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

PLAN COMMISSION MEETING AGENDA
Thursday, December 3, 2026 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of November 19, 2026.

C. Public Hearing Business Matters.

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

E. Business Matters

1. **Alis Investments, LLC Concept Review.** Request for City feedback on a concept plan for a mixed-use development consisting of single-family homes, duplexes, townhomes, multifamily, and limited commercial space located on approximately 77 acres between S. 116th Street and Loomis Road (TKNs 845 9998 000, 845 9999 000, and 846 9998 002).
2. **RISE Commercial District, Conditional Use Request.** Request for conditional use approval for overnight parking of vehicles over 8,000 pounds rated gross vehicle weight and Animal Care uses located upon property at 9924 S Monarch Drive (TKN 891 9014 000).

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: December 17, 2026.

City of Franklin unapproved
Plan Commission Meeting
November 19, 2026
Minutes

A. Call to Order and Roll Call
Mayor John Nelson called the November 19, 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 Michael Shawgo and Patrick Leon. Excused were Kevin Haley and Rebecca Specht. Also present were City Attorney Christina Lucchesi, Planning Manager Regulo Martinez-Montilva and Principal Planner Marion Ecks.

B. Approval of Minutes – Regular Meeting of November 5, 2026.
Commissioner Leon moved and Alderman Salous seconded a motion to approve the meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-2).

C. Public Hearing Business Matters

1. **City of Franklin, Natural Resource Special Exception (NRSE). R**equest to allow for work by the Metropolitan Milwaukee Sewerage District (MMSD) Reforestation and Wetland Restoration Program, in partnership with Ducks Unlimited. The proposed work will result in seven (7) acres of wetland restoration and plant 102 trees upon property located at 8120 S Lovers Lane Rd. (TKNs 801 9986 000, 801 9985 000, 801 9984 000, and 801 9987 000).

   Principal Planner Marion Ecks presented the Natural Resource Special Exception request.

   The Official Notice of Public Hearing was read into the record by Principal Planner Ecks and the Public Hearing opened at 6:12 pm. The Public Hearing was suspended at 6:15.

   Alderman Salous moved and Commissioner Haley seconded a motion to postpone this item to the December 17, 2026 Plan Commission meeting. On roll call vote, all voted 'aye'; motion carried (4-0-2).

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

The citizen comment period opened at 6:24 p.m. and closed at 6:24 p.m.

E. Business Matters

1. **SixSibs Capital, Site Plan.** Request to allow for development of two 128,000 square foot industrial buildings with related truck and passenger parking, upon property located at 10651 S Hickory St. (TKN 950 9002 000).

   Principal Planner Marion Ecks presented the Site Plan request.

DRAFT

Alderwoman Eichmann moved and Alderman Salous seconded a motion to adopt a resolution approving a Site Plan for the Development of two 128,000 square foot industrial buildings with related truck and passenger parking, upon property located at 10651 S. Hickory St. (TKN 950 9002 000). On roll call vote, all voted 'aye'; motion carried (4-0-2).

2. **Unified Development Ordinance Fee Schedule.** Resolution to adopt a fee schedule for the Unified Development Ordinance (UDO) pursuant to UDO Section 15-9-01D Fees.

   Planning Manager Martinez-Montilva presented the Unified Development Ordinance Fee Schedule request.

   Alderwoman Eichmann moved and Alderman Salous seconded a motion to recommend approval of a resolution to adopt a fee schedule for the Unified Development Ordinance (UDO) pursuant to Section 15-9-01D Fees. On roll call vote, all voted 'aye'; motion carried (4-0-2).

F. Adjournment

Alderwoman Eichmann moved and Commissioner Shawgo seconded to adjourn the meeting at 6:40 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).

DRAFT

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of December 3, 2026

Concept Review

RECOMMENDATION: No action requested; no action to be taken.

Project name:	Alis Investments Concept Review
Property Owner:	Alis Investments, LLC
Applicant:	Bilal Amjad, Alis Investments, LLC
Property Address/TKN:	W. Loomis Road and S. 116th Street / 845 9998 000, 845 9999 000 & 846 9998 002
Aldermanic District:	District 6
Zoning District:	R-SE - Suburban/Estate Residence District
Staff Planner:	Nick Fuchs, Planning Associate
Submittal date:	10-26-2026
Application number:	PPZ26-0123

Project Description/Analysis

The applicant filed a Concept Review application for a proposed mixed-use development consisting primarily of apartments, duplexes, townhomes, and single-family residential lots. The applicant has noted that the apartment building(s) will include first floor retail and service type uses. The applicant has provided a narrative detailing the project and conceptual site plan for review.

Selected definitions and residential use-specific standards from the City of Franklin Unified Development Ordinance (UDO) are provided in Appendix A and Appendix B, respectively, for reference when considering the proposed residential building types. These excerpts do not represent all standards applicable to the development.

The proposed development includes three parcels, which are detailed below.

Address	Tax Key No.	Acreage	Current Zoning	Proposed Zoning	Current land use designation	Proposed land use designation
S. 116th St.	845 9998 000	21.046	R-SE	R-SE	Residential & Areas of Natural Resource Features	Residential & Areas of Natural Resource Features
S. 116th St.	845 9999 000	49.186	R-SE	R-SR & R-MF	Residential & Areas of Natural Resource Features	Residential & Residential – Multi-Family
W. Loomis Rd.	846 9998 002	7.288	R-SE	R-MF	Commercial	Residential – Multi-Family

Below is a further breakdown of the lots and units proposed:

- 21 R-SE single-family lots
- 50 R-SR single-family lots
- 15 R-MF condominium duplex lots (30 units)
- 50 R-MF townhome condominium units
- 40 R-MF duplex condominium units
- 54 R-MF apartment units

This is a total of 71 single-family residential lots, 120 condominium units, and 54 apartment units. This equates to 245 units on approximately 77.52 acres, which is a density of about 3.16 units per gross acre. The applicant has also provided a breakdown that includes acreage for each proposed use and development area.

The narrative also notes that the applicant will be requesting that a traffic signal be installed on W. Loomis Road at the proposed entrance to the development. The development may also require a public lift station.

Required Process

Several development applications will be needed to accomplish the proposed development. At a minimum, these will consist of a Rezoning Petition, Comprehensive Master Plan Amendment, Site Plan, Natural Resource Special Exception, and Preliminary and Final/Condominium Plat applications.

There are process options related to the rezoning and land division that will need to be discussed further with the applicant. For example, the development could be subdivided based on land use and zoning. Alternatively, the entire development could be developed as a Planned Development Overlay District.

Staff anticipates recommending that a Preliminary Plat be submitted to create the single-family subdivision and duplex lots, a separate lot for the duplex units and townhome portion of the development, and a separate lot for the multi-family apartment portion of the development. The rezoning would then match this platting.

A Traffic Impact Analysis (TIA) will be required to evaluate anticipated traffic volumes, site access, intersection operations, and any necessary roadway improvements. The scope and methodology of the analysis should be coordinated with the State of Wisconsin Department of Transportation (WisDOT).

A complete Natural Resource Protection Plan will be required in accordance with Section 15-7-03 of the UDO, based on the natural resource features identified on the property. The plan must accompany the applicable formal development submittals and address existing resources, proposed disturbance, final conditions, and any required restoration or compensation measures.

The applicant will also be responsible for obtaining all applicable approvals and permits from outside agencies, including WisDOT for access and the potential traffic signal on W. Loomis Road; the Milwaukee Metropolitan Sewerage District (MMSD) for applicable sanitary sewer facilities and connections; the Wisconsin Department of Natural Resources (WDNR) for applicable wetlands, waterways, stormwater, and other regulated activities; and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for review of sanitary sewer extensions and proposed impacts to environmental corridors. Additional agency approvals may be identified through engineering and environmental review.

Staff Comments

Planning staff does not necessarily object to the proposed mix of uses. Staff anticipates encouraging trails and sidewalks throughout the development, as well as other passive and active recreational opportunities, given the scope and density of the development. Note that the applicant does mention walking paths or sidewalks in the project narrative. Staff anticipate encouraging the applicant to consider what high-quality amenities could be provided for the apartment portion of the development, such as a community room or playground.

The concept plan provided shows impacts to wetlands as well as a SEWRPC Isolated Natural Resource Area. It appears that the proposal does not account for wetland buffer requirements. Per Unified Development Ordinance 15-7-02E3, no part of any newly-created residential lot shall be established within a Wetland Buffer. Staff recommend the applicant be prepared to increase the area set aside for natural resources protection, such as by limiting lot size or reducing the number of lots. An option could be to consider a cluster development strategy, as established by Section 15-8-09.

Staff would encourage the applicant to think about connections to adjacent properties. For example, connection to commercial property to the north may be achieved through a cross-access easement. Residential parcels to the north are very long and narrow, with existing development concentrated to the west end. Establishing a right of way easement could provide an opportunity to subdivide these parcels in the future.

Section 15-8-02H requires that newly created lot depth does not exceed 2 times the width of the lot. Some proposed lots on the concept plan exceed this 2:1 depth to width ratio. Staff recommend reconfiguring these lots to comply with this lot depth requirement.

Wisconsin Department of Transportation may have concerns with two new access points on Loomis Road. Additionally, Section 15-8-04J3 requires at least 1,200 feet between intersections along arterial streets and highways. Staff recommend the applicant be prepared to either reconfigure the proposed intersections or potentially eliminate one.

The commercial portion of the development is likely limited to the frontage along Loomis Road; however, this land use should be maximized to the greatest extent practicable. Staff intend to further discuss the scope of the proposed retail spaces with the applicant.

Staff Recommendation:

This item does not have a recommended motion, and no official action is to be taken.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed with detailed development plans and the required applications.

Appendix A – Definitions

DWELLING UNIT
One (1) or more rooms in a residential structure which are arranged, designed, used, or intended for permanent residence by one (1) household and which includes complete kitchen facilities permanently installed.

DWELLING, DUPLEX
A row or structure of up to two (2) attached, single-family dwellings joined to one another at one (1) or more sides by a party wall or walls. Each dwelling has a dedicated exterior entrance.

DWELLING, MULTIPLE-FAMILY, BUILDING
A single residential building with multiple dwelling units stacked vertically and horizontally. The building has a common external entrance and units are accessed through internal entrances.

DWELLING, MULTIPLE-FAMILY, COMPLEX
A planned residential development with more than two (2) multifamily dwelling buildings on a lot.

DWELLING, SINGLE-FAMILY
A detached building used as one (1) dwelling unit.

DWELLING, TOWNHOME
A row or structure of three (3) or more attached, single-family, dwellings joined to one another at one (1) or more sides by a party wall or walls. Each dwelling has a dedicated exterior entrance.

Appendix B – Residential Use-Specific Standards

B. Duplex.

1. Duplexes primary entrances shall be oriented toward the designated front lot line.

2. A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided in an attached or detached garage.

3. Attached garages are encouraged to be located on rear facades. If attached garages are located on the primary facade they shall:

a. Not exceed forty-five (45) percent of the facade's total width;

b. Be set back a minimum of twenty-five (25) feet from the property line; and

c. Be recessed from the primary front facade (excluding porches) of the duplex a minimum of five (5) feet.

4. Exterior building cladding materials shall be time- and weather-tested materials and techniques, such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

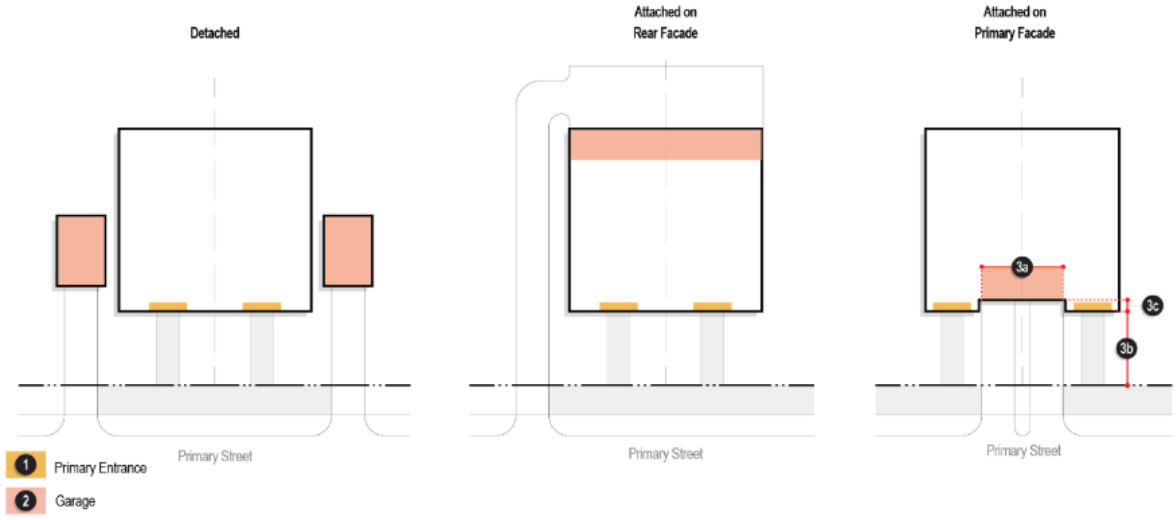


Figure 15-4(1) Duplex

C. Townhome.

1. Townhomes shall be oriented with their primary entrances either:

a. Toward the designated front lot line. The primary entrance of end unit townhomes on corner lots may be oriented toward the designated front or exterior side lot line.

b. Toward an internal courtyard space. The primary entrance of end unit townhomes closest to the designated front lot line shall be oriented toward the designated front lot line.

2. Individual townhome units should be articulated through the exterior design of the townhome cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other architectural devices.

3. The maximum length of a townhome cluster shall be two hundred (200) lineal feet.



Figure 15-4(2) Townhome

4. The siting of the townhome units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.

5. A minimum of one (1) of the parking spaces, as detailed in Section 15-5-01(B) of this UDO shall be provided in an attached or detached garage.

