



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

PLAN COMMISSION MEETING AGENDA
Thursday, November 20, 2025 at 6:00 P.M.

- A. Call to Order and Roll Call**
- B. Approval of Minutes**
 - 1. Approval of the regular meeting of October 23, 2025.
- C. Public Hearing Business Matters.**
 - 1. **None**
- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.
- E. Business Matters**
 - 1. **TBH1/TBH2 Properties, Land combination.** Request for approval of a Land Combination Application for properties located at 9447 & 9461 S. 27th Street (879 9997 000 & 879 9999 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 4, 2025.

**City of Franklin
Plan Commission Meeting
October 23, 2025
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the October 23, 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, Alderman Nabil Salous, Alderwoman Courtney Day (arrived at 6:08) and Commissioners Rebecca Specht, Kevin Haley and Patrick Leon. Excused was Commissioner Michael Shawgo. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Associate Planner Luke Hamill, and Assistant City Engineer Kaitlyn Witkowiak. Also present was Alderwoman Michelle Eichmann.

B. Approval of Minutes – Regular Meeting of October 9, 2025.

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

C. Public Hearing Business Matters

1. Costco, Rezoning, Conditional Use, Planned Development Overlay, and Site Plan.

Applications to allow for an approximately 168,000 square foot retail development and accompanying gas station: Rezoning application from B-P (Business Park) zoning district to B-MU (Mixed-use) district, Conditional Use application to allow for a fueling station, a Planned Development Overlay (PDO) of to modify development standards, and a Site Plan detailing the layout of the proposed development, upon property located at 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003).

Rezone

Principal Planner Ecks presented the Rezone application. Present were applicant’s Stephen Cross of Costco and Brent Pitcher of GRAEF.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:22 pm and closed at 6:22 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance to Rezone the Property which is a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way from B-P Business Park District to B-MU South 27th Street Mixed-Use District, Tax Key No. 786 9980 003. On roll call, all voted ‘aye’; motion carried (5-0-1).

Conditional Use

Principal Planner Ecks presented the Conditional Use application. Present were applicant’s Stephen Cross of Costco and Brent Pitcher of GRAEF.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:25 pm and closed at 6:26 pm.

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

Costco Wholesale Corporation, a Vehicle Fuel Sales facility located in the Northwest Corner of South 27th Street and West Drexel Avenue, a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way Tax Key No. 786 9980 003. On roll call, all voted 'aye'; motion carried (5-0-1).

Planned Development Overlay

Principal Planner Ecks presented the Planned Development Overlay application. Present were applicant's Stephen Cross of Costco and Brent Pitcher of GRAEF.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:33 pm and closed at 6:38 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of an Ordinance to create Planned Development Overlay No. 45, Costco Wholesale Corporation, which is a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, Tax Key No. 786 9980 003, with the additional modification No. 13 of 15-5-01.B.2 allowing for a waiver of requirements to provide green infrastructure and other restitution for parking increases. On roll call, all voted 'aye'; motion carried (5-0-1).

Site Plan

Principal Planner Ecks presented the Site Plan application. Present were applicant's Stephen Cross of Costco and Brent Pitcher of GRAEF.

Commissioner Haley moved and Alderwoman Day seconded a motion to approve a Resolution approving a Site Plan for the development of a retail store with parking lot, fueling station, and related parking, landscaping and stormwater management upon property located on the northwest corner of South 27th Street and West Drexel Ave. a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way Tax Key No. 786 9980 003, with the condition that future landscaping consist of native plants, and Plan Commission finding that wetlands on site meet the provisions of the UDO provided they are determined to be non-federal. On roll call, all voted 'aye'; motion carried (5-0-1).

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

The citizen comment period opened at 7:05 p.m. and closed at 7:08 p.m. Multiple citizens were present.

E. Business Matters

- 1. Communities of Crocus Inc., Site Plan.** Request for approval of a Site Plan for Phase 1 of the Communities of Crocus development including: four Care Homes; the Centre for training, educational, recreational and therapeutics activities for Communities of Crocus residents; and The Supportive Hub to provide caregiver support and resources for residents and their families. Upon property located at 0 S 31ST ST, TKN 761 9992 002

Principal Planner Ecks presented the Site Plan application. Present were applicant Kevin Allenbach and Brad McDermid of HGA.

Commissioner Leon moved and Alderwoman Day seconded a motion to approve a Resolution

approving a Site Plan for the development of a sixteen-unit supportive housing development, resident community center, and community Hub facility upon property located at 0 S. 31st Street (TKN 761 9992 002), with the additional condition that staff may administratively approve natural resource impacts and lighting. On roll call, all voted 'aye'; motion carried (5-0-1).

2. **Aldi, Site Plan.** Request for approval of a Site Plan for a new ALDI grocery store upon property located at 10001 W Church Street (TKN 795 9999 007).

Associate Planner Hamill presented the Site Plan application. Present were applicants Tom Howald of Aldi and Mark Seidl of Pinnacle Engineering.

Commissioner Leon moved and Commissioner Specht seconded a motion to approve a Resolution approving a Site Plan for the development of a grocery store with general parking, upon property located at 10001 W Church Street, additional condition that staff may administratively approve natural resource impacts, architectural standards, and lighting. On roll call, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Commissioner Haley moved and Commissioner Leon seconded to adjourn the meeting at 7:31 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of November 20, 2025

Land Combination

RECOMMENDATION: City Development Staff recommends approval of the Land Combination Application for properties located at 9447 & 9461 S. 27th Street / 879 9997 000 & 879 9999 000, subject to the conditions in the draft resolutions.

