



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

PLAN COMMISSION MEETING AGENDA
Thursday, August 20, 2026 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of July 23, 2026.

C. Public Hearing Business Matters.

1. **5100, LLC, Conditional Use.** Request for approval of a Conditional Use for a Self-Service Storage Facility, upon property located at 5160 W. Ryan Road (TKN 882 9002 000).

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

E. Business Matters

1. **Proclamation for Doric Chapter – DeMolay International.**
2. **Club Car Wash, Conditional Use.** Request to allow a car wash business use upon properties located at 6311 S. 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue (TKN 714 9971 000), and 2821 W. College Avenue (TKN 714 9973 001). [The Plan Commission held a public hearing for this item on July 9, the Plan Commission tabled it until the applicant submits a sound study. The applicant submitted a sound study dated August 3, which is attached to the meeting packet].
3. **Storage Mart, Building Elevations.** Review of proposed building elevations and building materials for the Storage Mart self-storage development located at 7045 S. Lovers Lane Road (TKN 747 9992 005). [Site Plan previously approved by Plan Commission Resolution 2024-006].
4. **Staff Announcement.** Comprehensive Plan update scheduled for next meeting on September 3, 2026.

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: September 3, 2026.

**City of Franklin
Plan Commission Meeting
July 23, 2026
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the July 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, Alderwoman Michelle Eichmann and Commissioners Kevin Haley, Michael Shawgo, Patrick Leon. Commissioner Rebecca Specht was excused. Also present were City Attorney Jesse Wesolowski, City Attorney Christina Lucchesi, Planning Manager Régulo Martínez, Principal Planner Marion Ecks, Director of Economic Development John Regetz and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of July 9, 2026.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. **Safari Homes Franklin LLC, Conditional Use time extension.** Request to extend for two years the conditional use permit for Lake Grove Place, a multi-family development with 38 dwelling units, upon property located at 3709 W. College Avenue (TKN 713 9996 003).

Planning Manager Martínez presented the Conditional Use request.

The Official Notice of Public Hearing was read into the record by Planning Manager Martínez and the public hearing opened at 6:05 pm and closed at 6:15 pm.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to recommend approval of a resolution to extend for two (2) years Resolution no. 2024-8153, a resolution imposing conditions and restrictions for the approval of a special use for Lake Grove Place, a multifamily development with 38 dwelling units upon property located at approximately 3709 W College Avenue (Safari Homes Franklin LLC). On roll call vote, all voted ‘aye’; motion carried (5-0-1).

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

The citizen comment period opened at 6:25 p.m. and closed at 6:25 p.m.

E. Business Matters

1. **Yaskawa America Inc, Land Combination.** Request to merge two vacant lots in the Franklin Business Park: 4801 W. Ashland Way (TKN 900 0009 021) and 4701 W. Basswood Drive (TKN 900 0009 007).

Planning Manager Martínez presented the Land Combination request.

Alderman Eichmann moved and Commissioner Leon seconded a motion to recommend approval of a resolution conditionally approving a land combination for 4801 W Ashland Way & 4710 W Basswood Drive (TKN 900 0009 021 & 900 0009 007) (Yaskawa America Inc, applicant and property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

2. **Yaskawa America Inc, Site Plan.** Request to allow for the development of a 100,000 SF single story, 45' tall precast manufacturing facility which will include 25,000 SF of mezzanine space. Yaskawa intends to assemble, finish and test their robots and robot controllers at this facility, upon property located at 4800 W. Ashland Way (TKN 900 0009 018).

Planning Manager Martínez presented the Site Plan request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve a site plan for the development of a manufacturing facility located at 4800 W Ashland Way (TKN 900 0009 018) (Yaskawa America Inc., applicant and property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

3. **Krones Inc., Sign Review.** Request for a second monument sign on the 58th Street frontage of Krones Inc. located at 9542 and 9600 S. 58th St. (899 9990 070).

Principal Planner Ecks presented the Sign Review request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve a request for a second monument sign on the 58th Street frontage of Krones Inc. located at 9542 and 9600 S. 58th St. (899 9990 070). On voice vote, all voted 'aye'; motion carried (5-0-1).

4. **Super Excavators Inc. Temporary Use.** Request to allow temporary storage and office trailer parking related to the Oak Creek Southwest Sewer Extension project. The applicant is requesting approval through September 2027, upon property located at 11027 S. 27th Street (TKN 796 0212 000).

Principal Planner Ecks presented the Temporary Use request.

Commissioner Leon moved and Alderman Salous seconded a motion to approve a request to allow temporary storage and office trailer parking related to the Oak Creek Southwest Sewer Extension project. The applicant is requesting approval through September 2027, upon property located at 11027 S. 27th Street (TKN 796 0212 000). On voice vote, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Alderman Eichmann moved and Commissioner Specht seconded to adjourn the meeting at 6:36 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Item C.1.

Meeting of August 20, 2026

Conditional Use

RECOMMENDATION: City Development staff recommends approval of this conditional use request for a self-service storage facility, under Industrial Uses “Self-Service Storage Facility”, which is a conditional use in the B-R Regional Business District.

Project name:	5100 LLC, Conditional Use
Property Owner:	5100 LLC
Applicant:	Andy Khullar, 5100 LLC
Agent:	Jason Heinonen, Endpoint Solutions
Property Address/TKN:	5160 W Ryan Road / 882 9002 000
Aldermanic District:	District 4
Zoning District:	B-R – Regional Business District
Staff Planner:	Luke Hamill, Associate Planner
Application number:	PPZ26-0086

INTRODUCTION:

Conditional Use request to allow for a self-service storage facility, under Industrial Use Title “Self-Service Storage Facility”, which is considered a conditional use in the B-R Regional Business District.

PROJECT ANALYSIS:

Self-Service Storage Facilities requires a conditional use permit in the B-R Zoning District. The applicant will need full Site Plan approval, and the attached plans are a concept. This application is only for approval of the use of the property.

The definitions for the above use titles are defined in the Unified Development Ordinance as follows:

Self-Service Storage Facility:

A building or group of buildings that are used for the storage of personal property or records, where individual owners or tenants control individual storage spaces.

In the new Unified Deveopment Ordinance, Self-Service Storage Facilities have specific standards for their uses. The applicant will need to comply with these standards and their Site Plan Application review will include these standards as part of the Site Plan Approval. Based on the concept plan provided in this application, Site Plan will only require staff approval.

The applicant is proposing hours of operation from Monday through Sunday, from 8:00 AM to 6:00 PM. There will be two employees per shift.

General standards for Special Uses (§15-3.0701)

Summary of Standard	Staff's Finding
1. <i>Ordinance and Comprehensive Master Plan purposes and intent.</i>	The proposed self-service storage facility is consistent with the comprehensive plan as this site is designated as commercial in the future land use map of the <i>City of Franklin 2025 Comprehensive Master Plan</i> .
2. <i>No Undue Adverse Impact.</i>	City Development staff does not anticipate “undue adverse impact” to adjacent properties as the specific use requirements for self-storage service facility in the UDO requires specific mitigation, such as specific screening of outdoor storage (if provided), prohibition of toxic material storage, and no storage space shall be used for residential occupancy, business sales or operation, the storage of commercial or industrial inventory or raw materials, or the operation of machinery. However, the applicant will need to show that the development will abide by these specific use standards with a Site Plan Application to city staff. In discussions with the applicant, outdoor storage is not proposed as part of this use. As of the writing of this Staff Report, no public comments have been submitted to the Planning Department.
3. <i>Compatibility with Surrounding Development.</i>	This site is zoned B-R, Regional Business District. The zoning to the North is undeveloped land that is owned by Franklin Square, LLC and zoned Planned Development District (PDD) No. 25, a residential PDD. The applicant will be required to provide a landscape buffer between that property and the proposed use. The property to the west is also zoned B-R and currently vacant. While the immediate property to the west is vacant, to the west there is a residential home zoned B-R. While not required by the UDO, staff suggests that landscaping be put in place alongside the western property line as well. The property to the east, is also zoned B-R and currently a gas station owned by the same property owner as the subject property. The property to the south across Ryan Road is zoned PDD 18 – Franklin Business Park and is currently a multi-tenant industrial use.
4. <i>Adequate Public Facilities.</i>	The proposed development has access to Water Facilities and Sanitary Sewer Facilities from Ryan Road. The applicant is also proposing a stormwater detention pond in the southern portion of the property.
5. <i>Adequate Circulation.</i>	The applicant is proposing to reconfigure the existing access on the property and use cross-access with the gas station to the east for access to the storage facility. Permits from DOT for any work with the access and the utilities may be required. There is access on all sides to each

Summary of Standard	Staff's Finding
	proposed building as part of this development. Planning will be in contact with the Franklin Fire Department during Site Plan Review to make sure there is sufficient access to the property.
6. <i>No Destruction of Significant Features.</i>	There is currently no natural resource indicators on the property.
7. <i>Compliance with Standards.</i>	The proposed development and concept site plan complies with the standards of the B-R District. The applicant will need a full Site Plan application to determine that it meets all of the General Development Standards in the City of Franklin, such as off-street parking, landscaping, lighting, building height, architectural materials, etc.

SITE COMPLIANCE

A site visit was conducted as part of the City Development Staff's review. No site compliance issues were found.

STAFF RECOMMENDATION

City Development staff recommends approval of this Conditional Use request for a Self-Service Storage Facility, under UDO Use Title "Self-Service Storage Facility", which is a Conditional Use in the B-R, Regional Business District, subject to the conditions in the draft resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

Draft 8-12-2026

RESOLUTION NO. 2026-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A CONDITIONAL USE FOR A SELF-SERVICE STORAGE
FACILITY USE UPON PROPERTY LOCATED
AT 5160 W RYAN ROAD (TAX KEY NO. 882 9002 000),
(5100, LLC, PROPERTY OWNER & APPLICANT)

WHEREAS, 5100, LLC, having petitioned the City of Franklin for the approval of a Conditional Use within the B-R Regional Business District under Industrial Use Title “Self-Service Storage Facility”, to operate a self-service storage facility with proposed hours of operation Monday through Sunday, from 8:00 a.m. to 6:00 p.m., located at 5160 W Ryan Road, bearing Tax Key No. 882-9002-000, more particularly described as follows:

LOT 2 OF CERTIFIED SURVEY MAP NO. 9263, BEING A DIVISION
OF PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF
SECTION 23, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF
FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9-06E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 20th day of August, 2026, and the Plan Commission thereafter having determined to recommend that the proposed Conditional Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Conditional Use upon such conditions, pursuant to §15-9-06H of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Conditional Use, subject to conditions, meets the standards set forth under §15-9-06H of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of 5100, LLC, for the approval of a Conditional 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. That this Conditional Use is approved only for the use of the subject property by 5100, LLC, successors and assigns, as a self-service storage facility, which shall be

developed in substantial compliance with, and operated and maintained by 5100, LLC, pursuant to the application materials City file-stamped July 1, 2026.