6. Exterior building cladding materials shall be time- and weather-tested materials and techniques, such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

D. Multifamily Building.

1. The building's primary facade and principal entrance shall be oriented toward a public street.

2. A maximum of one (1) curb cut allowing vehicular access to the site shall be permitted per street frontage unless otherwise approved by the Zoning Administrator.

3. All off-street parking, as specified in Section 15-5-01(B) of this UDO, shall be located in the rear and/or interior side of the primary building. Off-street parking located in the interior side yard setback shall be set back a minimum of one (1) foot from the front elevation of the primary building.

4. ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.

5. Service areas, dumpsters, utilities and the required nonvegetative screening of these features shall not be visible from rights-of-way.

6. Multifamily uses shall operate in accordance with all other applicable federal, state, and local laws and, if additional permits are required, such permits were obtained prior to beginning operation.

7. All multifamily buildings shall meet the design standards of Section 15-5-10.

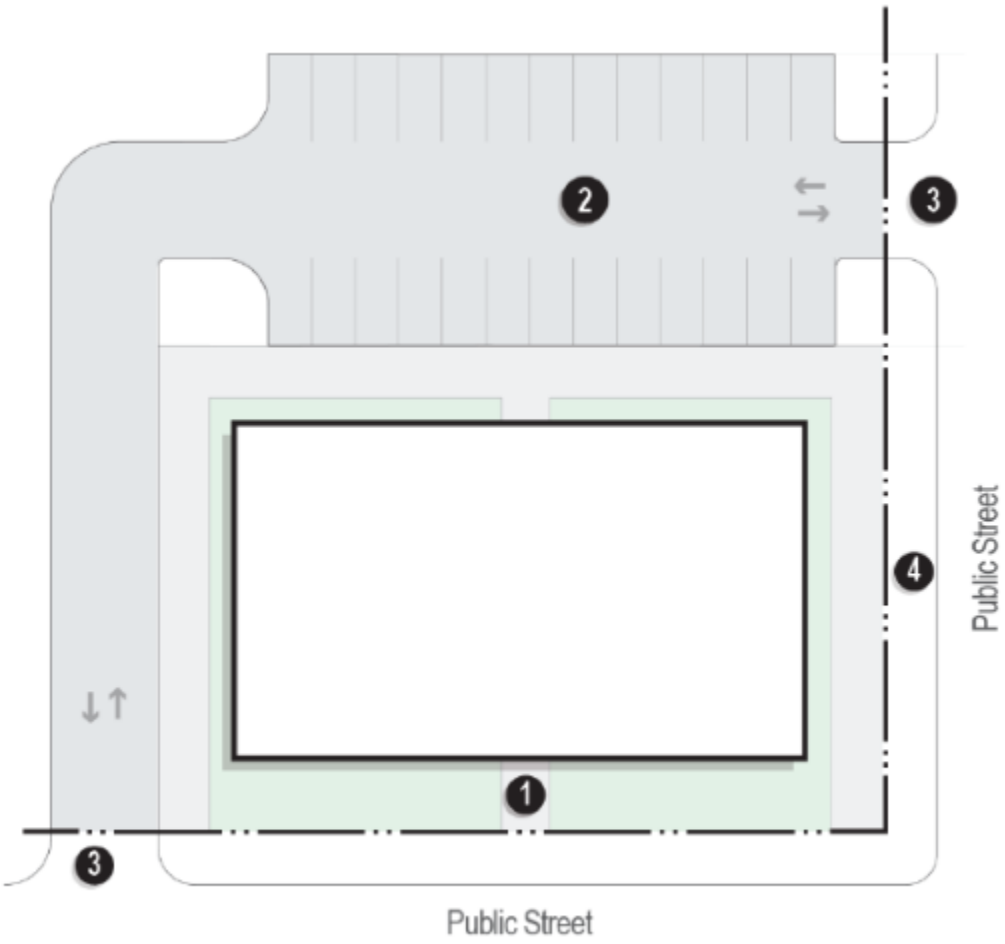


Figure 15-4(3) Multifamily Building

E. Multifamily Complex.

1. Primary Facade.

a. The primary entrance and front facade of buildings within a multifamily complex shall be oriented towards the following, listed in priority order:

i. Perimeter streets;

ii. Primary internal streets;

iii. Parks or other common open space;

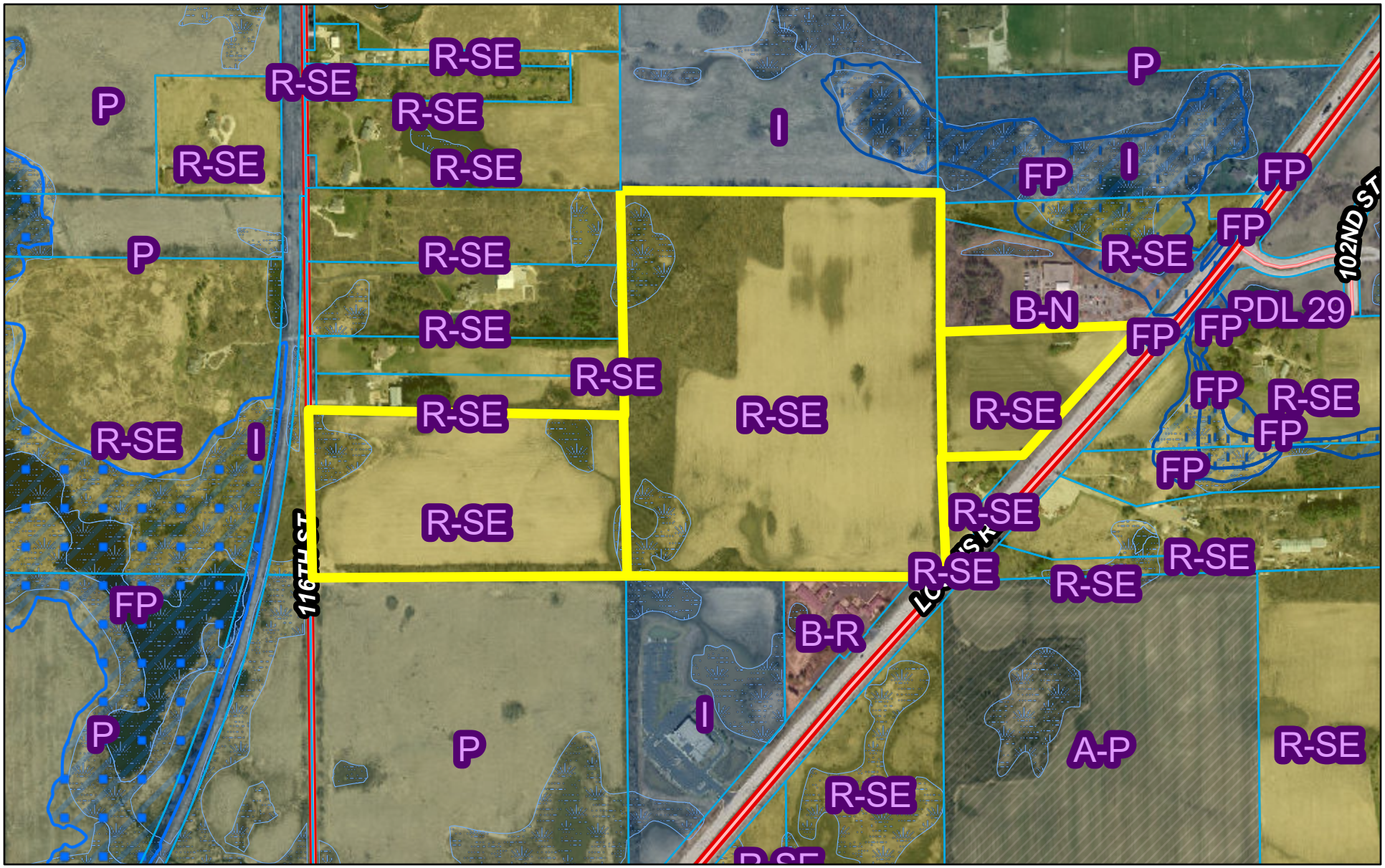
iv. Secondary internal streets; or

v. Parking areas only if approved by the Zoning Administrator.

2. Parking shall be integrated into the overall site design to minimize visual impact, reduce the loss of trees, and be visually concealed from public rights-of-way.

3. ADA-compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.

City of Franklin Property Viewer



11/19/2026, 9:03:37 AM

1:6,916

0 315 630 1,260 ft

0 95 190 380 m

Parcel

1 pct Annual Chance Flood Hazard (FEMA)

FEMA Zone A

FEMA Zone AE

Regulatory Floodway (FEMA)

Zoning

A-P - Prime Agricultural

R-SE - Suburban/Estate Residence

B-N - Neighborhood Business

B-R - Regional Business

I - Institutional

P - Parks and Open Space

PDL - Planned Development Legacy

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

Project Plan and Description

Bilal Amjad Development

West Loomis Road, Franklin, WI

October 22, 2026

The purpose of this narrative is to provide background information for a Concept Review for rezoning consideration from the City of Franklin Planning Commission and Common Council members of a mixed use development on West Loomis Road. The owner looks forward to a candid and open conversation in order to proceed with a final design, engineering and prompt (2027) construction after all Board and required process and approvals are complete. Certainly the developer understands there will be a need for greater detail than may be presented herein.

The project will require either specific individual rezoning for neighborhoods or more likely a comprehensive rezoning using available the PUD zoning ordinance.

The development plan neighborhoods include:

1. Two single family (SF) lot neighborhoods, each with different lot sizes.
2. Duplex owner occupied condominium units community
3. Townhome owner occupied condominium community
4. Duplex townhome owner occupied community
5. Apartments (rental) with first floor retail and service type establishments.

Please see the attached project layout illustrating the layout and an attached table summarizing a breakdown of the number of lots or units for each of the above neighborhoods along with the acreage and density for each.

The proposal is being developed based on the Owner's research and local knowledge of Franklin and is designed to provide for the perceived need of Franklin residents. The Owner, Bilal Amjad, lives in Franklin where he also has other business and significant volunteer and financial community commitments and involvement.

The land has been owned by Bilal Amjad since 2024. It is the goal to secure all necessary approvals to begin construction in spring 2027 with paving by October 31, 2027. This is an aggressive schedule.

The most important design considerations include:

1. Public sanitary and storm sewer and water systems or facilities including a possible public lift station.
2. Developer investment and cost for all aspects of the improvements
3. Thorough stormwater management study, plan and management
4. Completed wetland delineation that is included in proposed design.
5. Owner occupied homes and condominiums excluding apartment homes.
6. Neighborhood governance and quality architectural design standards establishing perpetual quality control with recorded homeowners associations or condominium association declarations in order to protect value, consistency and quality.
7. Immediate petition to WDOT for a traffic stop light on Loomis Rd. to encourage walking or biking to all facilities or schools on the east side of Loomis.
8. Walking paths or sidewalks to facilitate ease of access to the services in the apartment area and to get to facilities across Loomis Rd.
9. Possible construction in phases to be evaluated but desiring greater to market at least a portion of each development area as soon as practical.
10. Meeting the City of Franklin subdivision and development standards, process and ordinances.
11. Financing the development has been investigated and is certain.

Challenges for the development will include:

1. Maintaining the economic viability of the project due to costs of infrastructure improvements due to expected lift station, offsite water and sewer, and,
2. WDOT road redesign issues on Loomis Road for access.

   These costs will be and can only be estimated after the design is more fully understood based on zoning and engineering.

More than anything the owner and development team are looking forward to an open, candid two way conversation, including public input if appropriate at this Design Review level, to understand specific design community concerns and understand limitations, if any, that will allow timely and a relatively certain design for submittal to the City for formal rezoning actions and engineering design, including the DNR, MMSD and WDOT.

It should be emphasized that the owner understands that the City of Franklin will only allow a quality development that enhances the City resident's quality of life, tax base and provides for exceptionally beautiful neighborhoods. That understanding of quality expectations will drive the details of architectural requirements and as the process moves forward.

Bilal Development
Proposed Use Breakdown

Development Area	Acres	Unit/Lots	Lot or Unit Per Acre	
Estate Single Family				
	20.9	21	1.0	Half Acre Lots
Single Family				
	23.7	50	4.0	Quarter Acre Lots
Ranch Duplex				
	4.5			
	2.2			
	6.7	30	4.5	
Townhome				
3	4.6	50	10.8	
Townhome Duplex				
	7.3	40	5.5	
Apartments				
	5.6	54	9.7	
Pond/Wetland				
4	3.6			
Other	4.6			
Total	**77.0**	**245**		

Ali's Investments, LLC Parcels Legal Descriptions

6.9 +/- acre Parcel

846-9998-002
Parcel Identification Number (PIN)

That part of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin bounded and described as follows: Commencing at a point 527.11 feet North of the Southeast corner of the Northwest 1/4 of Section 20, in Township 5 North, of Range 21 East, running thence West and parallel to the South line of said 1/4 Section, 2644.99 feet to a point, thence North, on and along the West line of said 1/4 Section, 526.91 feet to a point, thence East and parallel to the South line of said 1/4 Section 2645.98 feet to a point, thence South on and along the East line of said 1/4 Section, 526.91 feet to the place of beginning, except that portion of said lands lying easterly of West Loomis Road and any portion taken for West Loomis Road.

