City of Franklin **Approved September 3, 2026**
Plan Commission Meeting
August 20, 2026
Minutes

A. Call to Order and Roll Call
Mayor John Nelson called the August 20, 2026, Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderman Nabil Salous, Alderwoman Michelle Eichmann and Commissioners Kevin Haley, Michael Shawgo, Rebecca Specht and Patrick Leon. Also present were City Attorney Jesse Wesolowski, City Attorney Christina Lucchesi, Planning Manager Régulo Martínez, Associate Planner Luke Hamill, Director of Administration Kelly Hersh, Alderwoman Mira Kresovic and Alderwoman Danelle Kenney.

B. Approval of Minutes – Regular Meeting of July 23, 2026.
Member Salous moved and Member Eichmann seconded a motion to approve the meeting minutes. On voice vote, all voted 'aye'; motion carried (6-0-0).

C. Public Hearing Business Matters

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

   Associate Planner Hamill presented the Conditional Use request.

   The Official Notice of Public Hearing was read into the record by Associate Planner Hamill and the public hearing opened at 6:06 pm and closed at 6:10 pm.

   Commissioner Leon moved and Alderwoman Eichmann seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Conditional Use for a self-service storage facility upon property located at 5160 W Ryan Road (Tax Key No. 882 9002 000). On roll call vote, all voted 'aye'; motion carried (6-0-0).

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

The citizen comment period opened at 6:18 p.m. and closed at 6:18 p.m.

E. Business Matters

1. **Proclamation for Doric Chapter – DeMolay International.**

   Mayor Nelson presented the proclamation to Doric Chapter – DeMolay International.

   No action required.

2. **Club Car Wash, Conditional Use.** Request to allow a car wash business use upon properties located at 6311 S. 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue TKN 714 9971 000), and 2821 W. College Avenue (714 9973 001). [The Plan Commission held a public hearing for this item on July 9; the Plan Commission tabled it until the applicant submits a sound study. The applicant submitted a sound study dated August 3, which is attached to the meeting packet].

   Planning Manager Martínez presented the Conditional Use request.

   Commissioner Leon moved and Alderman Salous seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Conditional Use for a car wash business use upon property located at approximately 6311 S. 27th Street. On voice vote, all voted 'aye'; motion carried (6-0-0).

3. **Storage Mart, Building Elevations.** Review of proposed building elevations and building materials for the Storage Mart self-storage development located at 7045 S. Lovers Lane Road (TKN 747 9992 005). [Site Plan previously approved by Plan Commission Resolution 2024-006].

   Planning Manager Martínez presented the Building Elevations request.

   Commissioner Leon moved and Commissioner Specht seconded a motion to approve the proposed building elevations for the Storage Mart development located at 7045 S. Lovers Lane Road. On voice vote, all voted 'aye'; motion carried (6-0-0).

4. **Staff Announcement.** Comprehensive Plan update scheduled for next meeting on September 3, 2026.

   No action taken.

5. **Advenir Azora Development, Site Plan.** Correction to Resolution No. 2026-011, approving a site plan for the development of a one hundred and sixty-six unit housing development, resident community center, and related facilities, parking, landscaping and stormwater management, upon property located at 7705, 7631, 7721 S 31st Street.

   Planning Manager Martínez presented the request.

   Commissioner Leon moved and Alderwoman Eichmann seconded a motion to correct Resolution 2026-011 approving a Site Plan for the development of a one hundred and sixty-six unit housing development, resident community center, and related facilities upon property located at 7705, 7631, 7721 S. 31st Street with content as stated in Resolution provided. On voice vote, all voted 'aye'; motion carried (6-0-0).

F. Adjournment

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