2. That this Conditional Use is only for the use of the property and a full Site Plan Review will need to be approved prior to construction. Site Plan must comply with §15-4-11C of the Unified Development Ordinance as it pertains to the Self-Service Storage Facility Use Standards.

3. 5100, LLC, successors and assigns, 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 5100, LLC self-service storage facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

4. The approval granted hereunder is conditional upon 5100, LLC and the self-service storage facility use for the property located at 5160 W Ryan Road: (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.

5. All signage shall comply with the requirements of §15-6 of the Unified Development Ordinance and must receive a Sign Permit from the City Development Department prior to installation.

BE IT FURTHER RESOLVED, that in the event 5100, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Conditional Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Conditional Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9-14 thereof and §1-19 of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Conditional Use Permit as is contemplated by §15-9-06 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9-06J. of the Unified Development Ordinance, that the Conditional Use permission granted under this Resolution shall be null and void upon the expiration of two years from the date of adoption of this Resolution, unless the

Conditional Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this 1st day of September, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 1st day of September, 2026.

APPROVED:

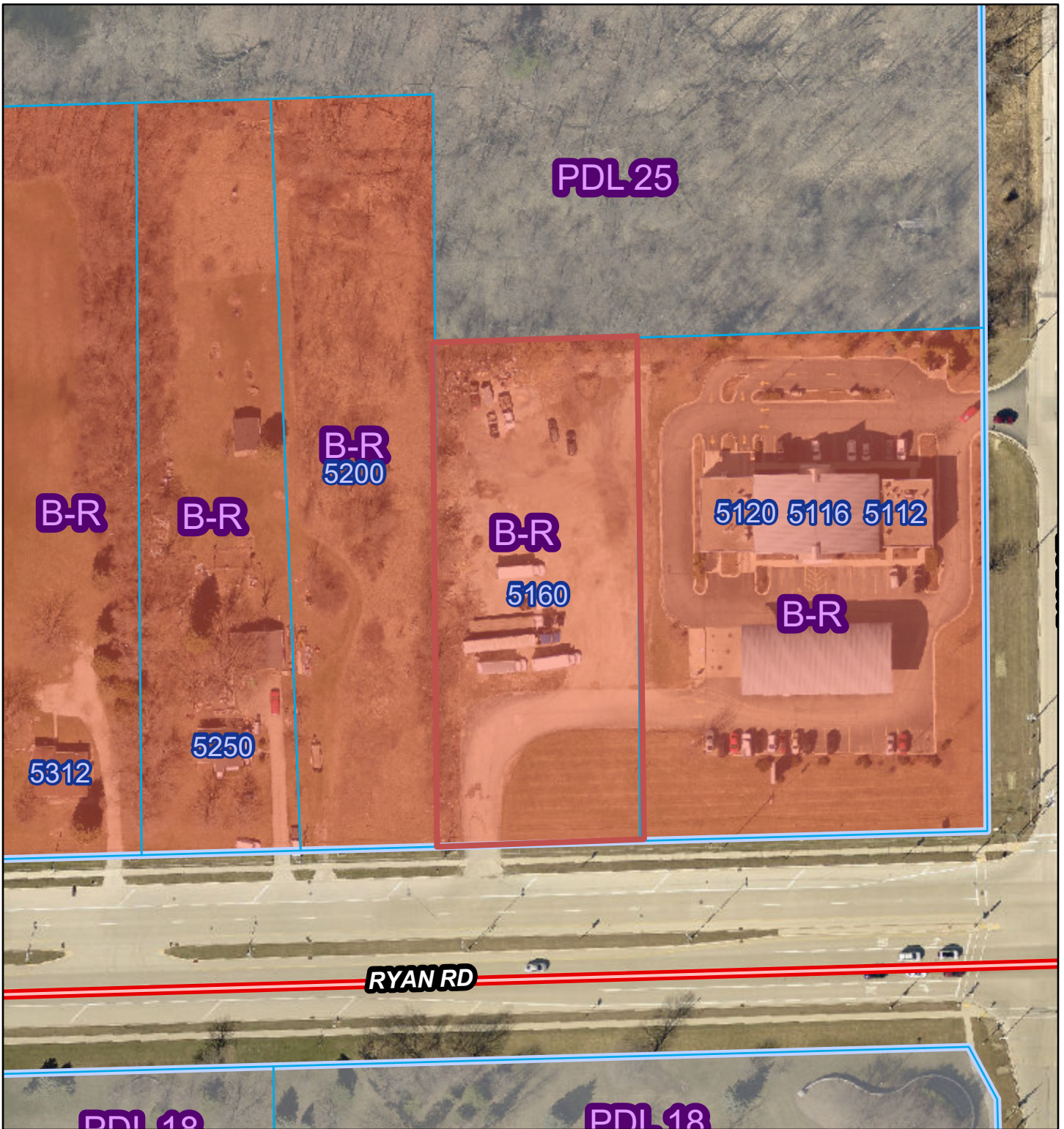
John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



8/12/2026, 9:29:21 AM

 Parcel

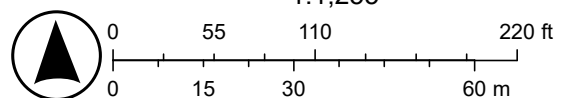
— Road Right-of-Way

Zoning

 B-R - Regional Business

 PDL - Planned Development Legacy

1:1,255



City of Franklin, WI, City of Franklin, WI & Milwaukee County Land Information Office, FEMA, SE Wisc Reg Planning Comm, Microsoft, Vantor

PROJECT NARRATIVE

Date: August 10, 2026

Owner: 5100 LLC

Project: Self-Storage Units

Site Address: 5160 W Ryan Road

Franklin, WI

Reason for Site Plan Application

The above site is proposing to build a self-storage facility. The buildings would likely be single-story. The facility would include drive aisles and fencing/gated access. Customers would have coded access to the gate. Stormwater management will likely be required at the site. A cross-access drive will replace the existing access drive to Ryan Road.

Anticipated Hours of Operation

Daily, 8 am – 6 pm

Anticipated Number of Employees (at any given time)

Two

Legal Description of Property

Lot 2 of CSM 9263

Tax Key: 882-9002-000

Conditional Use Responses

1. *Ordinance and Comprehensive Master Plan Purposes and Intent. The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.*

The proposed self-storage use on the existing commercial lot would provide a nice buffer between the more heavily commercial lot to the east (gas station) and the south (industrial). The use would provide a quieter transition to the residential properties to the west and north than other more typical commercial uses.

2. *No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.*

The proposed self-storage use would replace an existing gravel storage area with a cleaner/quiet use that blends in well with adjacent residential properties, including maintain the landscape buffer along the north.

3. *Compatibility With Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

The proposed self-storage would work in conjunction with the commercial property to the east by sharing the access point off of Ryan Road and access to the self-storage would be along the eastern/shared property line. No new access points would be constructed. The neighboring properties to the west and north will be largely unaffected by the change in the site (buffer to the north maintained, new landscaping along the west).

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

The existing access point to Ryan Road would be utilized. Stormwater would maintain it's existing pattern and tie into the system in Ryan Road. Water and sanitary (if needed) is available in Ryan Road.

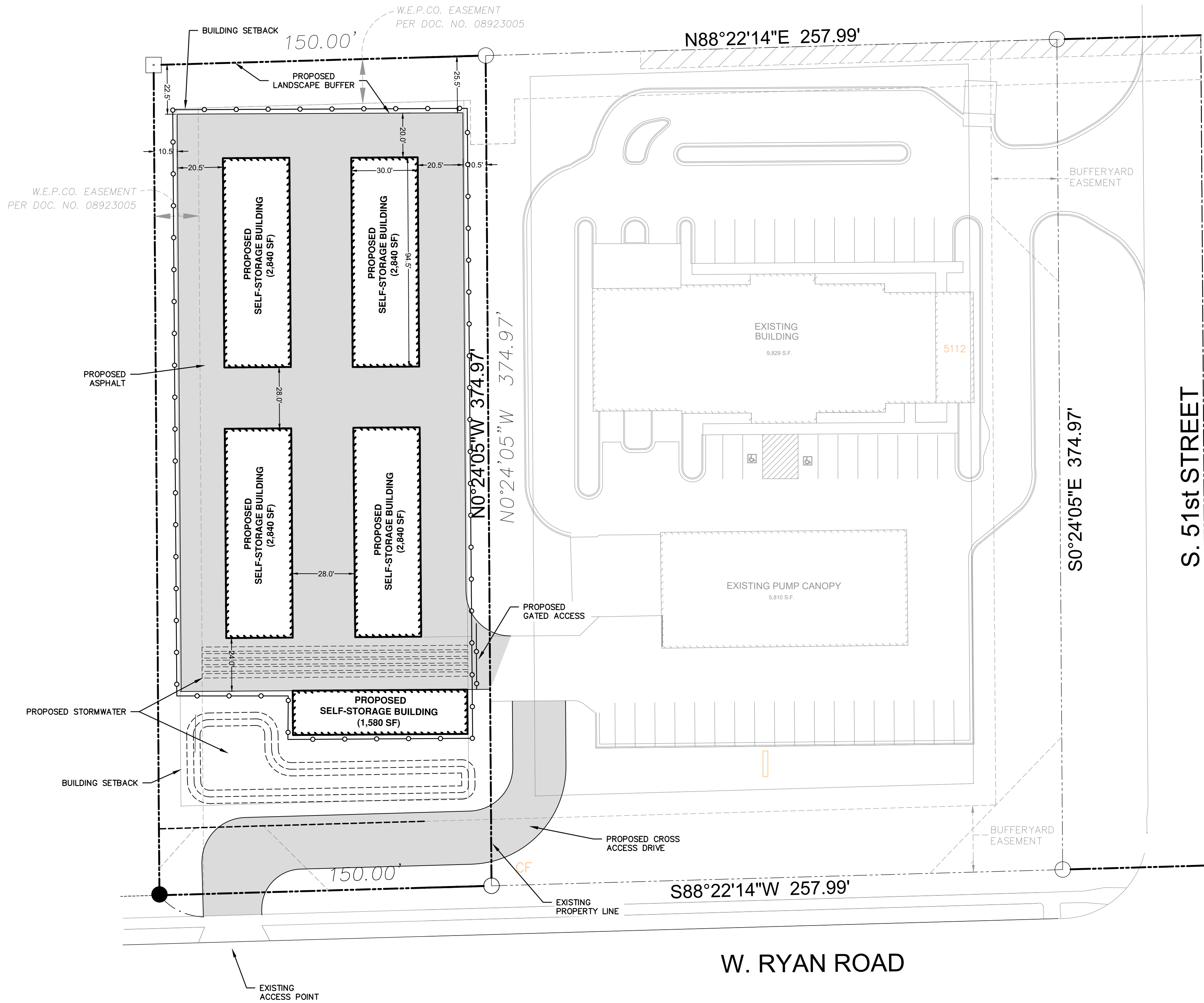
5. *Adequate Circulation.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

All traffic will be via the existing access point on Ryan Road or through cross access on the property to the east and on to South 51st Street. Minimal traffic would be added due to the nature of the use.