70 +/- acre Parcel(s)

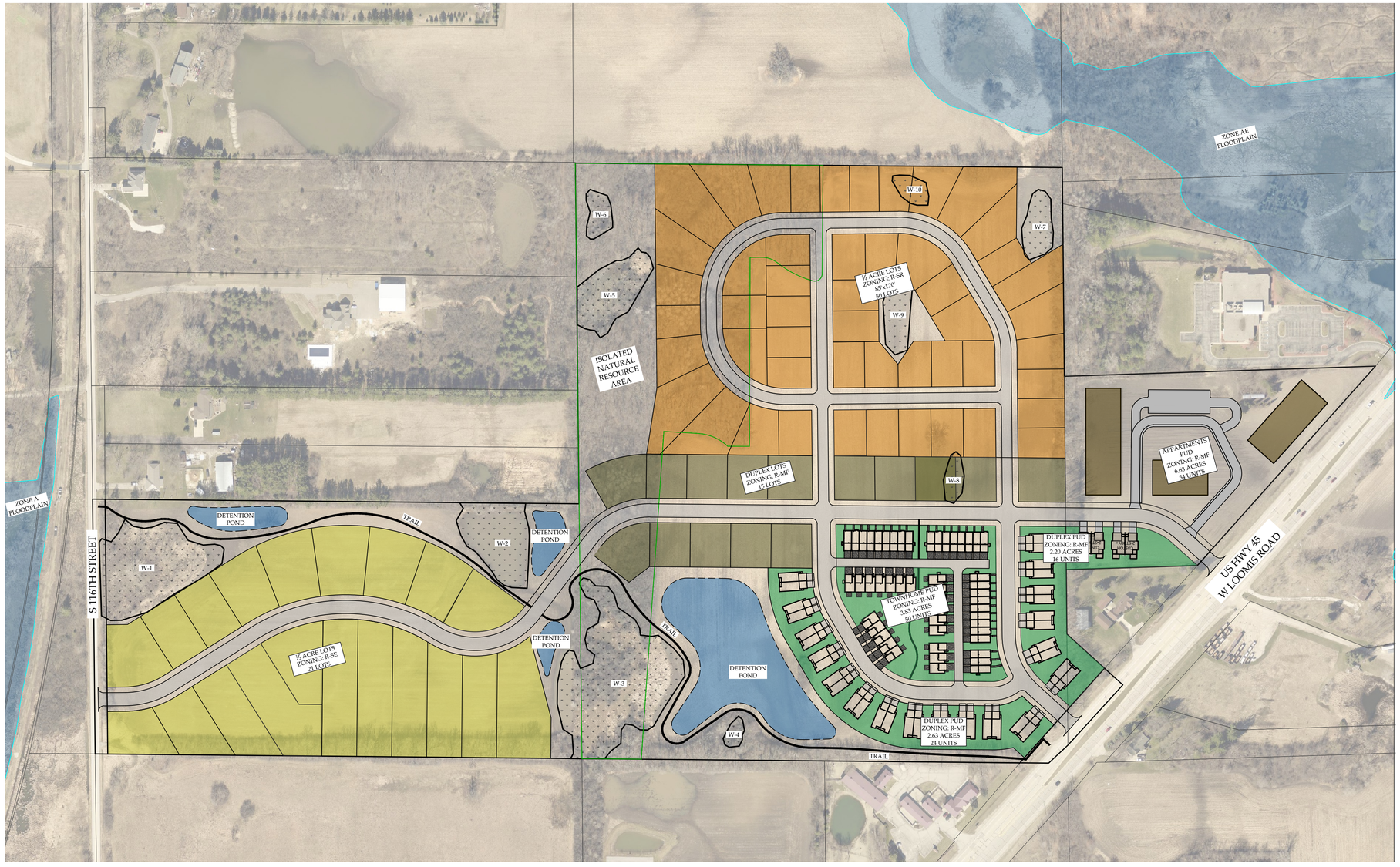
Tax Key No.: 845-9998-000

LEGAL DESCRIPTION: **Parcel 1**: The South 21 Acres of the West 1/2 of the Northeast 1/4 of Section 19, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. For Informational Purposes Only: Property Address: 8980 South 116th Street

Tax Key No.: 845-9999-000

Parcel 2: The South 49 Acres of the East 1/2 of the Northeast 1/4 of Section 19, in Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, except that part conveyed to Milwaukee County by deed recorded in Volume 1441 of Deeds, Page 406, as Document No. 2070153 and excluding therefrom that part conveyed to the State of Wisconsin, Department of Transportation set forth in Deed recorded in Reel 3927, Image 1018, as Document No. 7290448.

8980 South 116th Street Franklin, WI



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0 150 300

REVISIONS:		
NO	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
FRANKLIN DEVELOPMENT
W LOOMIS ROAD
FRANKLIN, WI

PLAN TITLE:
CONCEPT PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
9/3/2026

PROJECT NO:
\HB-27-26

CONCEPT

SHEET NO:
C1.00

CITY OF FRANKLIN

Item E.2

REPORT TO THE PLAN COMMISSION

Meeting of December 3, 2026

Conditional Use Request

RECOMMENDATION: The Department of City Development recommends approval of the Conditional Use requests for overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight and Animal Boarding Facility/Kennel and/or Veterinary Service, in the LI: Limited Industrial District, subject to conditions as listed on the Draft Resolution.

Project Name:	RISE Conditional Use Request
Property Owner:	RISE Franklin WI, LLC
Applicant:	RISE Commercial District
Agent:	Rylinn Engineering
Project Address/Tax Key:	9924 S. Monarch Drive / 891 9014 000
Aldermanic District:	District 6
Zoning District:	LI: Limited Industrial District
Staff Planner:	Rose Melton, Assistant Planner
Application Number	PPZ26-0023

Updates Since 10-22-2026 Plan Commission:

This item was first presented to the Plan Commission on October 22, 2026. The Commission moved to postpone a decision on both requests until additional information was provided. Specifically, the Commission requested vehicle weight capacity information for Monarch Drive to confirm that the road would hold up to additional traffic from vehicles over 8,000 pounds rated gross vehicle weight.

Public Works Superintendent Kevin Schlueter confirmed that trucking is allowed on Monarch Drive. In the absence of truck restrictions for Monarch Drive, staff find that there are adequate public facilities to support the proposed heavier vehicle traffic on this road. Staff find that the request meets all Conditional Use General standards and recommends approval with conditions, as listed on the Draft Resolution.

The staff recommend and the applicant has agreed to the following conditions for the requests:

- Vehicles parked overnight shall not exceed 5 tons capacity or 30 feet in length.
    - This restriction aligns with existing vehicle weight and size limitations for the property that were imposed by the 2026 Variance related to truck parking setbacks.
- The scope of the Animal Boarding/Kennel and/or Veterinary Uses shall be limited to animal care, grooming, and veterinary uses. Any duration of animal boarding on the premises shall only be incidental to the animal care, grooming, or veterinary service being provided.

- This restriction aligns with the absence of outdoor exercise area and minimizes animal waste generation on the premises by limiting the amount of time animals shall be onsite.

This revised packet contains presentation slides from the applicant related to the vehicle parking and the email from Public Works Superintendent Kevin Schlueter. The above information has also been integrated into the body of this report. Those sections are highlighted for ease of reference.

Introduction:

RISE Commercial District is a co-warehousing development that offers office, warehouse, and other amenities to business tenants. Similar to other multitenant commercial/industrial developments, the City considers new business tenants as new uses of the property and therefore require Zoning Compliance Permits and occupancy. In Fall 2025, it came to the attention of the RISE that some current and future business tenants of the facility may require Conditional Use approval to park large commercial vehicles overnight and operate animal care related businesses. RISE decided to pursue these Conditional Uses for the entire property, rather than on a tenant-by-tenant basis. RISE submitted the Conditional Use application on March 12, 2026. The request does not propose any changes to the approved site plan. The requested Conditional Uses would utilize the existing parking spaces and buildings.

Per Unified Development Ordinance (UDO), Section 15-5-01C10.c: "Any vehicle over eight thousand (8,000) pounds rated gross vehicle weight may be parked in districts not previously mentioned in the normal course of business in conjunction with a commercial or industrial use of the subject property. Any overnight parking shall be allowed only with a Conditional Use."

Based on the below definition from UDO Article 12, the Zoning Administrator determined that any use involving the "care of animals," would fall under Animal Boarding Facility/Kennel including, for example, animal grooming. This report refers to the Animal Boarding Facility/Kennel and/or Veterinary Service Use category as "Animal Care" uses for brevity.

ANIMAL BOARDING FACILITY/KENNEL
Any structure, land, or combination thereof used, designed, or arranged for the boarding, breeding or care of animals.

Related Approvals:
On July 15, 2026, RISE Commercial District was granted the following Variance related to designated truck parking areas on the property:

> "A motion to approve a variance from Unified Development Ordinance §15-5-01(C)(5) to allow designated truck parking spaces to be closer than 150 feet to any residential district, specifically within 90 feet to a residential district to the north and within 37 feet of a residential district to the south, with the condition that the vehicles do not exceed a length of 30 feet or a capacity of 5 tons, upon property located at 9924 S Monarch Drive (TKN 891 9014 000), as shown on the site plan dated May 6, 2026."

The UDO regulates large vehicle/truck parking using two different terms: rated gross vehicle weight and vehicle capacity. The Unified Development Ordinance Article 12 defines truck parking as the following:

> **Truck Parking:** Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicles, while not loading or unloading, which exceed one and one-half (1.5) tons in capacity.

Per the referenced Variance, RISE may provide designated truck parking for vehicles within 150 feet of residential districts. However, vehicles over 5 tons capacity or 30 feet in length must still be parked at least 150 feet from any residential districts.

Currently allowed:

- Vehicles between 1.5 ton and 5 ton capacity may park in any approved parking space (per the Variance granted on July 15, 2026).
- Vehicles exceeding either 5 tons capacity or 30 feet in length must park at least 150 feet from any residential district.
- Only vehicles under 8,000 pounds rated gross vehicle weight may park overnight. If the above capacity or length restriction applies, where it may park on the property may be limited.

Requested:

- Overnight parking of vehicles over 8,000 pounds rated gross vehicle weight. If the above capacity or length restriction applies, where it may park on the property may be limited.

The following table is another way of presenting the existing and requested approvals related to large vehicle parking on the property.

Vehicle Characteristics	Up to eight thousand (8,000) pounds rated gross vehicle weight	Over eight thousand (8,000) pounds rated gross vehicle weight
No more than 1.5 tons capacity	No approval required for overnight parking, no 150 foot setback required.	Conditional use is requested for overnight parking. Vehicles may be parked within any approved parking spaces.
Over 1.5 tons and no more than 5 tons capacity, and vehicle length does not exceed 30 feet	Per the 2026 Variance, vehicles may be parked closer than 150 feet to residential districts	Conditional use is requested for overnight parking. Vehicles may be parked in designated truck parking spaces closer than 150 feet to a residential district.
Exceeding 5 tons capacity or vehicle length exceeds 30 feet	The 2026 Variance requires that these vehicles must be parked at least 150 feet from any residential district.	Conditional use is requested for overnight parking. These vehicles may not be parked

		closer than 150 feet to a residential district.

The original submission also included a request for Light Industry as a Conditional Use. However, the applicant has removed this request from the application, per the email included in this packet.

Project Analysis:

The following table analyzes the impact of both the Animal Care use and overnight parking requests.

Summary of Standard	Staff's Finding
1. Ordinance and Comprehensive Master Plan purposes and intent.	The Future Land Use of the subject property and properties to the west and northwest is Business Park. Staff find that parking of commercial vehicles overnight is consistent with both the current zoning (Limited Industrial) and Future Land Use for the property. Animal Boarding Facility/Kennel and/or Veterinary Services are Conditional Uses within the LI: Limited Industrial District. This means that if the use meets the use-specific and general conditional use standards, it may be suitable in the zoning district. Staff find that the proposed conditional uses are consistent with ordinance and Comprehensive Master Plan purposes and intent.
2. No Undue Adverse Impact.	The proposed location for Animal Care uses meets the minimum 75-foot setback from residential districts and does not provide an outdoor exercise area. The existing Variance approval maintains the 150-foot setback from residential districts for vehicles exceeding 5-ton capacity or 30 feet in length. Most parking spaces on the site plan are located in the western portion of the property. Staff believe this layout provides some separation between adjacent residential uses. Additionally, parking spaces to the southeast are closer than 150 feet to a residential district, so will exclude designated truck parking for those vehicles that exceed 5 tons capacity or 30 feet in length. However, residents have expressed concern about activity on the site and the landscape screening/bufferyard required by the site plan. For this reason, staff recommend requiring that the planned landscaping be installed prior to the issuance of zoning compliance permits. This requirement is established by the Unified Development Ordinance §15-5-05F.
3. Compatibility with Surrounding Development.	The subject and surrounding properties to the northwest/west are zoned LI: Limited Industrial District. Properties to the northeast, east, and south are zoned Residential. The buildings for the proposed Animal

Summary of Standard	Staff's Finding
	Care Uses meet the minimum required setback from residential properties. Additionally, there is no outdoor exercise area proposed for the Animal Care uses which staff believe will limit potential noise from the use. Per the submitted site plan, RISE is requesting overnight parking for vehicles over 8,000 pounds rated gross vehicle weight only within the facility and not out front. Staff believe this will limit the visual impact of the overnight parking. Natural resource features to the north and south of the subject property also provide some separation from adjacent residential development.
4. Adequate Public Facilities.	The applicant intends to utilize the existing level of public facilities, such as water and sewer, for the Animal Care Uses. Any vehicles shall also be subject to City, County, and State weight restrictions for public streets used to access the property. Staff do no not find that the proposed uses will dramatically increase the use of public facilities. Per the City of Franklin Department of Public Works, trucking is allowed on Monarch Drive.
5. Adequate Circulation.	The original site plan approval for the subject property included a truck turning plan, which demonstrated adequate circulation for large vehicles on the property. The Animal Care Uses are proposed for the front-facing buildings of the property, which offers an off-street parking area for use. Monarch Drive provides access to the property apart from existing residential development. Staff recommend including Fire Departments' recommendations and the "No Parking" signs required by the initial site plan as conditions of approval. Staff also recommend including a condition to remove the striping for parking spaces not on the approved site plan to ensure appropriate space for vehicle circulation.
6. No Destruction of Significant Features.	The proposed uses do not change the footprint or size of the proposed development, all uses would occur within previously approved building locations and parking areas.
7. Compliance with Use Specific Standards.	Review for Compliance with Animal Boarding Facility/Kennel and/or Veterinary Service Use Standards: 1. Complies; All four of the proposed buildings (Addresses 9908, 9918, 9924, and 9932 S Monarch Dr) are at least 75 feet from residential property. 2. Does not apply; No outdoor exercise area is proposed

Summary of Standard	Staff's Finding
	3. No outdoor areas shall be used. RISE states that indoor cleaning shall be required and that waste will not accumulate. These proposed buildings are closest to the facility office, which may improve monitoring of the uses. 4. RISE states that each tenant space shall be required to provide appropriate ventilation and building systems for their use, and will be subject to City permitting and inspection. Staff recommend that business tenants provide responses to the Animal Boarding Facility/Kennel and/or Veterinary Service Use Specific Standards for review during the Zoning Compliance permit process. 5. Does not apply; no outdoor area is proposed 6. Does not apply; no outdoor area is proposed 7. Does not apply; no outdoor area is proposed 8. Does not apply; no outdoor area is proposed

Site Compliance:

A site visit conducted on August 28, 2026 revealed some site compliance concerns. These concerns were included as part of revised staff comments. These concerns also inform staff's recommended conditions for approval. The applicant/agent also provided responses to these concerns, which are included in this packet for reference.

