

A. Call to Order and Roll Call

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

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

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

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

C. Public Hearing Business Matters

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

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

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

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

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

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

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

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

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

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

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

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

Special Use

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

Site Plan

Tabled to the June 5, 2025 Plan Commission meeting.

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

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

E. Business Matters

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

Associate Planner Hamill presented the Site Plan request.

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

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

Planning Manager Martinez-Montilva presented the Temporary Use request.

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

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

Planning Manager Martinez-Montilva presented the Temporary Use request.

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

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

Planning Manager Martinez-Montilva presented the Temporary Use request.

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

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

Applicant Andrew Chromy presented the Concept Review application request.

No action taken.

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

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

No action taken.

F. Adjournment

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