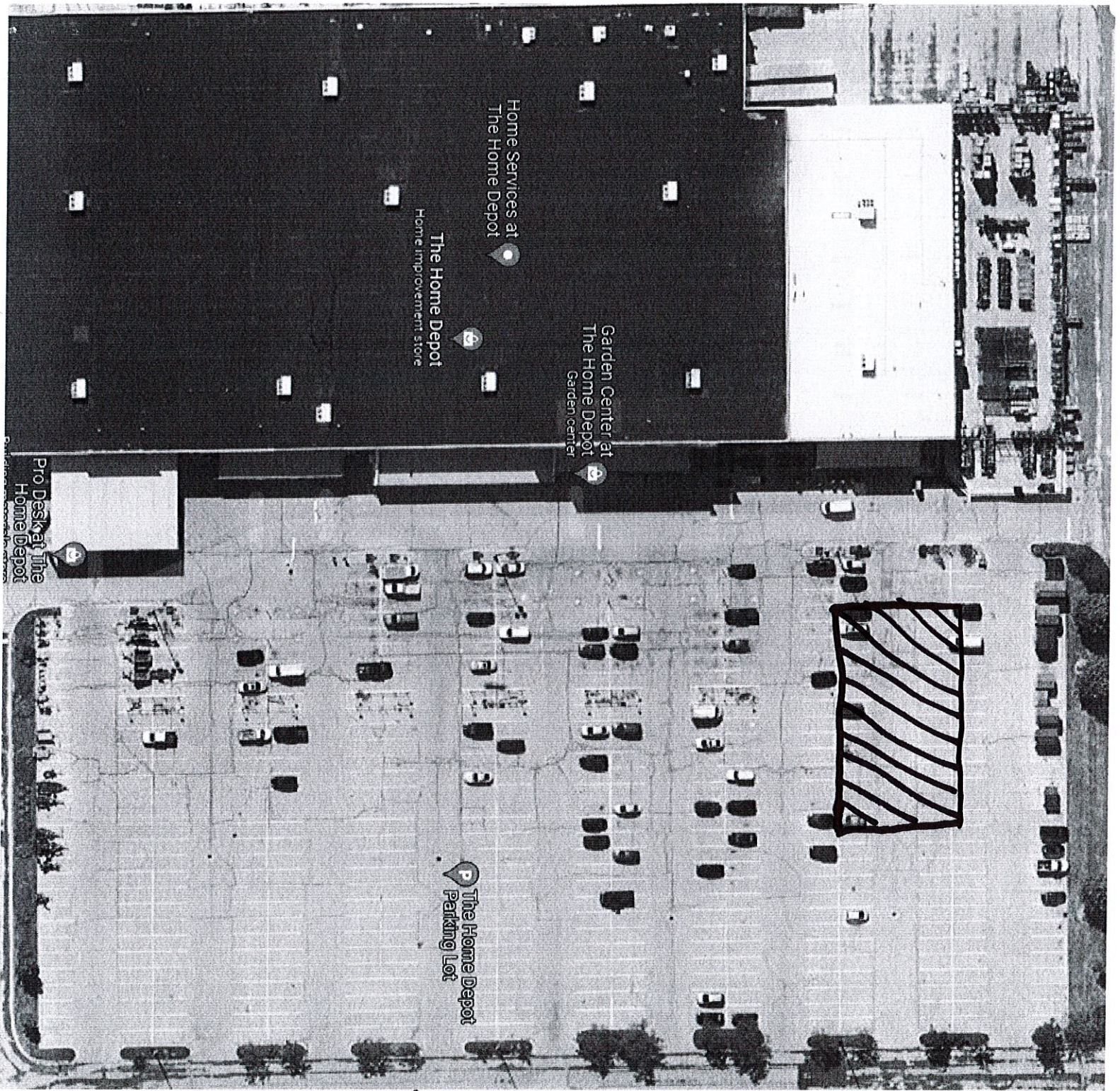
We will be fencing in an area approximately 40 feet by 160 feet. The fenced area will contain mulch, soil, straws, trees, and shrubs. There will be no structures built, and no cash registers operated in the proposed location. The hours of operation will be Monday – Saturday 6:00 am to 10:00 pm. And Sunday 8:00 am – 8:00 pm.

Duration of use will be from April 17th – July 17th.

Thank You


Jennifer Beierle





Site Plan = 