Staff Recommendation:

The Department of City Development recommends approval of this Conditional Use request for overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight and Animal Boarding Facility/Kennel and/or Veterinary Service, subject to the following conditions as listed on the Draft Resolution:

- Per Unified Development Ordinance §15-5-05F, landscaping and irrigation shall be installed in accordance with the approved Landscape Plan prior to the issuance of any Zoning Compliance permit.
- Vehicles parked overnight shall not exceed 5 tons capacity or thirty (30) feet in length.
- All signage on the property, including for tenant spaces, shall be subject to separate review and permitting by the Department of City Development.
- The approval granted hereunder is conditional upon the removal of all striping for parking spaces not included in the site plan approval dated February 19, 2026. Alternatively, RISE Commercial District may pursue a site plan amendment.
- "No Parking" signs shall be installed in front of buildings #63, #53B and #62A, per the Resolution 2022-014 for site plan approval, dated May 5, 2022, prior to issuance of a certificate of occupancy.

- This approval does not authorize any outdoor activities, operations, and/or storage. All Animal Boarding/Kennel and/or Veterinary uses shall be conducted fully indoors.

- The scope of the Animal Boarding/Kennel and/or Veterinary Uses shall be limited to animal care, grooming, and veterinary uses. Any duration of animal boarding on the premises shall only be incidental to the animal care, grooming, or veterinary service being provided.

- As part of review for Zoning Compliance permit applications, proposed Animal Boarding Facility/Kennel and/or Veterinary Service Uses shall provide responses to the Use Specific Standards.

- Per the site plan dated October 10, 2026, Animal Boarding Facility/Kennel and/or Veterinary uses shall only operate within the following buildings: 21(A), 15, 22, and 41. These building numbers correspond to the addresses 9908, 9918, 9924, and 9932 S Monarch Dr.

- The applicant must adhere to the recommendations of the City of Franklin Fire Department: Existing structures that undergo a change of occupancy or change of use must meet: 1. All requirements contained in the currently adopted International Existing Building Code (IEBC); 2. All relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types; 3. Fire Extinguisher placement as per NFPA 10; 4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities; 5. Master Key set required for placement in Knox Box; 6. Fire lanes for emergency vehicle access must be acceptable to AHJ.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

Draft 12-03-2026

RESOLUTION NO. 2026-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF CONDITIONAL USES OF ANIMAL BOARDING FACILITY/KENNEL AND/OR VETERINARY SERVICE AND OVERNIGHT PARKING OF VEHICLES OVER EIGHT THOUSAND POUNDS GROSS VEHICLE WEIGHT UPON PROPERTY LOCATED AT 9924 S. MONARCH DRIVE (TAX KEY NO. 891 9014 000, RISE COMMERCIAL DISTRICT, RISE FRANKLIN WI, LLC)

WHEREAS, RISE COMMERCIAL DISTRICT, having petitioned the City of Franklin for the approval of Conditional Uses within the LI: Limited Industrial District under Unified Development Ordinance Table 15-3-04C, titled "Animal Boarding Facility/Kennel and/or Veterinary Service, and overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight under §15-5-01C10.c, to allow these uses upon property located at 9924 S. Monarch Drive, bearing Tax Key No. 891 9014 000, more particularly described as follows:

LOT 2 OF CERTIFIED SURVEY MAP NO. 9421, NW & SW 1/4 SEC 30-5-21.

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 22th day of October, 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 RISE Commercial District, 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 request is approved only for the use of the subject property by RISE Commercial District, successors and assigns, for Animal Boarding Facility/Kennel

and/or Veterinary Uses and overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight, which shall be developed in substantial compliance with, and operated and maintained by RISE Commercial District, pursuant to the application materials City file-stamped October 10, 2026.

2. RISE Commercial District, 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 this use request, 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 RISE Commercial District and the Animal Boarding Facility/Kennel and/or Veterinary Use and overnight parking of vehicles over eight thousand (8,000) pounds rated gross vehicle weight located at 9924 S. Monarch 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.

4. Per Unified Development Ordinance §15-5-05F, landscaping and irrigation shall be installed in accordance with the approved Landscape Plan prior to the issuance of any Zoning Compliance permit.

5. Vehicles parked overnight shall not exceed 5 tons capacity or thirty (30) feet in length.

6. All signage on the property, including for tenant spaces, shall be subject to separate review and permitting by the Department of City Development.

7. The approval granted hereunder is conditional upon the removal of all striping for parking spaces not included in the site plan approval dated February 19, 2026. Alternatively, RISE Commercial District may pursue a site plan amendment.

8. "No Parking" signs shall be installed in front of buildings #63, #53B and #62A, per the Resolution 2022-014 for site plan approval, dated May 5, 2022, prior to issuance of a certificate of occupancy.

9. This approval does not authorize any outdoor activities, operations, and/or storage. All Animal Boarding Facility/Kennel and/or Veterinary uses shall be conducted fully indoors.

10. The scope of the Animal Boarding/Kennel and/or Veterinary Uses shall be limited to animal care, grooming, and veterinary uses. Any duration of animal boarding on the premises shall only be incidental to the animal care, grooming, or veterinary service being provided.

11. As part of review for Zoning Compliance permit applications, proposed Animal Boarding Facility/Kennel and/or Veterinary Service Uses shall provide responses to the Use Specific Standards.

12. Per the site plan dated October 10, 2026, Animal Boarding Facility/Kennel and/or Veterinary uses shall only operate within the following buildings: 21(A), 15, 22, and 41. These building numbers correspond to the addresses 9908, 9918, 9924, and 9932 S Monarch Dr.

13. The applicant must adhere to the recommendations of the City of Franklin Fire Department: Existing structures that undergo a change of occupancy or change of use must meet: 1. All requirements contained in the currently adopted International Existing Building Code (IEBC); 2. All relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types; 3. Fire Extinguisher placement as per NFPA 10; 4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities; 5. Master Key set required for placement in Knox Box; 6. Fire lanes for emergency vehicle access must be acceptable to AHJ.

BE IT FURTHER RESOLVED, that in the event RISE Commercial District, 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 15th day of December, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 15th day of December, 2026.

APPROVED:

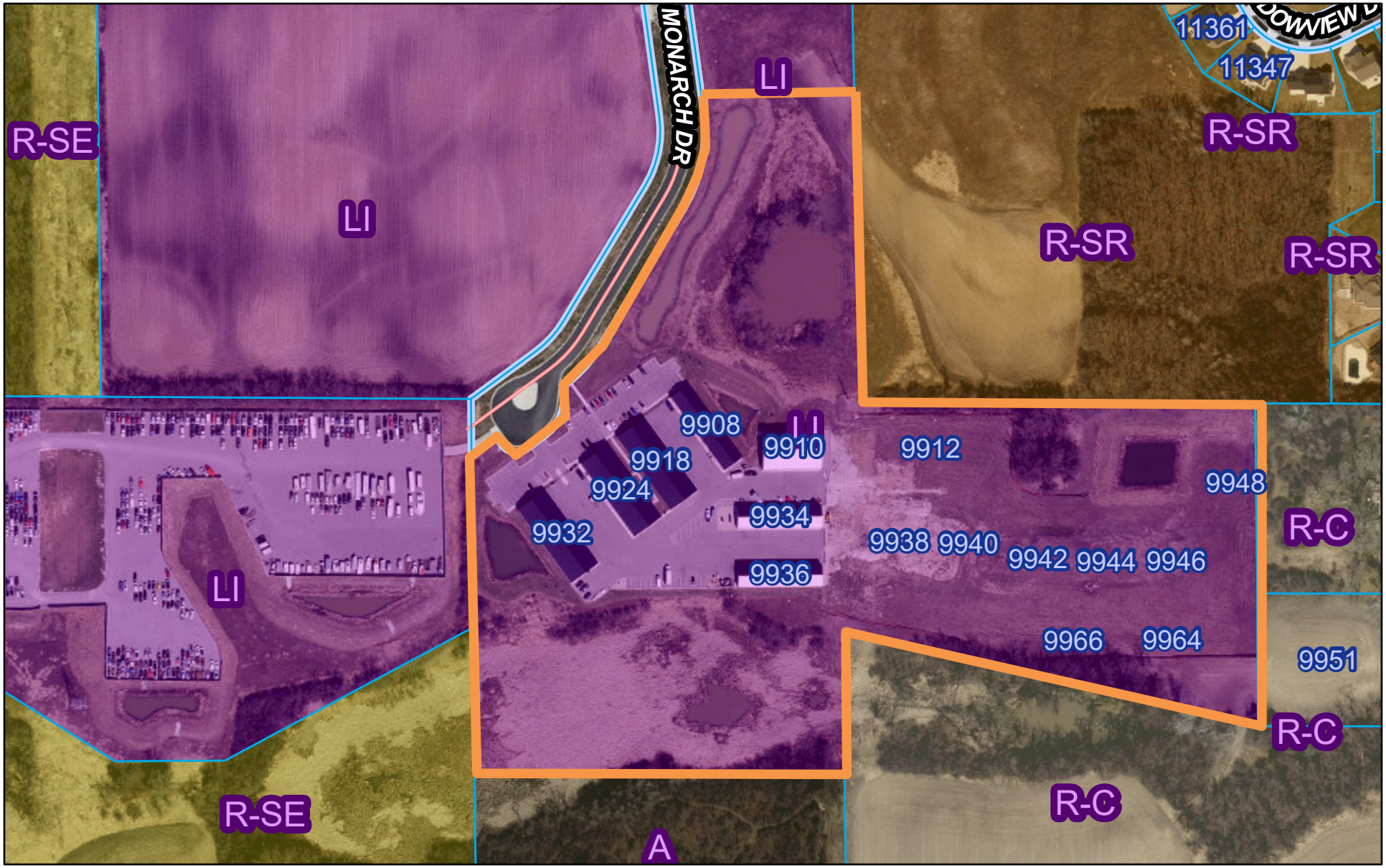
_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



10/5/2026, 10:53:46 AM

Parcel

Road Right-of-Way

Zoning

A - Agricultural

R-C - Countryside Residence

R-SE - Suburban/Estate Residence

R-SR - Suburban Residence

LI - Limited Industrial

1:2,962

0 137.5 275 550 ft

0 40 80 160 m

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

City of Franklin
Department of City Development

Date: September 1, 2026
To: Adam Hardebeck, RISE Commercial District
Derek Proctor, Rylinn Engineering
From: Department of City Development. Rose Melton, Assistant Planner
RE: Revised Staff Comments, 9924 S. Monarch Drive / 891 9014 000

Please be advised that city staff has reviewed the above application received on March 12, 2026 for a proposed Conditional Use for Light Industry, Animal Boarding Facilities/Kennels and/or Veterinary Services, and Parking of Trucks and Equipment on the property located at 9924 S. Monarch Drive / 891 9014 000. The following revised comments are for your review and consideration.

Planning Department

Please note that all commercial tenants of RISE will still be required to obtain a Zoning Compliance permit and Occupancy for any proposed use (including and not limited to those in the Conditional Use approval).

Light Industry

- Retail is prohibited in the LI: Limited Industrial District and for the Co-warehouse use of the overall property. Light Industry and warehouse uses may include associated distribution and wholesale activities, but no retail sales may be made from the property.
- All activities must conducted indoors. Outdoor activities, operations, and/or storage require separate review and approval.

Required Setbacks for Animal Boarding Facilities/Kennels and/or Veterinary Services:

- The property borders Outlot 3 of the Ryan Meadows Subdivision to the north (TKN 891 1087 000). Outlot 3 is zoned R-SR: Suburban Estate Residence District and is considered both a residential district and residential property. Additionally, 10093 S. 112th St (TKN 891 9015 000) to the south, is developed and zoned as a residential property.
    1. 15-4-07A1 Animal Uses Residential Setback: Buildings shall be located no closer than seventy-five (75) feet from any adjacent residential property.
        - For example, buildings 71, 42, 61, 62, and 81 appear that they could be closer than 75 feet.
- The General Standards for Conditional Uses (1) include that the proposed use and development be in harmony with the general and specific purposes of the Unified

Development Ordinance. Currently, the proposed buildings do not comply with the minimum setbacks for these uses, and so are not in harmony with the Unified Development Ordinance.
- Please revise the location of the requested Animal Uses to meet the Residential Setback requirements.

Fire Department

As long as the applicant and Plan Commission are aware of the following requirements and abide by them, the fire department is agreeable to the request moving forward.

Existing structures that undergo a change of occupancy or change of use must meet:

1. All requirements contained in the currently adopted International Existing Building Code (IEBC).
2. All relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
3. Fire Extinguisher placement as per NFPA 10.
4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities.
5. Master Key set required for placement in Knox Box.
6. Fire lanes for emergency vehicle access must be acceptable to AHJ.