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. This criterion shall be deemed to have been met with respect to natural features upon approval by the Plan Commission of a Natural Resource Protection Plan for the proposed use.

The existing property is already largely cleared and being used for storage. No significant features will be harmed.

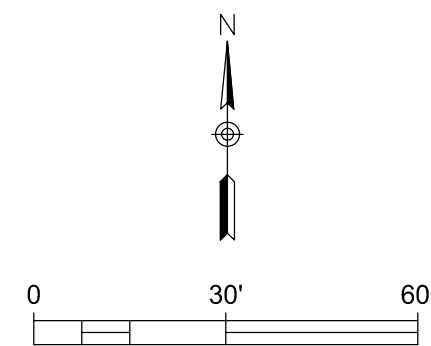
Jun 30, 2026 7:56am PLOTTED BY: jheinenen SAVED BY: jheinenen
P:\Priya Corporation - 1367\005 - Franklin\CAD\CI_1367-005 Proposed Site Plan.dwg Layout1
IMAGES: T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.jpg;
XREFS: \1367-005 Surveybase.dwg; \1367-005 Proposed Layout.dwg



NOTES:

1. SURVEY FIELD WORK PROVIDED BY VISION ARCHITECTS AND ENGINEERS ON APRIL 27, 2026.
2. COORDINATES ARE BASED ON MILWAUKEE COUNTY COORDINATE SYSTEM, US SURVEY FOOT. VERTICAL DATUM IS NAVD 83.
3. ALL UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO SITE DEVELOPMENT AND CONSTRUCTION ACTIVITIES.

	PROPERTY LINE
	PAVEMENT/CONCRETE/EDGE OF GRASS
	EDGE OF GRAVEL
	EASEMENT BOUNDARY
	PARKING STRIPE
	BUILDING SETBACK LIMIT
	NO PARKING
	ASPHALT
	CONCRETE
	EXISTING BUILDING
	DECIDUOUS TREE (VARYING SIZE)
	CONIFEROUS TREE (VARYING SIZE)
	HANDICAP PARKING SPOT



SITE DATA	
TOTAL PROPERTY AREA	56,259 SF (1.292 AC)
FLOOR AREA	12,940 SF (0.297 AC)
FLOOR AREA RATIO	23.0%
PERVIOUS AREA	17,383 SF (0.399 AC)
PERVIOUS AREA RATIO	30.9%
ZONING	BR

5100, LLC - FRANKLIN
CONCEPT SITE PLAN
5160 W. RYAN ROAD
FRANKLIN, WISCONSIN

DRAWN BY: TJS/JAH DATE:
CHECKED BY: NWD 6/30/2026
APPROVED BY: JAH

PROJECT NO.
1367-005

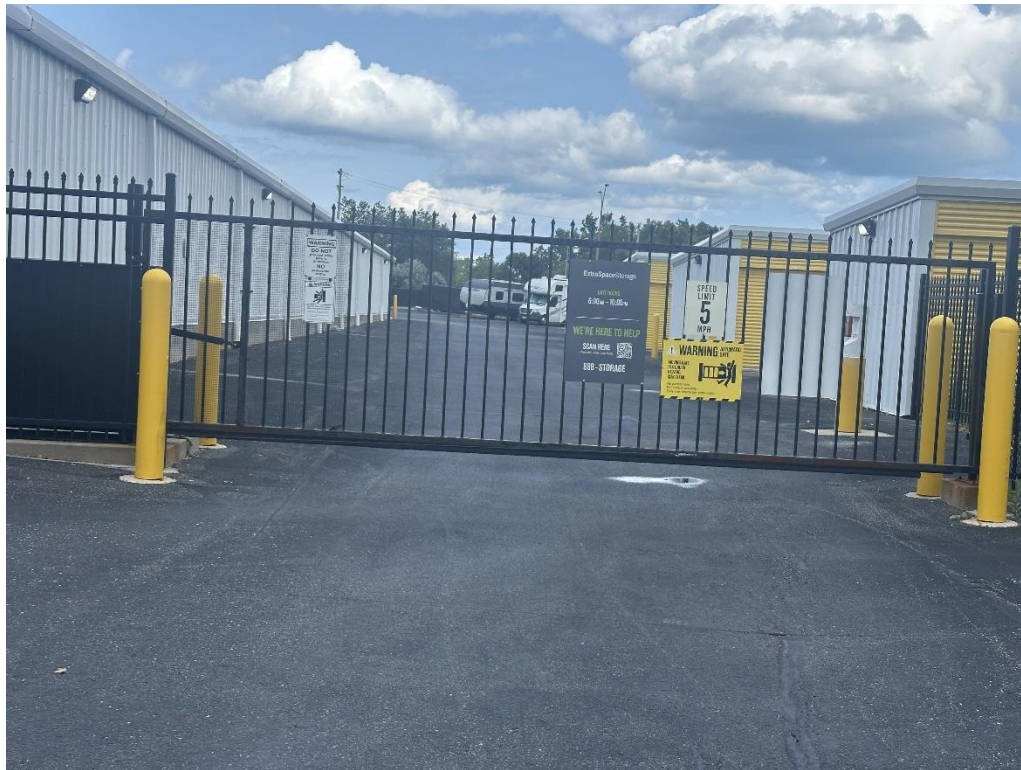
SHEET NO.
C1

Endpoint Solutions
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

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DRAFT











City of Franklin Proclamation

HONORING DORIC CHAPTER – DEMOLAY INTERNATIONAL

WHEREAS, Doric Chapter - DeMolay International demonstrates an unwavering commitment to inspiring and shaping civic-minded young leaders who strive to strengthen their communities through service, integrity, and a deep sense of responsibility; and

WHEREAS, for more than a century, members of DeMolay International have embodied the organization's seven cardinal virtues - filial love, reverence for sacred things, courtesy, comradeship, fidelity, cleanness, and patriotism by developing young men into principled, community-focused leaders who make a lasting, positive impact through service and character; and

WHEREAS, DeMolay International's annual My Government Day observance empowers the young men of Doric Chapter to engage directly with local leaders, gain firsthand insight into how their communities operate, and develop the confidence and skills needed to become thoughtful, responsible contributors to their communities; and

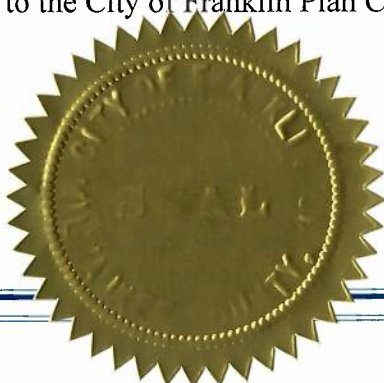
WHEREAS, Doric Chapter's members exemplify exemplary youth leadership, demonstrating virtuous living, responsibility, and service that reflect great credit upon themselves and their communities; and

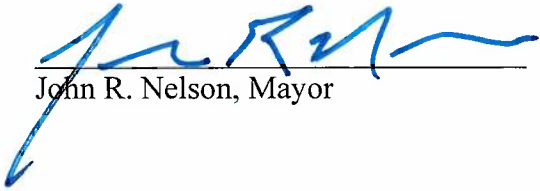
WHEREAS, the City of Franklin recognizes that strong communities are built by dedicated volunteers whose efforts improve the quality of life for their fellow citizens.

NOW, THEREFORE, I, Mayor John Nelson, on behalf of the City of Franklin Common Council and the residents of Franklin, do hereby express our sincere gratitude and appreciation to Doric Chapter – DeMolay International for its continued dedication to developing the next generation of community leaders whose character, service, and commitment reflect the highest ideals of good citizenship.

BE IT FURTHER RESOLVED that the City of Franklin commends the members of the Doric Chapter - DeMolay International for their outstanding commitment to civic responsibility and extends its best wishes for their continued success in serving our community.

Presented to the City of Franklin Plan Commission this 20th day of August, 2026.




John R. Nelson, Mayor



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item E.2

Meeting of July 9, 2026

Rezoning, Conditional Use, and Certified Survey Map

RECOMMENDATION: City Development staff recommends approval of the Rezoning and Certified Survey Map; however, it is recommended that the Conditional Use application be tabled and return to the Plan Commission upon submittal of a sound study in accordance with Section 15-5-13B. of the Unified Development Ordinance (UDO).

Project name:	Club Car Wash
Property Owner:	TS Collins College Avenue, LLC & College Avenue Association LLC
Applicant:	Justin Barnes, Club Car Wash
Agent:	Michael Leidig, Robert E. Lee and Associates, Inc.
Property Address/TKN:	6311 S 27th Street / 714 9973 000 2723 W. College Avenue / 714 9969 001 2729 W. College Avenue / 714 9970 001 2807 W. College Avenue / 714 9971 000 2821 W. College Avenue / 714 9973 001
Aldermanic District:	District 3
Zoning District:	B-MU District and B-G District
Staff Planner:	Nick Fuchs, Planning Associate
Application number:	PPZ26-0069, PPZ26-0070, PPZ26-0077, and PPZ26-0078

Please note:

- Staff recommendations are underlined and in italics, and included in the attached resolution as conditions of approval.
- Staff suggestions are only underlined, and not included in the attached resolution.

