



**Partners in Design**  
**A R C H I T E C T S**

December 30, 2024

Plan Commission  
Village of Raymond  
2255 76<sup>th</sup> Street  
Franksville, Wisconsin 53216

Re: Milwaukee Powersports

Honorable Plan Commission:

We are pleased to submit the attached application and required documentation for your consideration of a Conditional Use Permit for the construction of a new building and site improvements for Milwaukee Powersports (MPS) at 3030 CTH K.

We have previously appeared before the commission for consideration of a Concept Plan for the project. We continue to work with the property owner on the sale of the property currently owned by the Wisconsin DOT and expect the sale and property transfer to be complete in a timely manner. This will allow us to vacate Fuhrman Road. We will leave an easement in place to provide access to the property at 2860 County Road K.

Milwaukee Powersports is part of a larger group with locations in Oak Creek, Cedarburg among others. They are a powersport sales and service dealership selling UTV, motorcycle, ATV and watercraft across all of the powersport genres and seasons. In addition to sales and service of both new and use vehicles, MPS provides a wide offering of accessories and parts.

The hours of operation are Tuesday, Wednesday and Thursday 9 am – 7 pm; Friday 9 am – 5 pm and Saturday 9 am – 3 pm. They are closed on Sunday and Monday.

This location will employ approximately 40 people across sales, service, parts and accessories.

The proposed project includes an approximately 53,000 sf building that will support the vehicle and accessories sales as well as vehicle service. Outdoor vehicle display is planned on the north, east and west sides of the building. Outdoor vehicle display will be limited to hours of operation, with all vehicles stored inside the building during overnight hours and when the business is closed.

Fenced and screened vehicle storage is planned on the south side of the building adjacent to the service bays. The service vehicle storage area will be gravel and screened with a secured chain link fence with privacy slats. The parking lot is fully paved with a sufficient number of parking spaces to meet the ordinance while accommodating the customer traffic and employee count.

The exterior building architecture includes a significant amount of glass for both visibility to the vehicles on the sales floor as well as natural light into the showroom

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and service areas. The use of prefinished architectural metal panels and provide a durable and attractive exterior building skin that compliments the uses within the building.

Additionally, exterior "lifestyle" graphics compliment the manufacturer required exterior building signage to further highlight the type of business that defines Milwaukee Powersports. MPS fully expects this location to be their flagship store along I-94 and the building architecture speaks to that expectation.

The property master plan contemplates the future construction of two additional buildings. The buildings would be used for the storage of non-seasonal vehicles when the showroom is swapped out from season to season.

We look forward to formally presenting our project in January.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Molinaro Jr.", written in a cursive style.

Mark A. Molinaro Jr., AIA, ALA, LEED AP