August 28, 2026 Site Visit

It has come to the attention of the Department that Rise has added and striped parking spaces that are not on the approved site plan. Any modification to the approved site plan requires a site plan amendment, and adding off street parking requires a major amendment (UDO 15-9-03B5.c). A major site plan amendment application is required, and a penalty of double fees will apply as work was completed before permits were issued (UDO 15-9-14E1). Alternatively, these unapproved parking spaces must be removed. Staff will recommend that addressing the unauthorized parking be a condition of any approval.


08.28.2026 09:03


08.28.2026 09:13

It has come to the attention of the Department that there is unpermitted signage located on the property, located within several tenant spaces and for the RISE property itself. Any new signage (window, wall, and temporary signage) requires permits from the Planning Department (UDO 15-0-03D1). Staff will recommend that compliance with the sign permit requirements be a condition of any approval.





Please be aware that all conservation easement boundaries must be marked with orange construction fencing before and during construction of Phase III.

Vehicles appeared to be parked in drive/access lanes in front of the units and outside of designated spaces. Parking is not allowed in required fire lanes, see comments from Franklin Fire Department. Additionally, please be aware that "no parking" signs are required in front of some specific buildings, per PC Resolution 2022-014 (attached).



Board of Zoning and Building Appeals Comments

Please be aware that the following comments arose during the Board of Zoning and Building Appeals meeting of July 15, 2026.

- Comments/concerns about the timeline of installing the landscape buffer on the east side of the property.

Section 15-5-05F of the Unified Development Ordinance states that, "Landscaping and irrigation shall be installed in accordance with the approved Landscape Plan prior to issuance of a Zoning Compliance Permit or commencement of operations. The City will have the right to refuse approval of any project not meeting the provisions of this Section."

As a result, installation of the planned Landscaping per the approved site plan will be required prior to the issuance of Zoning Compliance permit or occupancy for any uses subject to the Conditional Use. In other words, no businesses or uses that fall under the Conditional Use approval may be approved to operate until the planned landscaping buffer is installed. Staff will recommend that this requirement will be a condition of any approval.

09/14/2026

Rylinn Engineering
5645 Castle Creek Parkway Drive
Indianapolis, IN 46250

Responses to August 28, 2026, RISE Franklin Site Visit:

1) Observed parking spaces that were added and stripped not featured on approved site plan:

All observed parking spaces not in compliance with approved site plan have been removed from site as of 10 Sep 2026.

2) Unapproved signage was observed on the site fencings as well in a number of building offices no in line with any signage permits issued to the site.

All signage called out has been removed as of 10 Sep 2026. Current and future tenants are advised to withhold before hanging signage until individual permits have been acquired from the City of Franklin first.

3) An observed lack of construction fencing or barriers to mark conservation easements during construction.

Orange construction fence marking the conservation easements and area of disturbance in accordance with approved plans will be maintained throughout entirety of construction phases.

4) Vehicles were observed stationary in font of warehouse unit overhead doors near the entrance of the site possibly obstructing fire lanes.

“No Parking, Loading Zone” only signs will be installed on buildings 15 and 21 and the on-site manager will enforce a “loading only” policy daily with our tenants.

5) A concern regarding landscaping plans and the eastern adjacent parcels of land as recorded during the public hearing section in May 2026.

Rylinn Engineering will have the large shade/canopy trees featured on the east side of the approved landscaping plan installed prior to applying for Certificates of Occupancy in this next phase of construction.

Rose Melton

From: Derek Proctor <derek@rylinnengineering.com>
Sent: Wednesday, October 14, 2026 4:17 AM
To: Rose Melton
Cc: adam@risecommercialdistrict.com
Subject: Re: Rise Commercial District- Franklin

Rose,
The request for a Light Industrial variance is not part of our Conditional Use Variance request.

In the CUP documents, LI is mentioned to demonstrate that our requests align with the intent of the LI and the City of Franklin's Comprehensive Plan for that immediate area.

My best,

Derek Proctor Project Engineer

mobile 463-268-5877
email derek@rylinnengineering.com
address Castleton IN 46250
web https://www.rylinnengineering.com

RISE FRANKLIN WI, LLC
9924 Monarch Dr. Franklin, WI 53132
October 7, 2026

PROJECT NARRATIVE

RISE Franklin requests approval of Conditional Uses within its previously approved approximately 140,000-square-foot co-warehousing development in the Limited Industrial (LI) District. The request includes overnight parking of qualifying trucks and commercial equipment, and Veterinary Services within a specifically limited portion of the development. The proposed uses are intended to expand the range of businesses that may operate within the development while maintaining the approved site layout, building configuration, access, and overall character of the property.

Veterinary Services are proposed only within Buildings 21(A), 15, 22, and 41, the four westernmost buildings located along the Monarch Drive side of the development. **No Veterinary Services are proposed within any other building on the site.** These four buildings are identified on the revised site exhibit, together with their relationship to the adjoining residential property. The selected buildings are located beyond the minimum seventy-five-foot (75') separation required from adjacent residential property.

All Veterinary Services will be conducted entirely within enclosed buildings. No outdoor animal boarding areas, kennels, or exercise areas are proposed as part of this request. The proposed Veterinary Services will utilize the existing building envelopes and approved development infrastructure and will not require additional buildings, building expansions, new access drives, or changes to the approved overall site layout.

The proposed conditional uses are intended to integrate with the existing commercial and industrial character of the Monarch Drive corridor. Overnight parking of trucks and equipment will remain confined to the designated onsite parking area and will be subject to the applicable separation and screening requirements.

No additional land disturbance, tree removal, or new impervious surface is proposed as a result of these conditional uses. Existing access points will remain unchanged, and traffic associated with the requested uses will continue to enter and exit through the approved circulation system serving the development. The project therefore continues to utilize the site and infrastructure previously approved by the City while providing flexibility for compatible commercial tenants.

October 6, 2026
RISE FRANKLIN WI, LLC
9924 Monarch Dr. Franklin WI 53132
Legal Description

CERTIFIED SURVEY MAP NO. 9421, NW & SW 1/4 SEC 30-5-21, LOT 2

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

(414) 425-4024
generalplanning@franklinwi.gov

Standards for Conditional Uses

Date: 10/06/26
Property Owner: RISE FRANKLIN WI, LLC
Property Address: 9924 Monarch Dr. Franklin WI 53132

SECTION 15-9-06.H GENERAL STANDARDS FOR CONDITIONAL USES

General Standards. No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

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.

   Response:
   See Attached Supplement

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.

   Response:
   See Attached Supplement

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.

   Response:
   See Attached Supplement

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.

   Response:

   See Attached Supplement

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.

   Response:

   See Attached Supplement

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.

   Response:

   See Attached Supplement

RISE FRANKLIN WI, LLC
9924 Monarch Dr. Franklin, WI 53132
October 7, 2026

SUPPLEMENT TO CONDITIONAL USE

1. Ordinance and Comprehensive Master Plan Purposes and Intent

The requested conditional uses are consistent with the intent of the Limited Industrial (LI) District and with the existing commercial and industrial character of the RISE Franklin development. The request allows the existing development to accommodate qualifying overnight commercial vehicle parking and a limited Veterinary Services use while retaining the site layout, circulation system, and development pattern previously approved by the City of Franklin.

Veterinary Services will be specifically limited to Buildings 21(A), 15, 22, and 41, located along the western portion of the property adjacent to Monarch Drive. **No Veterinary Services are proposed within the remaining buildings in the development.** Limiting the use to these four buildings provides a defined area for the use and maintains separation from adjoining residential property.

The requested uses provide additional flexibility for commercial tenants while supporting continued business activity, employment opportunities, and productive use of the approved development.

2. No Undue Adverse Impact

The requested conditional uses will not alter the approved general site layout, number of buildings, building heights, access locations, or overall development footprint. The project consists of approximately 140,000 square feet of approved office and warehouse space.

Veterinary Services will be restricted to Buildings 21(A), 15, 22, and 41 and conducted entirely indoors. **No outdoor kennels, animal boarding areas, or animal exercise areas are proposed.** The revised site exhibit identifies the permitted Veterinary Services buildings and demonstrates their separation from adjacent residential property.

Overnight parking of qualifying commercial vehicles will continue to be confined to the designated onsite area and subject to the applicable separation requirements. These limitations are intended to prevent the requested uses from creating an undue adverse effect on adjoining property, neighborhood character, or the public welfare.

3. Compatibility with Surrounding Development

The proposed uses will operate within the existing RISE Franklin development and will not require expansion of the approved building footprints or changes to the site's overall layout.

Veterinary Services are deliberately limited to the four westernmost buildings along Monarch Drive - **Buildings 21(A), 15, 22, and 41** - rather than being permitted throughout the development. The selected location provides separation between the Veterinary Services use and adjoining residential property while positioning the use within the established commercial portion of the site.

The development will continue to utilize the existing site configuration, landscaping, access, and building scale. Accordingly, the requested uses are not anticipated to dominate the immediate vicinity or interfere with the use or orderly development of neighboring property.

4. Adequate Public Facilities

The proposed conditional uses will utilize the public facilities and services already serving the RISE Franklin development, including streets, utilities, police and fire protection, refuse collection, and other municipal services.

No expansion of the development footprint or creation of additional building area is proposed as part of this request. Any tenant-specific improvements associated with Veterinary Services will be completed in accordance with applicable building, plumbing, mechanical, electrical, fire, and other permitting requirements.

The requested uses are therefore expected to be adequately served by the existing public facilities available to the development.

5. Adequate Circulation

The requested uses will utilize the previously approved access points, internal drives, and parking areas serving RISE Franklin. No new curb cuts or public street access modifications are proposed.

Veterinary Services will be limited to the four buildings along the western portion of the development, and customer and employee vehicles will utilize the existing onsite parking and circulation system.

The proposed overnight commercial vehicle parking provides a designated onsite location for qualifying tenant vehicles rather than requiring those vehicles to park on surrounding public streets. Commercial traffic will continue to utilize the established access to Monarch Drive and the surrounding arterial roadway system.

6. No Destruction of Significant Features

The requested conditional uses concern the operation and utilization of an already approved development and will occur within existing or approved building envelopes and designated parking areas.

No additional land disturbance, tree removal, alteration of topography, or new impervious surface is proposed as a result of the requested conditional uses. No new structures are proposed specifically to accommodate the Veterinary Services use.

Accordingly, the requested conditional uses will not result in the destruction, loss, or damage of significant natural, scenic, or historic features associated with the site.

USE-SPECIFIC STANDARDS

Animal Boarding Facility / Kennel and/or Veterinary Service

1. Buildings shall be located no closer than seventy-five (75) feet from any adjacent residential property.

Response: Veterinary Services are proposed only within **Buildings 21(A), 15, 22, and 41**, as identified on the revised site exhibit. The selected buildings are located more than seventy-five (75) feet from the adjacent residential property. **No Veterinary Services are proposed within any other building in the RISE Franklin development.** Exhibit A identifies the four buildings in which Veterinary Services may occur, and Exhibit B depicts the required seventy-five-foot residential separation.

2. Enclosed exercise areas shall be at least one hundred fifty (150) feet from any residential property. All exercise areas shall be enclosed by a fence and adjacent to the principal building.

Response: Not applicable. No outdoor or enclosed exterior animal exercise areas are proposed as part of the Veterinary Services use.

3. All litter and waste shall be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area. Solid waste shall be removed from outdoor areas after each use of the area.

Response: Veterinary operations will be conducted indoors. Animal waste, cleaning waste, refuse, and other waste generated in connection with Veterinary Services will be contained and disposed of in accordance with applicable requirements and will not be permitted to accumulate outside of the tenant space. No outdoor boarding or exercise areas are proposed; therefore, animal waste associated with outdoor boarding areas will not be generated.

4. All activities, except animal exercise areas, shall be conducted within an enclosed building designed with noise resistant materials and which allows for adequate ventilation.

Response: All Veterinary Services activities will be conducted within enclosed buildings. No exterior Veterinary Services or outdoor animal exercise areas are proposed. Each tenant space will be required to provide ventilation and building systems appropriate for its specific Veterinary Services operation and in accordance with applicable building, mechanical, and occupancy requirements. Tenant improvements will be subject to the City's applicable permitting and inspection requirements.

5. Drainage from outdoor 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.

Response: Not applicable. No outdoor animal boarding or exercise areas are proposed.

6. Solid waste will be removed from the outdoor area after each use of the area.

Response: Not applicable. No outdoor animal boarding or exercise areas are proposed.

7. All outdoor areas shall be screened with a solid opaque fence or wall at least six (6) feet in height. Slatted chain-link fences shall not meet this requirement.

Response: Not applicable. No outdoor animal boarding or exercise areas are proposed.

8. Use of outdoor exercise areas between the hours of 10:00 p.m. and 7:00 a.m. is prohibited.

Response: Not applicable. No outdoor animal exercise areas are proposed.

Parking of Trucks and Equipment

Any vehicle over eight thousand (8,000) pounds rated gross vehicle weight may be parked in districts not previously mentioned in the normal course of business in conjunction with a commercial or industrial use of the subject property. Any overnight parking shall be allowed only with a Conditional Use.

Response: RISE Franklin is located within the Limited Industrial zoning district and requests Conditional Use approval to permit qualifying commercial vehicles to be parked overnight within the designated secured parking area shown on Exhibit A. Vehicles subject to the applicable separation requirements will be parked only within the area identified on the exhibit and will maintain the required separation from residential districts.