PROJECT ANALYSIS

The applicant filed a Rezoning, Conditional Use, Certified Survey Map, and Site Plan applications related to the construction of a car wash facility and use located at the southwest corner of S. 27th Street and W. College Avenue.

Rezoning

The applicant is proposing to rezone the property located at 2821 W. College Avenue to B-MU District. The rezoning to B-MU is consistent with the existing zoning of the other parcels included in this development.

Conditional Use Permit

A carwash use is allowed in the B-MU District as a Conditional Use per Table 15-3-04(C) of the UDO. The proposed use is subject to Section 15-9-06H. General Standards for Conditional Uses as well as the use-specific standards of Section 15-4-09B.

Section 15-5-13B. of the UDO also requires the submission of a sound study. This has not yet been provided. As such, staff is recommending the Conditional Use Permit Application be tabled.

Below are staff's findings related to the standards listed within Section 15-9-06.H.

Summary of Standard	Staff's Finding
1. <i>Ordinance and Comprehensive Master Plan purposes and intent.</i>	The <i>City of Franklin 2025 Comprehensive Master Plan</i> designates the future land use of this property as Commercial. A car wash is a commercial use and the proposed rezoning and use is consistent with the Master Plan.
2. <i>No Undue Adverse Impact</i>	The required sound study must be reviewed prior to determining if there will be any undue adverse impact resulting from the proposed use.
3. <i>Compatibility with Surrounding Development.</i>	There is a single-family residential use directly abutting the development to the west as well as additional single-family homes located further west along W. College Avenue. These properties are zoned B-G District and planned for commercial uses. Again, the upcoming sound study must be reviewed to consider the compatibility with the surrounding development.
4. <i>Adequate Public Facilities.</i>	The development will require separate Engineering Department review, which will include the review of public facilities, which is a condition of this approval. Staff anticipates that there are adequate public sewer and water facilities to serve the development.
5. <i>Adequate Circulation.</i>	The development includes access to W. College Avenue as well as access to S. 27 th Street via a cross access driveway through the property to the south.
6. <i>No Destruction of Significant Features.</i>	Three single-family homes were recently razed and the commercial building located at 6311 S. 27 th Street has been vacant for a long period of time. The applicant also completed a Natural Resource Protection Plan and is in compliance with UDO protection standards.

The applicant has provided responses, italicized below, related to the use-specific standards of Section 15-4-09B. for carwashes.

- Hours of operation shall be restricted to between 7:00 a.m. and 10:00 p.m.

Hours of operation are 7 AM-8 PM during summer and 7 AM – 7 PM during daylight saving time, with the car wash being open 8 AM -8 PM or 8 AM – 7 PM on Sundays (depending on the season)

2. All car wash facilities and accessory equipment such as vacuums, dryers, and accessory buildings and structures shall be set back a minimum of two hundred (200) feet from any parcel with an existing residential use or in a residential district. Such facilities and equipment shall be enclosed within a building, except for self-service vacuum units.

Per the included site plan, all car wash equipment is setback 200' from the residential use to the west.

3. If self-service vacuum facilities are provided, a minimum of one (1) parking space for each vehicle capable of being serviced at any one (1) time at such vacuum facility shall be provided. Such parking spaces for accessory vacuum facilities shall not interfere with circulation or entrance or exit drives.

Vacuum parking stalls are provided with each vac having its own designated parking stall for service.

4. Accessory equipment such as vacuum facilities shall be set back a minimum of twenty (20) feet from all property lines.

Accessory equipment such as vacuums are setback greater than 20' from the property lines, see the revised attached site plan.

5. All full-service or conveyor-based carwash facilities shall be equipped with a water recycling system that shall recycle a minimum of fifty (50) percent of the water being used by the facility.

This wash does have reclamation tanks under the pavement on the south side of the wash, these reclaim 50% of the water used by the wash and reuse it for washing undercarriage and other non-sensitive areas of the car.

6. Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

No outdoor storage or activity which would contaminate stormwater is proposed.

7. Measures for containment of potentially contaminated runoff from vehicle-related activities shall be incorporated into the site plan and drainage plan to ensure that contaminated runoff does not reach storm drains or surface waters.

Staff on site are trained to properly handle chemicals on site to prevent spills. Chemicals are not handled outdoors and are used inside. The staff who handle the chemicals are limited to minimize the number of people interacting with these chemicals to prevent spills on site.

8. The City Engineer shall review plans to ensure sufficient measures, including grading and where necessary oil/water separation or equivalent structures, have been incorporated into the site plan to comply with Section 5-5-13.

BMPs will be utilized (such as skimmers) in inlets to comply with section 5-5-13.

Certified Survey Map

The proposed Certified Survey Map combines five existing properties to accommodate the proposed development. The total acreage of the combined parcels is 2.168-acres.

Site Plan

The proposed site plan includes the 4,358 square foot building and associated parking, drives, landscaping, and lighting. The applicant has noted that an underground storm water management system will likely be proposed to comply with storm water management requirements. Upon initial review, the Site Plan is in conformance with B-MU District development standards.

As the building is less than 20,000 square feet, the Site Plan is subject to staff review and approval in accordance with Section 15-9-03B. of the UDO. Site Plan approval will also be contingent upon approval from the Engineering Department for grading, stormwater management, utilities and erosion control, prior to any land disturbance activity.

Natural Resource Protection Plan (NRPP)

In 2024, the current property owner received approval of a Certified Survey Map, Site Plan, and Natural Resource Special Exception for the properties located at 6311 S. 27th Street and 2821 W. College Avenue. This submission included a NRPP and conservation easement to protect the wetland area on the south end of the 2821 W. College Avenue property.

For this submission, the applicant completed a NRPP for the three properties along W. College Avenue containing single-family homes. According to the applicant, no natural resources features were identified.

STAFF RECOMMENDATION

City Development staff recommends approval of the Rezoning and Certified Survey Map; however, it is recommended that the Conditional Use application be tabled and return to the Plan Commission upon submittal of a sound study in accordance with Section 15-5-13B. of the Unified Development Ordinance (UDO).

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2026-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A CONDITIONAL USE FOR A CAR WASH
BUSINESS USE UPON PROPERTY LOCATED AT 2821 WEST COLLEGE
AVENUE (TAX KEY NO. 714 9973 001)
(JUSTIN BARNES, CLUB CAR WASH OPERATING, LLC, APPLICANT)
(COLLEGE AVENUE ASSOCIATES, LLC, PROPERTY OWNER)

WHEREAS, Club Car Wash Operating, LLC, having petitioned the City of Franklin for the approval of a Conditional Use within the B-MU – South 27th Street Mixed Use District under the Vehicle Related Carwash use, to operate a carwash business use upon properties located at 6311 S 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue (TKN 714 9971 000), and 2821 W. College Avenue (TKN 714 9973 001), more particularly described as follows:

Being part of the Northeast 1/4 of the Northeast 1/4, Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more fully described as follows:

Commencing at the northeast corner of said Section 1; thence S00°16'38"W, 238.00 feet on the east line of said Northeast 1/4 to the south line of lands described as Parcel "B" of Document Number 11064094, extended easterly; thence S88°47'37"W, 83.03 feet on said south line to the west right of way of South 27th Street - a.k.a. State Trunk Highway "241", the POINT OF BEGINNING; thence continuing on said south line and continuing on the south line of lands described in Document Number 11528226, S88°47'37"W, 322.18 feet to the west line of lands described in Document Number 8419492; thence S00°16'38"W, 102.47 feet on said west line to the northeast corner of lands described in Document Number 11528028; thence S88°47'37"W, 135.43 feet on the north line of said lands to the west line of lands described in Document Number 7952337; thence N00°16'38"E, 285.45 feet on said west line to the south right of way of West College Avenue - a.k.a. County Trunk Highway "ZZ"; thence, the following seven (7) courses are on said south right of way, N88°47'37"E, 205.97 feet; thence S78°50'58"E, 36.97 feet; thence N89°10'52"E, 78.26 feet; thence S89°43'14"E, 25.00 feet; thence 83.64 feet on the arc of a 265.50 foot radius curve to the right, having a long chord which bears S80°41'46"E, 83.29 feet; thence S65°33'38"E, 24.03 feet; thence S31°51'42"E, 14.70 feet to the end of said courses and the west right of way of South 27th Street - a.k.a. State Trunk Highway "241"; thence S00°16'38"W, 135.64 feet on said west right of way to the Point of Beginning.

Said described lands contains 94,419 square feet or 2.168 acres more or less subject to all easements and restrictions of record.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9-06E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of July, 2026, and the Plan Commission thereafter having determined to recommend that the proposed Conditional Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Conditional Use upon such conditions, pursuant to §15-9-06H and 15-4-09B. of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Conditional Use, subject to conditions, meets the standards set forth under §15-9-06H and 15-4-09B. of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Club Car Wash Operating, LLC, for the approval of a Conditional 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. That this Conditional Use is approved only for the use of the subject property by Club Car Wash Operating, LLC, successors and assigns, as a carwash business use, which shall be developed in substantial compliance with, and operated and maintained by Club Car Wash Operating, LLC, pursuant to the application materials City file-stamped June 30, 2026.
2. Club Car Wash Operating, LLC, successors and assigns, 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 Club Car Wash Operating, LLC carwash business use, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14 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 Club Car Wash Operating, LLC and the carwash business use for the properties located at 6311 S 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue (TKN 714 9971 000), and 2821 W. College Avenue (TKN 714 9973 001): (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.

CLUB CAR WASH OPERATING, LLC – CONDITIONAL USE

RESOLUTION NO. 2026-_____

Page 3

4. The car wash business use shall be operated in compliance with the use-specific standards of Section 15-4-09B.
5. No outdoor storage shall be allowed onsite.
6. All signage shall comply with the requirements of §15-6 of the Unified Development Ordinance and must receive a Sign Permit from the City Development Department prior to installation.

BE IT FURTHER RESOLVED, that in the event Club Car Wash Operating, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Conditional Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Conditional Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9-14 thereof and §1-19 of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Conditional Use Permit as is contemplated by §15-9-06 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9-06J. of the Unified Development Ordinance, that the Conditional Use permission granted under this Resolution shall be null and void upon the expiration of two years from the date of adoption of this Resolution, unless the Conditional Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

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:

CLUB CAR WASH OPERATING, LLC – CONDITIONAL USE
RESOLUTION NO. 2026-_____

Page 4

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____



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Club Car Wash Noise Study and Modeling

6311 South 27th Street

Franklin, Wisconsin 53132

Client: Club Car Wash Operating, LLC

Proposal: H1967

Report Date: August 3, 2026

Definition of Terms

Decibel: (also referred to as dB, dBA, dBC)

A decibel is a measurement of sound. The higher the decibel number, the louder the sound.

Outdoor Background Noise Level (sometimes referred to as Ambient Noise)

The amount of sound generated by lawnmowers, road traffic, construction, industrial noise, human and animal sources, outdoor mechanical equipment, train whistles, airplane noise, etc.

Sound Pressure Level (LAeq)

A-Weighted equivalent sound pressure level in dB (decibels measured over a period of time)

Sound Level A - Weighted (dBA)

The A-weighted is the most common single-number measure of loudness. This standard scale in decibels measures the human response to noise and correlates with judgments of loudness from broadband noise characteristic of the environment. A-weighting accounts for the frequency of the sound, which correlates with how people perceive noise. The A-weighting was used in the noise assessment due to its prevalence in environmental noise assessments and the large body of evidence linking A-weighted sound levels to people's sensitivity to noise. Table 1 lists some common noises and their levels, recorded in dBA.



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Adjacent Residential Property Line(s):

The adjacent residential property line(s) that separate the proposed modified existing car wash into a Club Car Wash located at 6311 S 27th Street, Franklin, Wisconsin 53132 from the residential and industrial properties adjacent to the proposed car wash.

Examples of Human Responses to Changes in Noise Levels:

There is variation in individual perception of the power of a sound; studies have shown that the changes in noise levels of less than 3 dBA are barely perceptible to most people.

However, a 10 dBA change is reported by people as either a doubling (halving) of noise by a normal human ear. This means that a 10 dBA reduction in noise is actually perceived by the listener as a reduction by ½. The average ability of a listener to detect changes in noise levels is outlined in Table 2. (All tables and figures may be found in the Appendix.)

As the Club Car Wash is located in the City of Franklin, the City of Franklin requires a sound study that meets the following:

See Appendix Figure 1: Sound Study Requirements of the City of Franklin.

Sound Study:

A sound study was conducted on July 2, 2026, at the proposed Club Car Wash, which is to be located at 6311 S 27th Street.

Provision of the Wisconsin Municipal Code:

There is a relatively new provision in the City of Franklin, Wisconsin municipal code: Unified Development Ordinance 15-2.110.7. Per the Unified Development Ordinance, the noise level at the car wash property line cannot exceed 65 dBA.

A: Background Noise Measurements Results in dBA at 6311 S 27th Street and adjacent properties.

(See Figure 2 for locations of acoustic measurements collected)

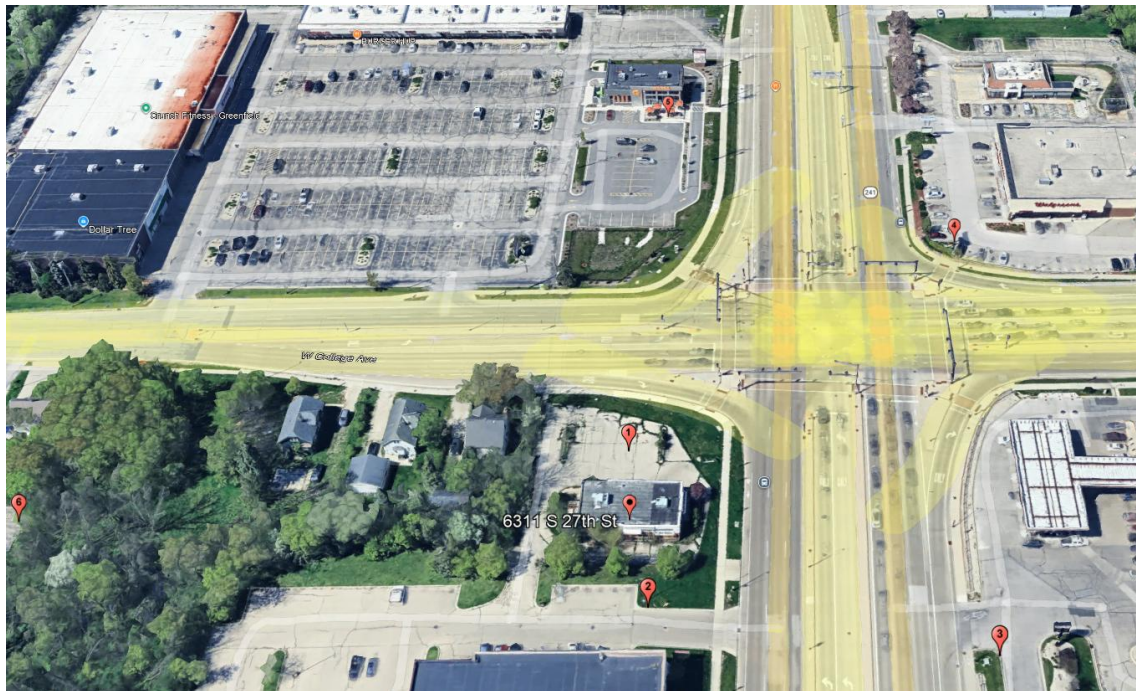
- | | |
|----------------------|--------|
| 1. Proposed Car Wash | 68 dBA |
| 2. Kwik Trip | 75 dBA |
| 3. Salvation Army | 68 dBA |



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- | | |
|--------------------|--------|
| 4. Walgreens Store | 71 dBA |
| 5. Qdoba | 67 dBA |
| 6. Puppyworld | 65 dBA |

Figure 1: Locations of Background Noise Measurements (dBA)



The primary noise source for all of these readings is noise generated from traffic on Highway 241 and West College Avenue.

Kwik Trip has higher noise levels measuring at 75 dBA due to heavy traffic at its entrance and the on-site car wash.

In addition, the Walgreens site also has a dBA reading which measured above 70 dBA, indicating that the property line noise level is dominated by traffic noise from Highway 241 and West College Avenue.



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B: 8 Hour Noise Study at Proposed Car Wash Site 6311 S 27th Street

Hour	Sound Pressure Level (dBA) at Car Wash Site Location 1	Estimated Sound Pressure Level (dBA) at Northeast Property Line
8:00 am to 9:00 am	68	71
9:00 am to 10:00 am	67	70
10:00 am to 11:00 am	66	69
11:00 am to 12:00 pm	68	71
12:00 pm to 1:00 pm	69	72
1:00 pm to 2:00 pm	67	70
2:00 pm to 3:00 pm	70	73
4:00 pm to 5:00 pm	69	72

The eight-hour noise study shows an average daytime noise level of 68 dBA.

The study also shows an estimated daytime noise level at the northeast property line varying from 69 dBA to 73 dBA.

C: Computer Modeling

Based on the results of the noise measurements collected, AcoustiControl built a computer model in SoundPLAN Noise Topography Software to predict noise generated from the operation of the future Club Car Wash at 6311 S 27th Street and the predicted noise level at the property adjacent to the car wash.

- a. Using SoundPLAN computer noise topography software, AcoustiControl built an acoustical model of the 6311 S 27th Street property and the adjacent surrounding properties.



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- b. Car wash noise sources and the noise levels were measured from an existing Club Car Wash located at 1100 Quartz Canyon Drive, Wentzville, Missouri. These noise sources are as follows:
 - i. Car Wash Entrance
 - ii. Car Wash Exit
 - iii. Main Vacuum
 - iv. Vacuum Wands
- c. Included within the SoundPLAN computer model of the carwash and surrounding residential properties will be the following features:
 - i. Height, shape, and location of the car wash.
 - ii. Height, shape, and location of the nearby residential buildings.
 - iii. Topographical features such as vegetation and land contour of the area.

D: Noise Generated by the Proposed Club Car Wash

The Club Car Wash noise simulation, as shown in Figure 3, includes the results of the SoundPLAN simulation of the noise generated by the car wash and its acoustical impact on the adjacent properties. The

Results:

The results of the study show that at the property lines of the proposed car wash, the predicted sound pressure level ranges from 60 to 70 dBA.

The SoundPLAN model predicted the noise level at the northeast property line of the proposed car wash (the corner of Highway 241 and West College Avenue) would be 70 dBA as a result of the operation of the proposed Club Car Wash. Thus, the predicted noise generated at the northeast property line is already predicted to be 70 dBA which already exceeds the Unified Development Ordinance 15-2.110.7 noise requirement of 65 dBA at the northeast property line.



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The predicted noise levels generated from the operation of the Club Car Wash at all other associated property lines meet the Unified Development Ordinance 15-2.110.7 Noise requirement of 65 dBA at the property line.

Based on a standard acoustic calculation for distance from the middle of Highway 241 and the noise level measurements at location 1, the estimated noise level at the northeast property line of the proposed Club Car Wash currently ranges from 69 to 73 dBA. Thus, the current property line noise level, excluding the car wash, already exceeds the Unified Development Ordinance 15-2.110.7 standard of 65 dBA, as traffic noise currently exceeds the limit.

However, by the time the noise reaches all the adjacent properties, the noise generated from the operation of the car wash **does** meet the City of Franklin, Wisconsin's Unified Development Ordinance 15-2.110.7 municipal code requirement of 65 dBA.

In addition, by the time the noise generated by the car wash reaches the adjacent properties, it is below the existing background noise level from current noise generated by vehicle traffic on Highway 241 and West College Avenue.

E: Noise Mitigation

Although the proposed Club Car Wash does not meet the City of Franklin, Wisconsin's Unified Development Ordinance 15-2.110.7 requirements for noise levels at all the property lines; by the time noise generated by the car wash reaches the adjacent property's property line, it is below the current background noise levels; thus, no additional noise mitigation is proposed.

The result was due to the careful placement of the car wash itself and its vacuums to minimize the acoustic impact on adjacent properties, especially residential properties. The noise generated by the Club Car Wash is directed toward the streets of Highway 241 and West College Avenue.

The nearby residential properties will not be negatively affected by sound coming from the operation of the proposed Club Car Wash.



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F: Construction Noise

The loudest part of the new car wash construction is the demolition phase, which ranges from 90 to 110 dBA.

After which, the loudest piece of equipment will be cement trucks pouring concrete, at 85-105 dBA, with the highest noise level during discharge.