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LEGEND

LIGHT DUTY PAVEMENT
- 8" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED LIMESTONE)
- 4" ASPHALTIC CONC. (2 LIFTS)
  - LOWER LAYER (2", 3 LT 58-28 S)
  - UPPER LAYER (2", 5 LT 58-28 S)

HEAVY DUTY PAVEMENT
- 10" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED LIMESTONE)
- 4.5" ASPHALTIC CONC. (2 LIFTS)
  - LOWER LAYER (3", 4 MT 58-28 S)
  - UPPER LAYER (1.5", 5 MT 58-28 S)

HEAVY DUTY PAVEMENT
- 10" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED LIMESTONE)
- 4.5" ASPHALTIC CONC. (2 LIFTS)
  - LOWER LAYER (2.5", 3 MT 58-28 S)
  - UPPER LAYER (2", 4 MT 58-28 S)

CONCRETE PAVEMENT (DUMPSTER PAD)
- 6" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED LIMESTONE)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

CONCRETE PAVEMENT (CONCRETE APRONS)
- 4" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED LIMESTONE)
- 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED LIMESTONE)
- 4" PCC (6x6 WELDED WIRE FABRIC PER RACI 315-92)

(A) 4" SOLID WHITE STRIPE

(B) 4" DIAGONAL AT 45° SPACED 2' O.C.

(C) R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
BOLLARD TO BE USED WHEN PLACED IN PAVEMENT

(D) ADA STALL INSIGNIA

(E) DETECTABLE WARNING PLATES (SEE DETAIL)

(F) 18" CURB & GUTTER (SEE DETAIL)

(G) 18" REVERSE CURB & GUTTER (SEE DETAIL)

(H) TAPER CURB HEAD (SEE DETAIL)

(I) INTEGRAL CURB AND SIDEWALK (SEE DETAIL)

(J) BOLLARD

(K) SIMTEK 6' COMPOSITE PRIVACY FENCE

(L) 6' CHAIN LINK FENCE

(M) 'NO PARKING' SIGNAGE

(18) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

MAN DOOR

D.I.D OVERHEAD DOOR (2% MAX SLOPE WITHIN DRIVE)

PHASE ONE BUILD ORDER

1. BUILDING 21(A)
2. BUILDING 22
3. BUILDING 41
4. BUILDING 51B
5. BUILDING 52B
6. BUILDING 71
7. BUILDING 15

PHASE TWO BUILD ORDER

1. BUILDING 15
2. BUILDING 61A
3. BUILDING 42
4. BUILDING 81H
5. BUILDING 82A
6. BUILDING 83H

PHASE THREE BUILD ORDER

1. BUILDING 53B
2. BUILDING 62
3. BUILDING 63
4. BUILDING 84C
5. BUILDING 85A

SITE DATA

BASE SITE AREA:	22.93 AC (999,038 SF)
TOTAL BUILDING FOOTPRINT AREA:	3.14 AC (136,679 SF)
CAR PARKING:	108 SPACES (5 A.D.A.)
TRAILER PARKING:	7 SPACES
PAVEMENT AREA:	5.70 AC (248,085 S.F.)
GREEN SPACE/ LANDSCAPE SURFACE AREA:	14.10 AC (61.5%)
ZONING DISTRICT:	M-1, LIMITED INDUSTRIAL

NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF FRANKLIN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

    WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

    GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

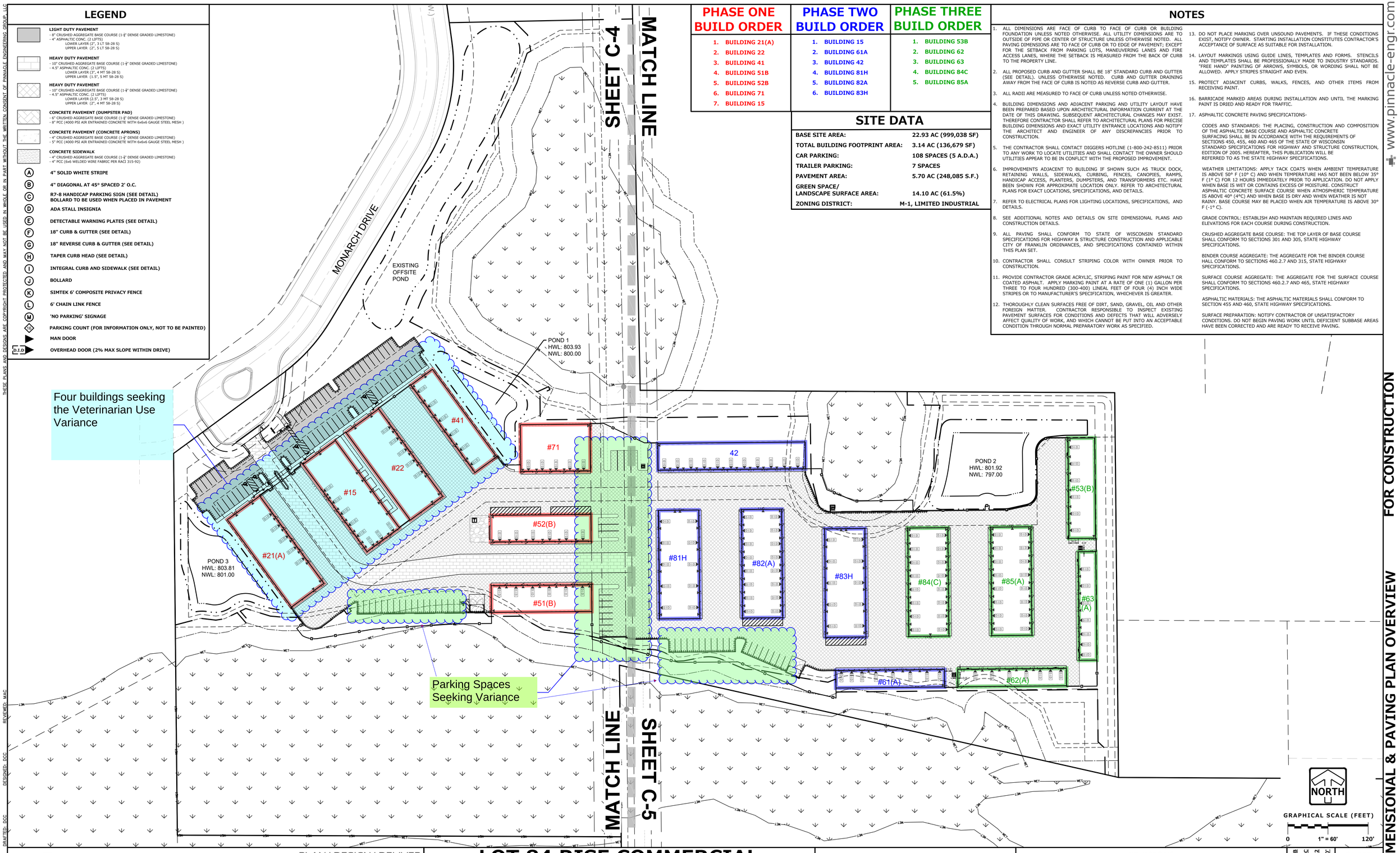
    CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE HALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

    ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.



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PINNACLE ENGINEERING GROUP
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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

LOT 84 RISE COMMERCIAL DISTRICT
WEST MONARCH DRIVE, FRANKLIN, WI 53132

SITE DIMENSIONAL & PAVING PLAN OVERVIEW

REVISIONS

9	ADDRESS CITY COMMENTS	2/13/26	
10	TRANSFORMER UPDATES	3/12/26	

PEG JOB NO.: 809.90B
PEG PM: MAC
START DATE: 01-12-22
SCALE: 1" = 60'

SHEET
C-3
C-25

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FOR CONSTRUCTION

SITE DIMENSIONAL & PAVING PLAN OVERVIEW

www.pinnacle-engr.com

REVIEWED: MAC
DESIGNED: DCC
DRAFTED: DCC

Z:\PROJECTS\2016\809.90B-WI\CAD\SHEETS\809.90B SITE PLAN.DWG

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- (M) 'NO PARKING' SIGNAGE
- (18) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- MAN DOOR
- D.I.D OVERHEAD DOOR (2% MAX SLOPE WITHIN DRIVE)

PHASE ONE BUILD ORDER	PHASE TWO BUILD ORDER	PHASE THREE BUILD ORDER
1. BUILDING 21(A)	1. BUILDING 15	1. BUILDING 53B
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5. BUILDING 52B	5. BUILDING 82A	5. BUILDING 85A
6. BUILDING 71	6. BUILDING 83H	
7. BUILDING 15		

Measurements of building setbacks from nearest residential property lines

MONARCH DRIVE

PROPOSED MONARCH DRIVE IMPROVEMENTS (BY OTHERS)

EXISTING RIGHT-OF-WAY LINE

EXISTING TEMPORARY TURNAROUND EASEMENT (TO BE VACATED)

TAPER CUB HEAD TO TIE IN WITH PROPOSED MONARCH DRIVE SIDEWALK

PROPOSED 4" CONDUIT UNDER DRIVEWAY (SEE DETAIL)

COORDINATE WITH OFFSITE MONARCH DRIVE IMPROVEMENT WORK

MONUMENT SIGN

PROPOSED RIGHT-OF-WAY DEDICATION AREA

PROPOSED RIGHT-OF-WAY LINE

30" TO 18" CURB AND GUTTER TRANSITION

PROPOSED 10' PARKING SETBACK LINE

PROPOSED BUILDING SETBACK LINE

EXISTING BUILDING SETBACK LINE

3 L.F. DEPRESSED CURB FOR OVERLAND FLOW

126'-4 1/4"

79'-1 1/4"

AUTOMATED ENTRANCE AND EXIT GATE WITH KNOX BOX EMERGENCY ACCESS (SEE DETAILS FOR ENLARGED VIEWS)

EAST ADA PARKING AND RAMPS (SEE DETAILS FOR ENLARGED VIEWS)

#41 #71 #22 #15 #21(A) #52(B) #51(B) #81H

POND 1
HWL: 803.93
NWL: 800.00

POND 3
HWL: 803.81
NWL: 801.00

30' WETLAND BUFFER NO TOUCH

50' WETLAND SETBACK

PROPOSED STORMWATER MANAGEMENT EASEMENT

PROVIDE GATE IN FENCE FOR ATC ACCESS TO OVERHEAD WIRE POLE

THICKENED EDGE ASPHALT (TYP.) (SEE DETAIL)

THICKENED EDGE ASPHALT (TYP.) (SEE DETAIL) WITH 3' GRAVEL STRIP

PROPOSED RIVER ROCK

PROPOSED CONCRETE DUMPSTER PAD WITH FENCE ENCLOSURE (SEE DETAIL)

ROLLED/MOUNTABLE CURB FOR SNOW PUSH

WETLANDS DELINEATED BY HEATHER D. PATTI, PWS - SENIOR WETLAND ECOLOGIST PROJECT MANAGER, R.A. SMITH NATIONAL, INC. ON DECEMBER 8, 2014

CENTERLINE WEPCO EASEMENT PER DOC. 2679800 & DOC. 2679801

20' WEPCO EASEMENT PER DOC. 2679801

MATCH LINE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

SHEET C-5

FOR CONSTRUCTION

SITE DIMENSIONAL & PAVING PLAN

REVIEWED: MAC
DESIGNED: DCC
DRAFTED: DCC

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SITE DIMENSIONAL & PAVING PLAN

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PEG JOB No. 809.90B
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C-4
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Z:\PROJECTS\2016\809.90B-WI\CAD\SHEETS\809.90B SITE PLAN.DWG

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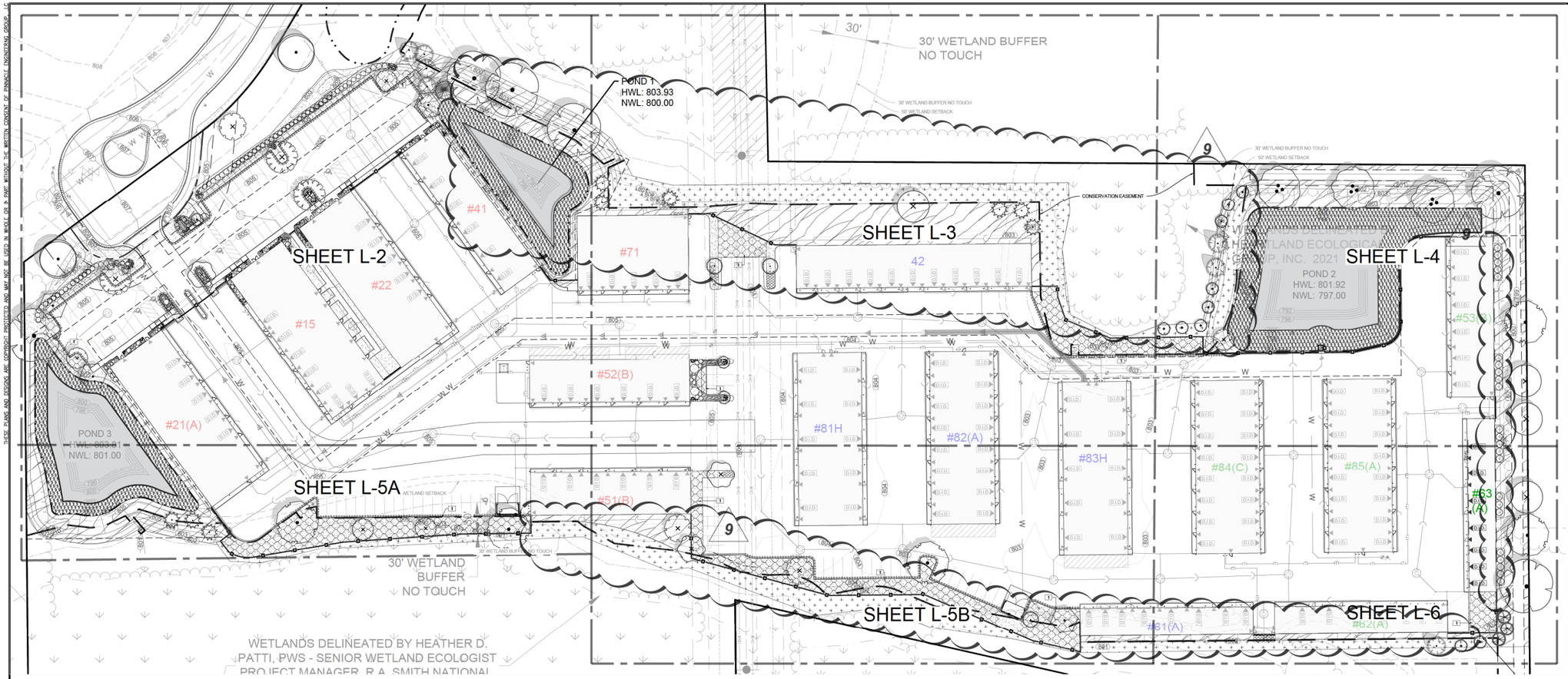