Other than the demolition phase and concrete pouring, the daily noise level at the construction site should be between 65 and 90 dBA.

G: Conclusion:

Thus, the operation of the Club Car Wash has no additional acoustic impact at adjacent properties beyond what is currently being experienced.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jim Holtrop".

Jim Holtrop, INCE ASA ASHRAE

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Appendix

Figure 2: Franklin Wisconsin Sound Study Requirements

B. Sound Study.

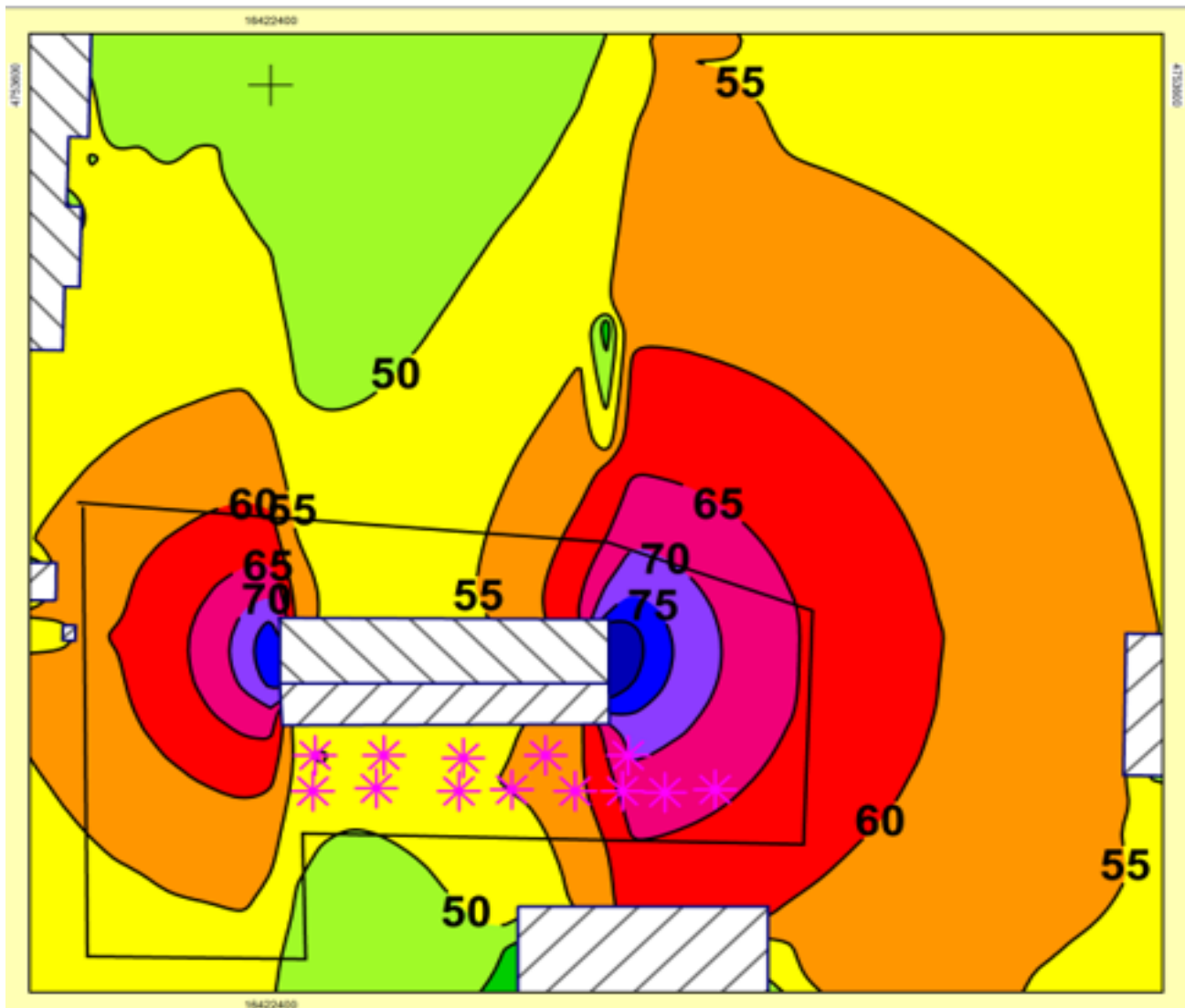
1. **Applicability.** Concurrent with the approval of a Conditional Use permit for a development or use proposed to include outdoor activities or operations, a sound study and noise mitigation and management plan shall be approved by the City.
2. **Requirements.** A sound study and noise mitigation and management plan prepared by a professional acoustical consultant or engineer shall meet the following requirements.
 - a. **Comparative Analysis of Existing Noise Environment.** A comparison of current ambient noise levels at the project site and sites within two hundred fifty (250) feet of the project site, to the established noise standards of the local noise ordinance.
 - b. **Project Noise Emissions.** A description of the types and anticipated noise levels of noise emissions from the project during construction and operation (decibel levels, variations).
 - c. **Noise Mitigation Strategies.** A plan to reduce noise and comply with noise standards (barriers, quieter equipment, operating hour limitations).
 - d. **Noise Mitigation and Management Plan.** A document outlining the noise mitigation strategies and management activities that the use shall operate under, and which shall be adopted as the conditions of the approval of the Conditional Use permit.



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Figure 3: Club Car Wash Projected Sound Pressure Levels (dBA)

- The 8 asterisks represent the vacuum wands.
- The asterisk to the left of the vacuum wands represents the central vacuum.
- The black line is the property line of the proposed car wash



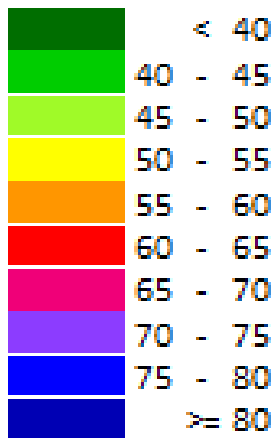


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Figure 4: Legend for Sound Pressure Levels

Levels Leq

in dB(A)





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Table 1: Common Noise Levels

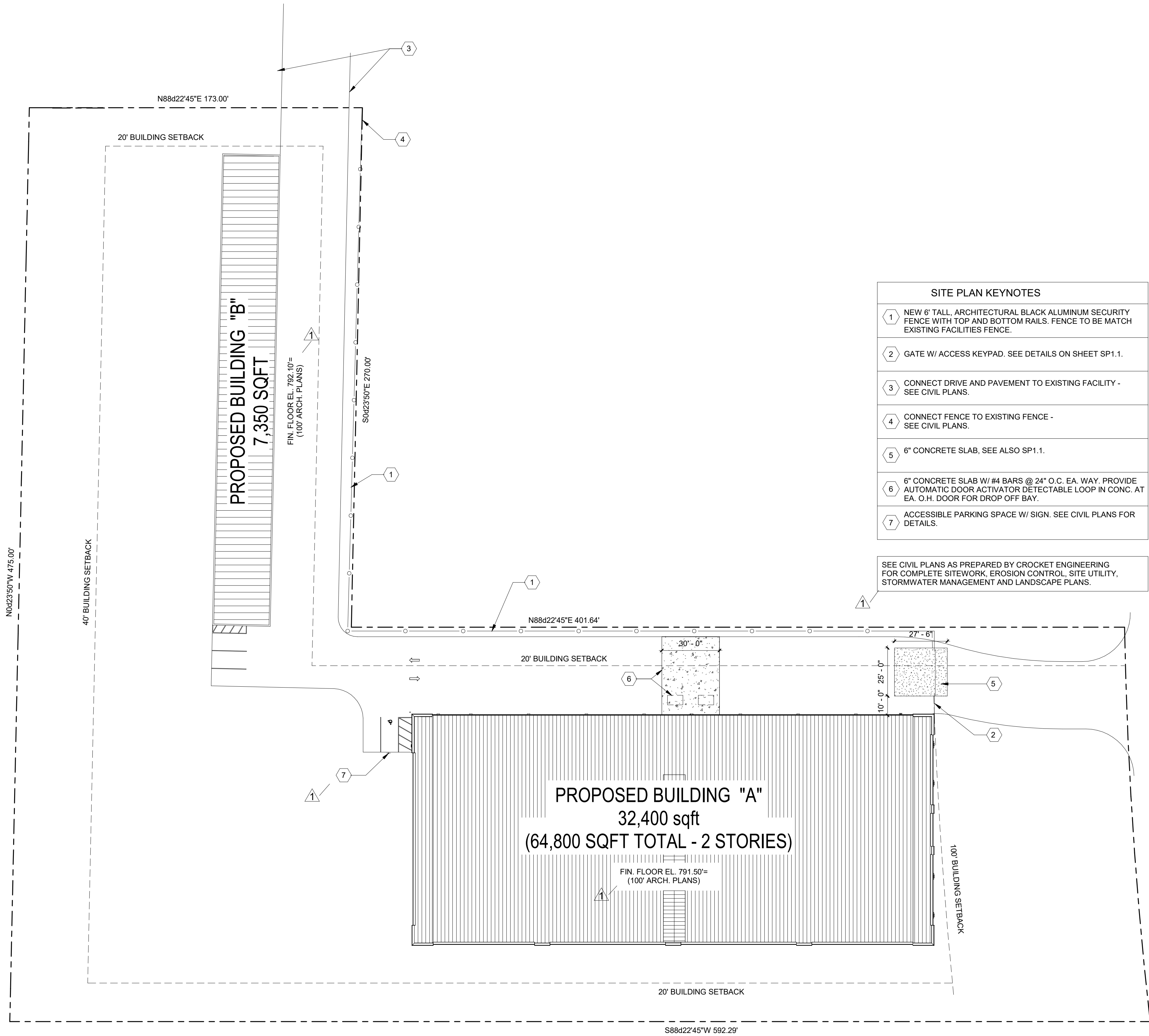
Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concert (Rear Seats) On Platform by Passing Subway Train	110
On Sidewalk by Passing Heavy Truck or Bus	100
On Sidewalk by Typical Highway	90
On Sidewalk by Passing Automobiles with Mufflers	80
Typical Urban Area	70
Typical Suburban Area	60-70
Quiet Suburban Area at Night Typical	50-60
Rural Area at Night	40-50
	30-40
Note: A change in 3 dB(A) is just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL. Source: Cowan, James P. Handbook of Environmental, Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.	



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Table 2: Average Ability of a Person to Perceive Changes in Noise Levels

Change (dBA)	Human Perception of Sound
2-3	Barely perceptible
5	Readily noticeable
10	A doubling or halving of the loudness of sound
20	A dramatic change
40	Difference between a faintly audible sound and a very loud sound
Source: Bolt Beranek and Neuman, Inc., <i>Fundamentals and Abatement of Highway Traffic Noise</i> , Report No. PB-222-703. Prepared for Federal Highway Administration, June 1973.	



SITE PLAN KEYNOTES	
1	NEW 6' TALL, ARCHITECTURAL BLACK ALUMINUM SECURITY FENCE WITH TOP AND BOTTOM RAILS. FENCE TO BE MATCH EXISTING FACILITIES FENCE.
2	GATE W/ ACCESS KEYPAD. SEE DETAILS ON SHEET SP1.1.
3	CONNECT DRIVE AND PAVEMENT TO EXISTING FACILITY - SEE CIVIL PLANS.
4	CONNECT FENCE TO EXISTING FENCE - SEE CIVIL PLANS.
5	6" CONCRETE SLAB, SEE ALSO SP1.1.
6	6" CONCRETE SLAB W/ #4 BARS @ 24" O.C. EA. WAY. PROVIDE AUTOMATIC DOOR ACTIVATOR DETECTABLE LOOP IN CONC. AT EA. O.H. DOOR FOR DROP OFF BAY.
7	ACCESSIBLE PARKING SPACE W/ SIGN. SEE CIVIL PLANS FOR DETAILS.

SEE CIVIL PLANS AS PREPARED BY CROCKET ENGINEERING FOR COMPLETE SITEWORK, EROSION CONTROL, SITE UTILITY, STORMWATER MANAGEMENT AND LANDSCAPE PLANS.

1 SITE PLAN
1" = 30'-0"



THRIVE
ARCHITECTS

Architect
259 South Street, Suite A
Waukesha, WI 53186
p: 833-380-6180

Storage Mart

manhattan
mini storage

215 NORTH STADIUM
BOULEVARD, SUITE 207
COLUMBIA, WI 53203
P: 573-493-3193
E: David.Clark@storage-
mart.com

Project Info. — 24150

STORAGEMART
FRANKLIN
NEW CONSTRUCTION
7045 S Lovers Lane Rd.
Franklin, WI 53132

Sheet Title

ARCHITECTURAL SITE PLAN

07-01-2025 PERMIT & BID SET

Revisions

No.	Date	Description
	07/01/2025	Permit & Bid Set
1	12.17.2025	REVISED PER CB. NO.1

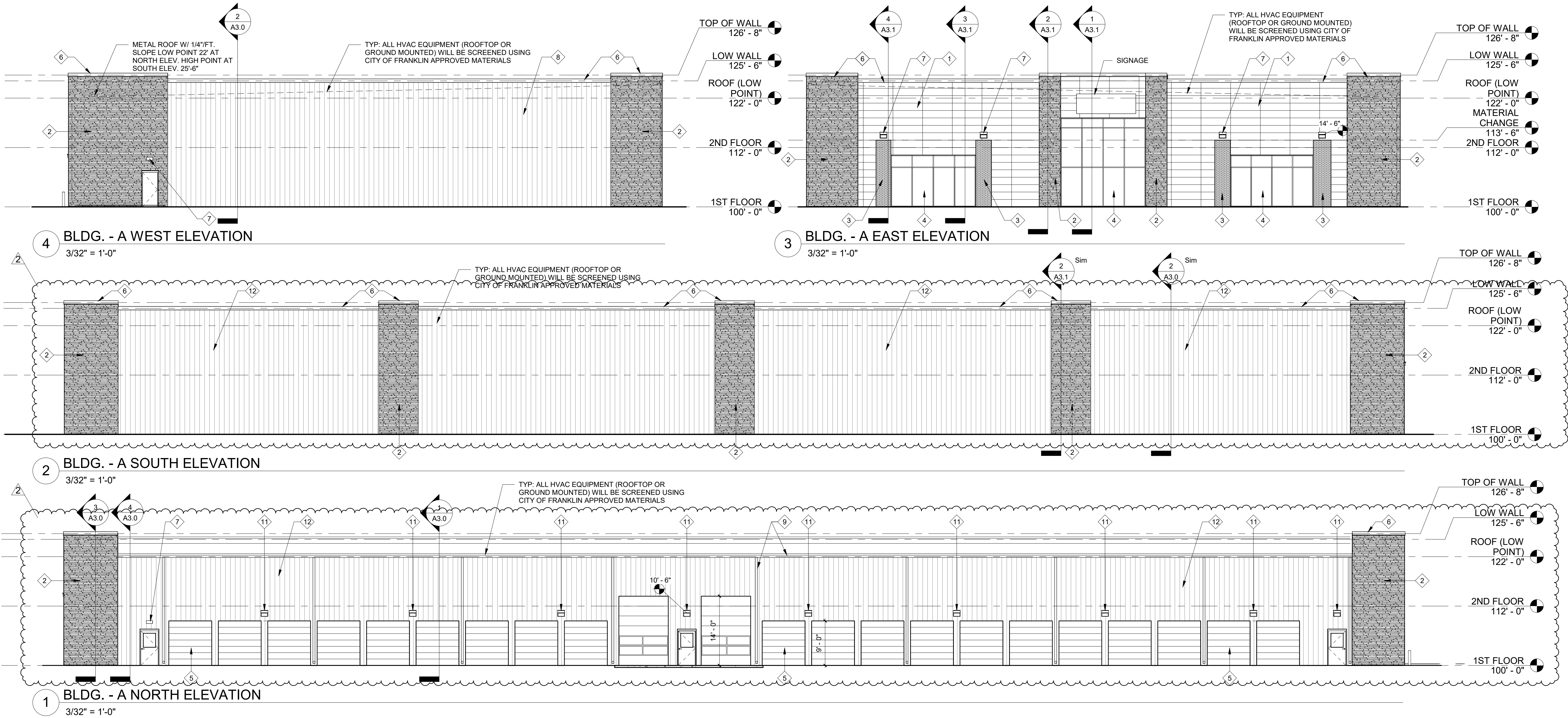
Sheet No.

SP1.0



EXISTING FACILITY MATERIAL REFERENCE PHOTOS

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 ARCHITECTURAL PANEL	FIBER CEMENT PANEL BY NICHHA	MATCH EXISTING FACILITY - NICHHA SANDSTONE SERIES (COLOR DESERT BEIGE - FIELD VERIFY)
2 STONE	FIBER CEMENT PANEL BY NICHHA - PREFERENCE IF AVAILABLE - OR - NATURAL CUT STONE	MATCH EXISTING FACILITY - NICHHA - LEDGESTONE; KURASTONE SERIES PANELS - COLOR BLUFF - OR - THIN STONE VENEER TO MATCH EXISTING BUILDING (FIELD VERIFY) BY HALQUIST STONE.
3 BRICK	RUNNING BOND UTILITY BRICK	MATCH BRICK PANELS ON EXISTING FACILITY - NICHHA VINTAGEBRICK - COLOR ALEXANDRIA BUFF
4 STOREFRONT	ANODIZED ALUMINUM	DARK BRONZE
5 OVERHEAD DOOR	INSULATED METAL SECTIONAL DOOR	MATCH EXISTING FACILITY
6 METAL COPING	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
7 EXTERIOR LIGHTING	TBD	MATCH EXISTING FACILITY
8 METAL BUILDING PANEL	METAL BUILDING PANEL	26 GA, PREFINISHED PBR PANEL - COLOR TO MATCH EXISTING FACILITY
9 GUTTER AND DOWNSPOUT	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
10 ROLL-UP OVERHEAD DOOR		PRE-FINISHED TO MATCH BUILDING COLOR
11 WALL PACK LIGHT FIXTURE	TOPAZ LED WALL PACK	MODEL F-WP-50W/50K/BZ/HE
12 METAL BUILDING PANEL	24 GA, FLUSH METAL BUILDING PANEL, FW-120-0, w/ CONCEALED FASTNERS BY MBCI	COLOR TO MATCH EXISTING (ALMOND)



No.	Date	Description
1	07/01/2025	Permit & Bid Set
2	12.17.2025	REVISED PER CB. NO.1
	08.05.2026	REVISED PER CB. NO.2
	08.07.2026	P.C. SUBMITTAL