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AF3	3	Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple	2.5" Cal.	50` T x 40` W
ASL	5	Acer saccharum `Legacy`	Legacy Sugar Maple	2.5" Cal.	60` T x 50` W
AHB	2	Aesculus hippocastanum `Baumannii`	Horse Chestnut	2.5" Cal.	65` T x 48` W
BNH	3	Betula nigra `Heritage`	Heritage River Birch	2.5" Cal.	50`T x 50` W
CCH	4	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry	2.5" Cal.	50` T x 40` W
GA	3	Ginkgo biloba `Magyar`	Magyar Ginkgo	2.5" Cal.	50` T x 25` W
LTE	5	Liriodendron tulipifera `Emerald City`	Emerald City Tulip Tree	2.5" Cal.	55` T x 25` W
QRR	6	Quercus rubra	Red Oak	2.5" Cal.	65` T x 65` W
UFR	4	Ulmus x `Frontier`	Frontier Elm	2.5" Cal.	45` T x 30` W
CONIFER TREES					
LLT	10	Larix laricina	Tamarack	5` Ht.	40` T x 15` W
EVERGREEN TREES					
PGD	3	Picea glauca `Densata`	Black Hills Spruce	5` Ht.	30` T x 15` W
POS	7	Picea omorika	Serbian Spruce	5` Ht.	55` T x 23` W
PSW	1	Pinus strobus	White Pine	5` Ht.	65` T x 30` W
TGG	9	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	5` Ht.	50` T x 15` W
ORNAMENTAL TREES					
CVK	3	Crataegus viridis `Winter King`	Winter King Hawthorn	1.5" Cal.	25` T x 30` W
MBF	3	Magnolia x `Butterflies`	Butterflies Magnolia	1.5" Cal.	17` T x 12` W
MR3	3	Malus x `Royal Raindrops`	Royal Raindrops Crabapple	1.5" Cal.	20` T x 15` W

9

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
GREEN SPACE	2,460	>2,460
PARKING LOT -118 STALLS		
• SHADE/CANOPY TREES (*X'S 1.2)	24 (*29)	32
• CONIFER TREES (*X'S 1.2)	24 (*29)	31
*BUFFER YARD REQUIRED ALONG EASTERN PROPERTY LINE.		
STREET TREES 112 ft		
• TREES	2	3
PARKING SCREENING/BUFFERS 903FT		
• SHRUBS	61	74
EAST BUFFER		
• SHRUBS	0	23

WISCONSIN DALE J. DUNDERSON LA-864 OCONOMOWOC WI LANDSCAPE ARCHITECT

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HP2	4	Hydrangea paniculata `Vanilla Strawberry` 7` T x 5` W	Vanilla Strawberry Hydrangea	3` Ht.
HS	22	Hydrangea serrata `Tuff Stuff` 3` T x 3` W	Tuff Stuff Hydrangea	3 gal.
PO2	2	Physocarpus opulifolius 9` TI x 9` W	Ninebark	3` Ht.
PW	19	Physocarpus opulifolius `SMNPMS` TM 6` T x 7` W	Summber Wine Black Ninebark	3` Ht.
RT	11	Rhus typhina `Tiger Eyes` 5` T x 5` W	Tiger Eyes Sumac	3` Ht.
SO3	9	Syringa x 'SMNJRPI`TM 4`T x 3`W	Bloomerang Dwarf Pink Lilac	3 gal.
VD	10	Viburnum dentatum `Blue Muffin` 6` T x 6` W	Southern Arrowwood	3` Ht.
WF3	1	Weigela florida `Wine & Roses` 5` T x 5` W	Wine & Roses Weigela	3` Ht.
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
JCS	28	Juniperus chinensis `Sea Green` 5` T x 5` W	Sea Green Juniper	3` Ht.
JCB	11	Juniperus sabina `Buffalo` 1` T x 7` W	Buffalo Juniper	3 gal.
JS2	9	Juniperus squamata `Blue Star` 3` T x 4` W	Blue Star Juniper	3 gal.
PN2	19	Picea abies `Nidiformis` 5` T x 7` W	Nest Spruce	3` Ht.
TX3	3	Taxus x media `Everlow` 3` T x 5` W	Yew	3 gal.
TH3	15	Thuja occidentalis `Hetz Midget` 3` T x 3` W	Hetz Midget Arborvitae	3` Ht.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
AGD	6	Andropogon gerardii `Dancing Wind` 36" T x 30" W	Dancing Wind Big Blue Stem	1 gal.
CFO	7	Calamagrostis x a `Overdam` 24" T x 24" W	Overdam Reed Grass	1 gal.
CX	15	Calamagrostis x acutiflora `Karl Foerster` 3` T X 2.5` W	Feather Reed Grass	1 gal.
ESP	26	Eragrostis spectabilis 24" T x 18" W	Purple Love Grass	1 gal.
PN3	30	Panicum virgatum `Northwind`	Switch Grass	1 gal.
PB	60	Pennisetum alopecuroides 'Little Bunny' 18" T x 24" W	Little Bunny Fountain Grass	1 gal.
SS2	18	Schizachyrium scoparium `Blue Heaven` 3` T x 2` W	Blue Heaven Little Bluestem	1 gal.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PERENNIALS					
EL	29	Echinacea x 'Balsomemyim' TM 28" T x 28" W	Sombrero Lemon Yellow Improved Coneflower	4.5" cont.	28" o.c.
EY	30	Echinacea x 'Giddy Pink' 22" T x 24" W	Giddy Pink Coneflower	4.5" cont.	20" o.c.
ESJ	10	Eupatorium purpureum 36" T x 36" W	Sweet Joe-Pye Weed	4.5" cont.	36" o.c.
NP	71	Nepeta nervosa 'Pink Cat' 12" T x 15" W	Dwarf Pink Catmint	4.5" Cont.	12" o.c.
NS	63	Nepeta racemosa 'Snowflake' 12" T x 16" W	Snowflake White Catmint	4.5" Cont.	15" o.c.
NWL	47	Nepeta x `Walker`s Low` 20" T x 28" W	Walker`s Low Catmint	4.5" Cont.	28" o.c.
SA4	42	Sedum x 'Autumn Fire' 24" T x 18" W	Autumn Fire Sedum	4.5" Cont.	15" o.c.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
TURF				
	32,771 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	
	79,468 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	

PLANT SCHEDULE RESIDENTIAL BUFFER 02/12/2026

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN SHRUBS					
JSP	23	Juniperus chinensis `J.N. Select Blue`	Star Power Juniper	4` Ht.	16` T x 8` W

9

	AGRECOL POND EDGE	23,535 sf	
	AGRECOL POND EDGE / NATIVE GRASS SEED MIX		
	Bouteloua curtipendula / Side Oats Grama	706 sf	3%
	Bromus ciliatus / Fringed Brome	706 sf	3%
	Calamagrostis canadensis / Bluejoint Grass	706 sf	3%
	Carex bebbii / Bebb's Sedge	1,412 sf	6%
	Carex bicknellii / Prairie Sedge	1,412 sf	6%
	Carex crawfordii / Crawford's Sedge	1,412 sf	6%
	Carex crinita / Fringed Sedge	1,412 sf	6%
	Carex pensylvanica / Pennsylvania Sedge	1,412 sf	6%
	Carex stipata / Prickly Sedge	1,412 sf	6%
	Carex vulpinoidea / Fox Sedge	1,412 sf	6%
	Elymus canadensis / Canada Wild Rye	1,412 sf	6%
	Elymus virginicus / Virginia Wild Rye	1,412 sf	6%
	Glyceria grandis / Reed Manna Grass	1,647 sf	7%
	Juncus tenuis / Poverty Rush	2,589 sf	11%
	Panicum virgatum / Switch Grass	1,177 sf	5%
	Scirpus atrovirens / Dark Green Bulrush	1,647 sf	7%
	Sorghastrum nutans / Indian Grass	1,647 sf	7%
	PRAIRIE	28,439 sf	
	AGRECOL SHORTGRASS PRAIRIE / AGRECOL SHORTGRASS PRAIRIE MIX		

9

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	SNOW STORAGE AREAS	22,784 sf	

NOTES

- REFER TO INDIVIDUAL SHEETS FOR SHRUB PLANTING KEY AND SPECIES CALLOUTS
- RESIDENTIAL BUFFER IN PLACE WITH EXISTING TREE LINE
- ALL TURF AREAS TO BE SEEDED

DRAWN: SAT
DESIGNED: SAT
REVIEWED: DJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LOT 84 RISE COMMERCIAL DISTRICT
WEST MONARCH DRIVE, FRANKLIN, WI 53132

LANDSCAPE OVERVIEW

REVISIONS

9	ADDRESS CITY COMMENTS	2/13/26			

PEG JOB No. 809.908
PEG PM MAC
START DATE 01-12-22
SCALE 1" = 50'

SHEET L-1 L-8

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FOR CONSTRUCTION

LANDSCAPE OVERVIEW

www.pinnacle-engr.com

Z:\PROJECTS\2016\809.908-WI\CAD\SHEETS\809.908 LANDSCAPE PLAN.DWG

Overnight Commercial Vehicle Parking

Conditional Use Request | 9924 S. Monarch Drive, Franklin, Wisconsin

Why Rise is requesting approval

Tenant businesses use work vans, service vehicles and box trucks to carry tools, equipment and merchandise.

The request

Approve overnight parking of vehicles over 8,000 pounds rated gross vehicle weight in designated spaces, within the 30-foot length and five-ton capacity limits.

Franklin’s Overnight Parking Requirement

Unified Development Ordinance §15-5-01(C)(10)(c)

Over 8,000 lb

rated gross vehicle weight

The code allows these vehicles in the normal course of business in applicable commercial or industrial districts. Overnight parking requires conditional use approval.

Approved Vehicle Limits

Board of Zoning & Building Appeals approval • July 15, 2026

30 feet

Maximum vehicle length

5 tons

Maximum capacity / 10,000 lb







Every vehicle must meet both limits.

Common Commercial Vehicles That Can Fit

Qualifying configurations must be no longer than 30 feet and no more than five tons capacity.

VEHICLE TYPE	EXAMPLES	CAPACITY BASIS
Cargo van	Ford Transit, Ram ProMaster, Sprinter	Verify the selected configuration
Contractor pickup	F-250 / F-350, 2500 / 3500 pickups	Verify the vehicle’s payload label
Utility / service truck	Truck fitted with tool compartments	Use the completed vehicle rating
Moving-style box truck	U-Haul 15-foot / 20-foot examples	6,385 lb / 5,700 lb max load
Cab-over box truck	Isuzu NPR / NPR-HD gas	Body + payload allowance <10,000 lb

A Familiar Box-Truck Example

U-Haul’s published 15-foot moving truck specifications

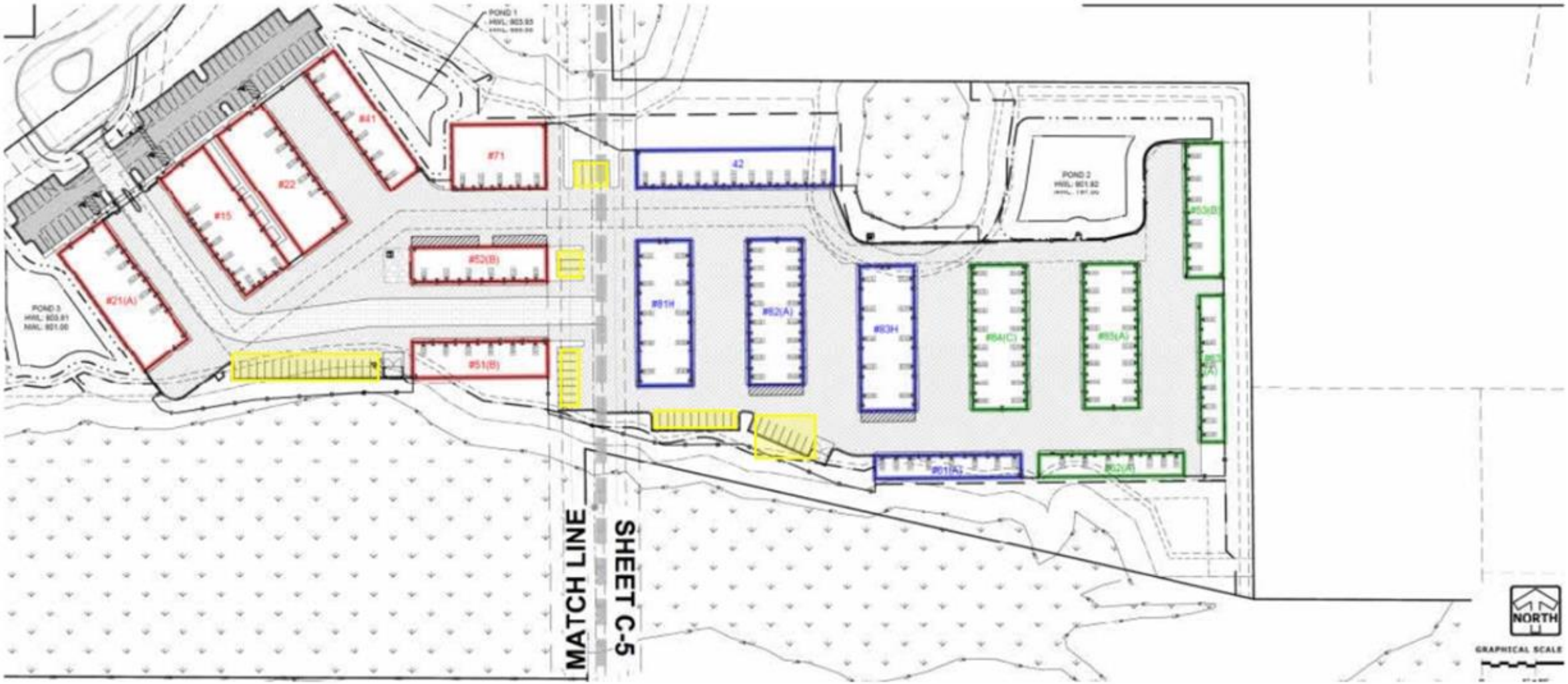


6,385 lb

Maximum load capacity / 3.19 tons

This example is 22.5 ft in length and falls below the five-ton carrying-capacity ceiling described for the variance.