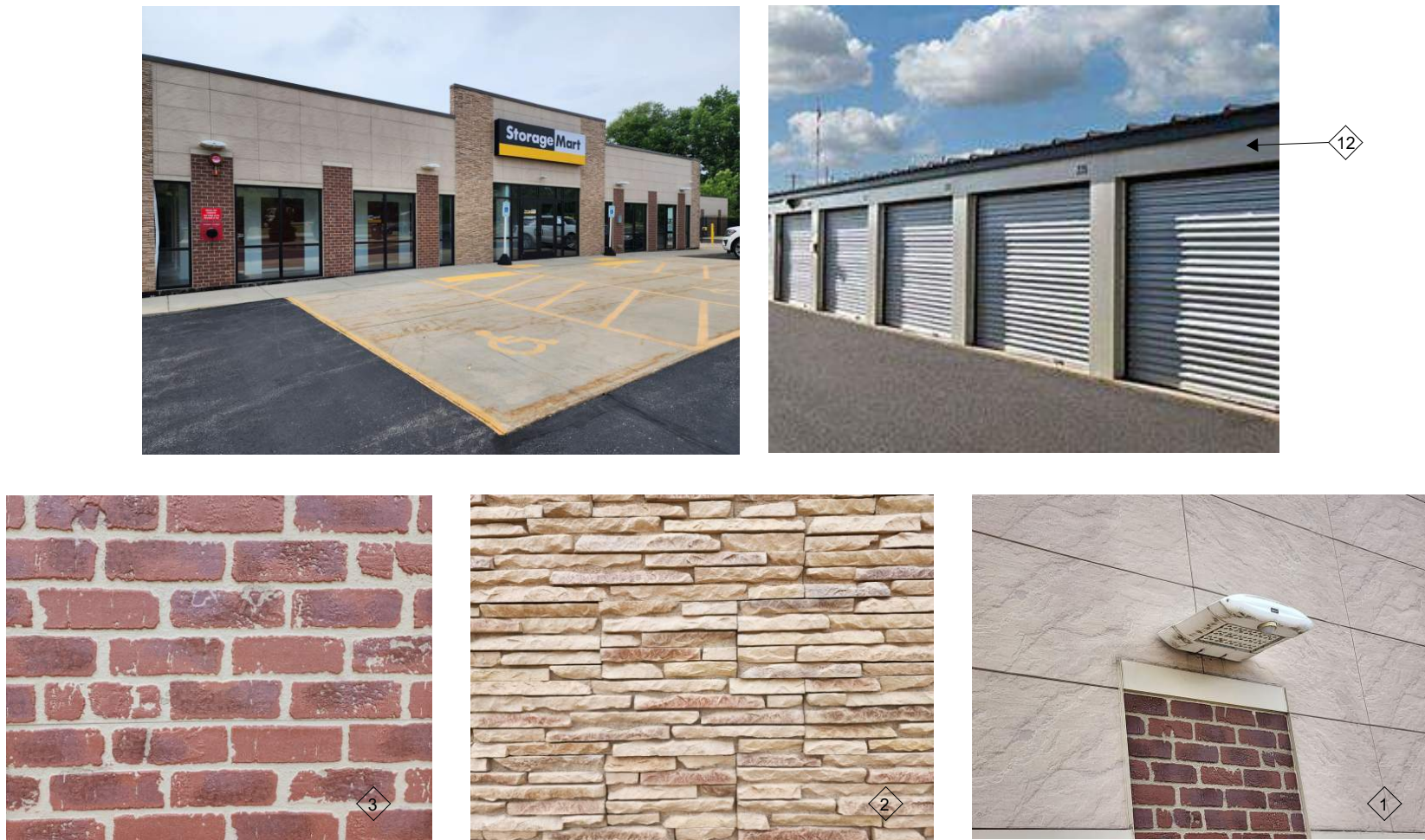


A2.1

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 ARCHITECTURAL PANEL	FIBER CEMENT PANEL BY NICHHA	MATCH EXISTING FACILITY - NICHHA SANDSTONE SERIES (COLOR DESERT RIDGE - FIELD VERIFY)
2 STONE	FIBER CEMENT PANEL BY NICHHA - PREFERENCE IF AVAILABLE - OR - NATURAL CUT STONE	MATCH EXISTING FACILITY - NICHHA - LEDGESTONE; KURASTONE SERIES PANELS - COLOR BLUFF - OR - THIN STONE VENEER TO MATCH EXISTING BUILDING (FIELD VERIFY) BY HALQUIST STONE.
3 BRICK	RUNNING BOND UTILITY BRICK	MATCH BRICK PANELS ON EXISTING FACILITY - NICHHA VINTAGEBRICK - COLOR ALEXANDRIA BUFF
4 STOREFRONT	ANODIZED ALUMINUM	DARK BRONZE
5 OVERHEAD DOOR	INSULATED METAL SECTIONAL DOOR	MATCH EXISTING FACILITY
6 METAL COPING	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
7 EXTERIOR LIGHTING	TBD	MATCH EXISTING FACILITY
8 METAL BUILDING PANEL	METAL BUILDING PANEL	26 GA. PREFINISHED PBR PANEL - COLOR TO MATCH EXISTING FACILITY
9 GUTTER AND DOWNSPOUT	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
10 ROLL-UP OVERHEAD DOOR		PRE-FINISHED TO MATCH BUILDING COLOR
11 WALL PACK LIGHT FIXTURE	TOPAZ LED WALL PACK	MODEL F-WP-50W/50K/BZHE
12 METAL BUILDING PANEL	24 GA. FLUSH METAL BUILDING PANEL, FW-120-0, w/ CONCEALED FASTNERS BY MBCI	COLOR TO MATCH EXISTING (ALMOND)



NORTH ELEVATION - BLDG A
SCALE: NTS



EXISTING FACILITY MATERIAL REFERENCE PHOTOS



EAST ELEVATION - BLDG A
SCALE: NTS

THRIVE
ARCHITECTS

+ INTERIOR DESIGN STUDIO

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

StorageMart

manhattan
mini storage

Owner
215 NORTH STADIUM BOULEVARD
SUITE 207
COLUMBIA, WI 65203
P: 573-493-3193
E:
David.Clark@storage-mart.com

Project Info. — 25150

STORAGEMART
FRANKLIN

NEW CONSTRUCTION

7045 S Lovers Lane Rd.
Franklin, WI 53132

Sheet Title

RENDERINGS - BUILDING A

Revisions		
No.	Date	Description
	07.01.2025	Permit & Bid Set
1	12.17.2025	Revised Per CB No. 1
2	03.09.2026	Revised Per CB No. 2
3	06.16.2026	Revised Building Address
	08.07.2026	P.C. Summittal

Sheet No.

A9.0

07-01-2025_PERMIT & BID SET

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 ARCHITECTURAL PANEL	FIBER CEMENT PANEL BY NICHHA	MATCH EXISTING FACILITY - NICHHA SANDSTONE SERIES (COLOR DESERT BEIGE - FIELD VERIFY)
2 STONE	FIBER CEMENT PANEL BY NICHHA - PREFERENCE IF AVAILABLE - OR - NATURAL CUT STONE	MATCH EXISTING FACILITY - NICHHA - LEDGESTONE; KURASTONE SERIES PANELS - COLOR BLUFF - OR - THIN STONE VENEER TO MATCH EXISTING BUILDING (FIELD VERIFY) BY HALIQUIST STONE.
3 BRICK	RUNNING BOND UTILITY BRICK	MATCH BRICK PANELS ON EXISTING FACILITY - NICHHA VINTAGEBRICK - COLOR ALEXANDRIA BUFF
4 STOREFRONT	ANODIZED ALUMINUM	DARK BRONZE
5 OVERHEAD DOOR	INSULATED METAL SECTIONAL DOOR	MATCH EXISTING FACILITY
6 METAL COPING	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
7 EXTERIOR LIGHTING	TBD	MATCH EXISTING FACILITY
8 METAL BUILDING PANEL	METAL BUILDING PANEL	26 GA. PREFINISHED PBR PANEL - COLOR TO MATCH EXISTING FACILITY
9 GUTTER AND DOWNSPOUT	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
10 ROLL-UP OVERHEAD DOOR		PRE-FINISHED TO MATCH BUILDING COLOR
11 WALL PACK LIGHT FIXTURE	TOPAZ LED WALL PACK	MODEL F-WP-50W/50K/BZ/HE
12 METAL BUILDING PANEL	24 GA. FLUSH METAL BUILDING PANEL, FW-120-0, w/ CONCEALED FASTNERS BY MBCI	COLOR TO MATCH EXISTING (ALMOND)



EXISTING FACILITY MATERIAL REFERENCE PHOTOS



SOUTH ELEVATION - BLDG A
SCALE: NTS



NE CORNER ELEVATION - BLDG A



NW CORNER ELEVATION - BLDG A
SCALE: NTS

THRIVE
ARCHITECTS

+ INTERIOR DESIGN STUDIO

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

StorageMart

manhattan
mini storage

Owner
215 NORTH STADIUM BOULEVARD
SUITE 207
COLUMBIA, WI 65203
P: 573-493-3193
E:
David.Clark@storage-mart.com

Project Info. — 25150

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FRANKLIN

NEW CONSTRUCTION

7045 S Lovers Lane Rd.
Franklin, WI 53132

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RENDERINGS - BUILDING A

Revisions		
No.	Date	Description
	07.01.2025	Permit & Bid Set
1	12.17.2025	Revised Per CB No. 1
2	03.09.2026	Revised Per CB No. 2
3	06.16.2026	Revised Building Address
	08.07.2026	P.C. Summittal

Sheet No.

A9.1

07-01-2025_PERMIT & BID SET



NORTH EAST ELEVATION - BLDG B
SCALE: NTS

3



SOUTH WEST ELEVATION - BLDG B
SCALE: NTS

2



EAST ELEVATION - BLDG B
SCALE: NTS

1

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 ARCHITECTURAL PANEL	FIBER CEMENT PANEL BY NICHHA	MATCH EXISTING FACILITY - NICHHA SANDSTONE SERIES (COLOR DESERT BEIGE - FIELD VERIFY)
2 STONE	FIBER CEMENT PANEL BY NICHHA - PREFERENCE IF AVAILABLE - OR - NATURAL CUT STONE	MATCH EXISTING FACILITY - NICHHA - LEDGESTONE; KURASTONE SERIES PANELS - COLOR BLUFF - OR - THIN STONE VENEER TO MATCH EXISTING BUILDING (FIELD VERIFY) BY HALIQUIST STONE.
3 BRICK	RUNNING BOND UTILITY BRICK	MATCH BRICK PANELS ON EXISTING FACILITY - NICHHA VINTAGEBRICK - COLOR ALEXANDRIA BUFF
4 STOREFRONT	ANODIZED ALUMINUM	DARK BRONZE
5 OVERHEAD DOOR	INSULATED METAL SECTIONAL DOOR	MATCH EXISTING FACILITY
6 METAL COPING	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
7 EXTERIOR LIGHTING	TBD	MATCH EXISTING FACILITY
8 METAL BUILDING PANEL	METAL BUILDING PANEL	26 GA. PREFINISHED PBR PANEL - COLOR TO MATCH EXISTING FACILITY
9 GUTTER AND DOWNSPOUT	PREFINISHED METAL	MATCH EXISTING FACILITY - DARK BRONZE (FIELD VERIFY)
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12 METAL BUILDING PANEL	24 GA. FLUSH METAL BUILDING PANEL, FW-120-0, w/ CONCEALED FASTNERS BY MBO	COLOR TO MATCH EXISTING (ALMOND)

THRIVE
ARCHITECTS

+ INTERIOR DESIGN STUDIO

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

StorageMart

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mini storage

Owner
215 NORTH STADIUM BOULEVARD
SUITE 207
COLUMBIA, WI 65203
P: 573-493-3193
E:
David.Clark@storage-mart.com

Project Info. — 25150

STORAGEMART
FRANKLIN

NEW CONSTRUCTION

7045 S Lovers Lane Rd.
Franklin, WI 53132

Sheet Title

RENDERINGS - BUILDING B

Revisions		
No.	Date	Description
	07.01.2025	Permit & Bid Set
1	12.17.2025	Revised Per CB No. 1
2	03.09.2026	Revised Per CB No. 2
3	06.16.2026	Revised Building Address
	08.07.2026	P.C. Sumittal

Sheet No.

A9.2

07-01-2025_PERMIT & BID SET