PROJECT SITE MAP




MATCH LINE
SHEET C-4

From: Kevin Schlueter
To: Rose Melton
Subject: Re: Monarch Dr weight limitations question
Date: Friday, October 23, 2026 12:56:29 PM
Attachments: Outlook-cid_image0.png

Hi Rose,

Trucking is allowed on Monarch.

Kevin Schlueter
Superintendent
Franklin Highway Department
Phone: 414-425-8881
Email: kschlueter@franklinwi.gov
Fax: 414-425-7315

From: Rose Melton <RMelton@franklinwi.gov>
Sent: Friday, October 23, 2026 9:47 AM
To: Kevin Schlueter <KSchlueter@franklinwi.gov>
Subject: Monarch Dr weight limitations question

Good morning,

I am requesting some additional information on the vehicle weight limitations of Monarch Drive. RISE Commercial District is requesting a conditional use to park vehicles over 8,000 pounds rated gross vehicle weight overnight on their property at 9924 S Monarch Drive. Since the vehicles would have to use Monarch Drive to access the property, I'm hoping to check what weight limitations would apply (if any) for that road.

Please let me know if I can provide any additional information, I appreciate your help.

Happy Friday,

Rose Melton
Assistant Planner
She/her/hers
Department of City Development / Planning
City of Franklin
9229 W. Loomis Road

Franklin, Wisconsin 53132
Office: 414-425-4024
Direct: 414-427-7561

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From: Regulo Martinez-Montilva
To: Rose Melton
Subject: FW: Formal Opposition to RISE Development Conditional Use Request
Date: Thursday, October 15, 2026 8:31:22 AM
Attachments: image001.jpg

For the RISE file.

Régulo Martínez-Montilva, AICP, CNUa
Planning Manager - Department of City Development / Planning
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

(414) 425-4024 / 427-7564 (direct)
RMartinez-Montilva@franklinwi.gov

This message originates from the City of Franklin. It contains information that may be confidential or privileged and is intended only for the individual(s)l named above. It is prohibited for anyone to disclose, copy, distribute, or use the contents of this message without permission, except as allowed by the Wisconsin Public Record Law. If this message is sent to a quorum of a governmental body, my intent is the same as though it were sent by regular mail and further e-mail distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent and may not be copied or distributed with this disclaimer. If you have received this message in error please notify me immediately.

From: Umashankar <vshankara@gmail.com>
Sent: Tuesday, October 13, 2026 11:03 PM
To: General Planning <GeneralPlanning@franklinwi.gov>
Cc: Danelle Kenney <DKenney@franklinwi.gov>; Umashankar Venkatasubramanian <vshankara@gmail.com>
Subject: Re: Formal Opposition to RISE Development Conditional Use Request

Dear City of Franklin Plan Commission Members,

I am writing as a Franklin resident to express my strong opposition to the proposed conditional use requests for the RISE development on Monarch Drive, scheduled for consideration at the October 22, 2026, public hearing.

I am deeply concerned about the potential impact these proposed changes will have on the safety, peaceful enjoyment, and overall quality of life of residents in our neighborhood.

My concerns include:

1. Increased Heavy Vehicle Traffic and Neighborhood Safety

Allowing overnight parking of vehicles exceeding 8,000 pounds so close to residential properties raises serious

safety concerns. Increased commercial truck traffic could create additional risks for pedestrians, children, and families in the surrounding neighborhood. Residential streets should not be subjected to unnecessary heavy commercial vehicle activity.

2. Noise Pollution and Disruption to Residents

The potential for diesel engines idling, trucks maneuvering, backup alarms, and early morning departures could significantly disrupt nearby households. Additionally, the proposed animal boarding facility introduces the possibility of ongoing barking and other noise disturbances. Residents should not have to sacrifice the peaceful enjoyment of their homes to accommodate expanded commercial operations.

3. Environmental and Quality-of-Life Concerns

Heavy vehicle operations near residential properties raise concerns about diesel exhaust, air quality, and the cumulative effects of commercial activity. These potential impacts deserve careful evaluation before any additional exceptions are granted.

4. Expansion Beyond the Original Development Expectations

I understand that an earlier exception was approved despite opposition from City Planning staff, the local Alderwoman, and an adjoining property owner. The developer is now seeking additional permissions, including heavier vehicle parking and an animal boarding facility.

I am concerned that these incremental changes could substantially alter the nature and intensity of the development beyond what surrounding residents originally understood or anticipated.

5. Protection of Residential Neighborhoods

City ordinances and zoning requirements exist for a reason: to ensure appropriate separation between industrial activities and residential neighborhoods. Granting additional exceptions without adequately addressing their cumulative impact risks undermining these protections and setting an undesirable precedent for future developments.

I respectfully urge the Plan Commission to deny the proposed conditional use requests for overnight parking of vehicles exceeding 8,000 pounds and the animal boarding facility/kennel at the RISE development on Monarch Drive.

At a minimum, I request that the Commission require a comprehensive traffic, noise, environmental, and residential impact assessment before considering any expansion of the previously approved uses.

Franklin residents deserve thoughtful development decisions that prioritize public safety, neighborhood compatibility, and long-term quality of life.

Please include this email in the official public record and have my opposition read into the record during the October 22, 2026, Plan Commission meeting.

Thank you for your consideration and for representing the interests of Franklin residents.

Sincerely,

Umashankar Venkatasubramanian
9821 S Bergamont DR, Franklin, WI 53132

From: Regulo Martinez-Montilva
To: Rose Melton
Subject: FW: Formal Opposition to RISE Development Conditional Use Request
Date: Thursday, October 15, 2026 8:32:07 AM
Attachments: image001.jpg

Another email about RISE.

Régulo Martínez-Montilva, AICP, CNUa
Planning Manager - Department of City Development / Planning
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

(414) 425-4024 / 427-7564 (direct)
RMartinez-Montilva@franklinwi.gov

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From: Prakash Bedigere <pbedigere@gmail.com>
Sent: Tuesday, October 13, 2026 5:46 PM
To: General Planning <GeneralPlanning@franklinwi.gov>
Cc: Danelle Kenney <DKenney@franklinwi.gov>
Subject: Formal Opposition to RISE Development Conditional Use Request

Dear City of Franklin Plan Commission Members,

I am writing as a Franklin resident to express my strong opposition to the proposed conditional use requests for the RISE development on Monarch Drive, scheduled for consideration at the October 22, 2026, public hearing.

I am deeply concerned about the potential impact these proposed changes will have on the safety, peaceful enjoyment, and overall quality of life of residents in our neighborhood.

My concerns include:

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families in the surrounding neighborhood. Residential streets should not be subjected to unnecessary heavy commercial vehicle activity.

2. Noise Pollution and Disruption to Residents

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I respectfully urge the Plan Commission to deny the proposed conditional use requests for overnight parking of vehicles exceeding 8,000 pounds and the animal boarding facility/kennel at the RISE development on Monarch Drive.

At a minimum, I request that the Commission require a comprehensive traffic, noise, environmental, and residential impact assessment before considering any expansion of the previously approved uses.

Franklin residents deserve thoughtful development decisions that prioritize public safety, neighborhood compatibility, and long-term quality of life.

Please include this email in the official public record and have my opposition read into the record during the October 22, 2026, Plan Commission meeting.

Thank you for your consideration and for representing the interests of Franklin residents.

Sincerely,

Prakash Bedigere
9867 S Bergamont Dr, Franklin WI 53132

From: Amy Serafin
To: General Planning
Subject: Opposition to Conditional Use Requests – RISE Commercial District (9924 S Monarch Dr)
Date: Friday, October 16, 2026 10:51:08 AM

Dear Franklin Planning Department and Members of the Commission,

I am writing as a local resident to formally register my strong opposition to the conditional use permits requested by **RISE Commercial District** for the property located at **9924 S Monarch Dr**.

Specifically, I urge the Plan Commission to deny the following conditional uses requested under the LI (Limited Industrial) District regulations:

1. **Overnight parking of vehicles exceeding 8,000 pounds** gross vehicle weight (per UDO Section 15-5-01(C)(10)(c)).
2. **Animal Boarding Facility/Kennel uses** (per UDO Table 15-3-04(C)).

Per **UDO Section 15-9-06.H (General Standards for Conditional Uses)**, an applicant must demonstrate that a proposed use will not create an undue adverse impact on the environment, adjacent properties, or the public health, safety, and comfort of the community. This application fails to meet those standards, particularly regarding the **vulnerable wetland areas** surrounding this development site:

- **Critical Wetland Degradation & Runoff Risks:** The expansion of impervious surfaces required to support heavy vehicle traffic directly threatens the surrounding natural wetlands. Overnight parking of commercial vehicles exceeding 8,000 lbs dramatically increases the risk of hazardous fluids—such as diesel, oil, anti-freeze, and heavy metals—leaking onto the pavement. Without extensive containment infrastructure, storm runoff will wash these pollutants directly into the sensitive local wetland ecosystem, causing irreversible damage to water quality and local wildlife.
- **Concentrated Animal Waste Contamination:** Operating an animal boarding facility or kennel in immediate proximity to a wetland introduces a severe biological risk. Rain and snowmelt can rapidly carry concentrated canine fecal matter and bacteria into the wetland water system. This pathogens-laden runoff poses a threat to the native flora and fauna and can contaminate the local water table, creating a clear public health hazard.
- **Overnight Heavy Vehicle Parking Impacts:** Beyond the environmental hazards, the overnight storage of heavy-duty vehicles will bring severe diesel exhaust emissions, structural wear-and-tear to local roads, and persistent light and noise pollution during late-night and early-morning hours.
- **Animal Boarding Noise Pollution:** The kennel use inherently introduces continuous, unpredictable noise pollution (barking) and odor concerns that directly diminish the quality of life and property values for adjacent residential parcels.

The intensity of these two combined uses shifts the property from a "Limited Industrial" function into a high-impact commercial operation that threatens our local natural resources and neighborhood peace.

I request that this statement be formally entered into the public record for the upcoming **Plan Commission Public Hearing on Thursday, October 22, 2026**. I strongly advise the Commission to protect the integrity of Franklin's Master Plan and deny these requests.

Thank you for your time, service, and consideration of the community's well-being.

Sincerely,

Amy Serafin

9951 S 112th St.

Franklin, WI

Amy Serafin

From: Danelle Kenney
To: Umashankar; General Planning
Subject: Re: Formal Opposition to RISE Development Conditional Use Request
Date: Monday, October 19, 2026 11:48:34 AM
Attachments: Outlook-xtcjqsxc.jpg

All, Thank you for reaching out. I too have received calls about this request and I fully support residents objections. Please use this statement as my formal objection. I hope that plan commission will uphold the residents rights not to have constant changes at this development. Their prior objections have been ignored and I hope that these objections will be taken into account. Thank you.

Alderwoman Danelle Kenney
414-436-4429
dkenney@Franklinwi.gov

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If you have any questions or comments, please reply only to me and do not “reply all” or cc anyone else or fwd. any of the communications. The Wisconsin Open Meetings Law Compliance Guide, May 2019, Wisconsin Department of Justice, provides at pages 11-12 with regard to electronic communications: Because the applicability of the open meetings law to such electronic communications depends on the particular way in which a specific message technology is used, these technologies create special dangers for governmental officials trying to comply with the law. Although two members of a governmental body larger than four members may generally discuss the body's business without violating the open meetings law, features like "forward" and "reply to all" common in electronic mail programs deprive a sender of control over the number and identity of the recipients who eventually may have access to the sender's message. Moreover, it is quite possible that, through the use of electronic mail, a quorum of a governmental body may receive information on a subject within the body's jurisdiction in an almost real-time basis, just as they would receive it in a physical gathering of the members.

Inadvertent violations of the open meetings law through the use of electronic communications can be reduced if electronic mail is used principally to transmit information one-way to a body's membership; if the originator of the message reminds recipients to reply only to the originator, if at all; and if message recipients are scrupulous about minimizing the content and distribution of their replies. Nevertheless, because of the absence of judicial guidance on the subject, and because electronic mail creates the risk that it will be used to carry on private debate and discussion on matters that belong at public meetings subject to public scrutiny, the Attorney General's Office strongly discourages the members of every governmental body from using electronic mail to communicate about issues within the body's realm of authority. Krischan Correspondence, October 3, 2000; Benson Correspondence, March 12, 2004. Members of a governmental body may not decide matters by email voting, even if the result of the vote is later ratified at a properly noticed meeting. 1-01-10, January 25, 2010. [emphasis added]

From: Umashankar <vshankara@gmail.com>
Sent: Tuesday, October 13, 2026 11:02 PM
To: General Planning <GeneralPlanning@franklinwi.gov>
Cc: Danelle Kenney <DKenney@franklinwi.gov>; Umashankar Venkatasubramanian <vshankara@gmail.com>
Subject: Re: Formal Opposition to RISE Development Conditional Use Request

Dear City of Franklin Plan Commission Members,

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October 22, 2026, Plan Commission meeting.

Thank you for your consideration and for representing the interests of Franklin residents.

Sincerely,

Umashankar Venkatasubramanian
9821 S Bergamont DR, Franklin, WI 53132