Project name:	Land combination, TBH1/TBH2 Properties
Property Owner:	TBH1 Properties LLC & TBH2 Properties LLC
Applicant:	Coury, Richard and John
Property Address/TKN:	9447 & 9461 S. 27 th Street / 879 9997 000 & 879 9999 000
Aldermanic District:	District 4
Zoning District:	B-MU South 27 th Street Mixed-Use District
Staff Planner:	Marion Ecks, Principal Planner

Project Analysis

The subject property is a commercial property that is now vacant. The current request is a consolidation of the lot for the former Buckhorn Tavern, and its parking lot. There are no proposed changes to the use of these properties or the site plan as part of this request.

The Land Combination is requesting to combine the two existing lots listed below to create a single 1.25 Acre parcel.

All lots are zoned B-MU South 27th Street Mixed-Use District. The proposed lot configuration meets the requirements of the UDO standards with respect to uses and lot size. The building has nonconforming setbacks which will not be altered by this approval. The lot with TKN 879 9997 000 does not have any structures.

STAFF RECOMMENDATION

The Department of City Development staff recommends approval of the Land Combination Application for properties located at 9447 & 9461 S. 27th Street / 879 9997 000 & 879 9999 000, subject to the conditions in the draft resolutions.

RESOLUTION NO. 2025-_____

A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR
9447 & 9461 S. 27th Street (TKN 879 9997 000 & 879 9999 000),
(TBH1/TBH2 PROPERTIES, APPLICANT AND OWNER)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed land combination for TBH1/TBH2 Properties to combine 9447 & 9461 S. 27th Street (TKN 879 9997 000 & 879 9999 000), properties more particularly described as follows:

PARCEL "A": Commencing at a point 231 feet North of the Southeast corner of the Southeast 1/4 of Section 24, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, thence North along the East line of said 1/4 Section 101.52 feet; thence West and parallel with the South line of said 1/4 Section, 429 feet to the Northeast corner of Parcel 2 of Certified Survey Map No. 3517; thence South along the East line of said Parcel 2, 101.54 feet; thence Easterly 429 feet to the point of commencement; excepting therefrom the East 80 feet. Tax Parcel No. 879-9997-000

AND:

PARCEL "B": The East 1 acre of the South 231 feet of the Southeast 1/4 of Section 24, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom the East 80 feet and the South 60 feet. Tax Parcel No. 879-9999-000 Commencing at the Southeast Corner of the Southeast 1/4 of Section 24, thence N 00°16'52" W along the East line of said Southeast 1/4, 60.01 feet; thence S 88°29'28" W, 80.02 feet to a point on the intersection of the West right-of-way line of South 27th Street (S.T.H. "241") and the North right-of-way line of West Ryan Road (S.T.H. "100") and the point of beginning of the lands to be described; thence continuing S 88°29'28" W along said North right-of-way line, 108.55 feet; thence N 00°16'52" W, 170.99 feet; thence S 88°29'28" W, 240.43 feet; thence N 00°16'52" W, 101.52 feet; thence N 88°29'28" E, 348.98 feet to the West right-of-way line of South 27th Street (S.T.H. "241"); thence S 00°16'52" E along said right-of-way line, 272.51 feet to the point of intersection of said West right-of-way line and the North right-of-way line of West Ryan Road (S.T.H. "100") and the point of beginning.

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed land combination is appropriate for approval pursuant to law upon certain

TBH1/TBH2 PROPERTIES – LAND COMBINATION

RESOLUTION NO. 2025-_____

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conditions, all pursuant to §15-9-13.B of the Unified Development Ordinance, Land Combination Permits.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed land combination for TBH1/TBH2 Properties, as submitted by TBH1/TBH2 Properties, as described above, be and the same is hereby approved, subject to the following conditions:

1. TBH1/TBH2 Properties successors and assigns shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the TBH1/TBH2 Properties land combination project, 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.
2. The approval granted hereunder is conditional upon TBH1/TBH2 Properties and the TBH1/TBH2 Properties land combination project for the properties located at 9447 & 9461 S. 27th Street (TKN 879 9997 000 & 879 9999 000), (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.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin 9461 & 9447 S 27TH ST

Overview Map

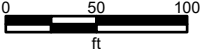


- Parcel
- Road Right-of-Way
- City Boundary
- Map Grid



9229 W. Loomis Rd. Franklin, WI 53132
www.franklinwi.gov

The maps and information provided by the City of Franklin's Property Viewer are not legal instruments and are to be used for reference purposes only, not as a substitute for legally recorded maps, surveys, or other documents. The City of Franklin assumes no liability for any damages or loss resulting from the use or misuse of the maps and information offered through this site. The maps and information provided here may have been compiled from various state, county, municipal, and private sources, and are maintained by their sources for a wide variety of purposes. Therefore, the City of Franklin cannot guarantee the quality, content, accuracy, completeness, or currency of the information transmitted by this site, and provides such information without expressed or implied warranties, subject to the terms and conditions stated in this Disclaimer and as otherwise provided for by law. While the City of Franklin makes every attempt to provide accurate, complete, and up-to-date information, it shall not be held responsible for any discrepancies contained herein. Each individual accesses and uses the information herein at their own risk. Use of the Property Viewer constitutes acceptance of all terms and conditions in this Disclaimer.



Scale is estimate - not survey

Map Printed: 11/12/2025

PLAT OF SURVEY

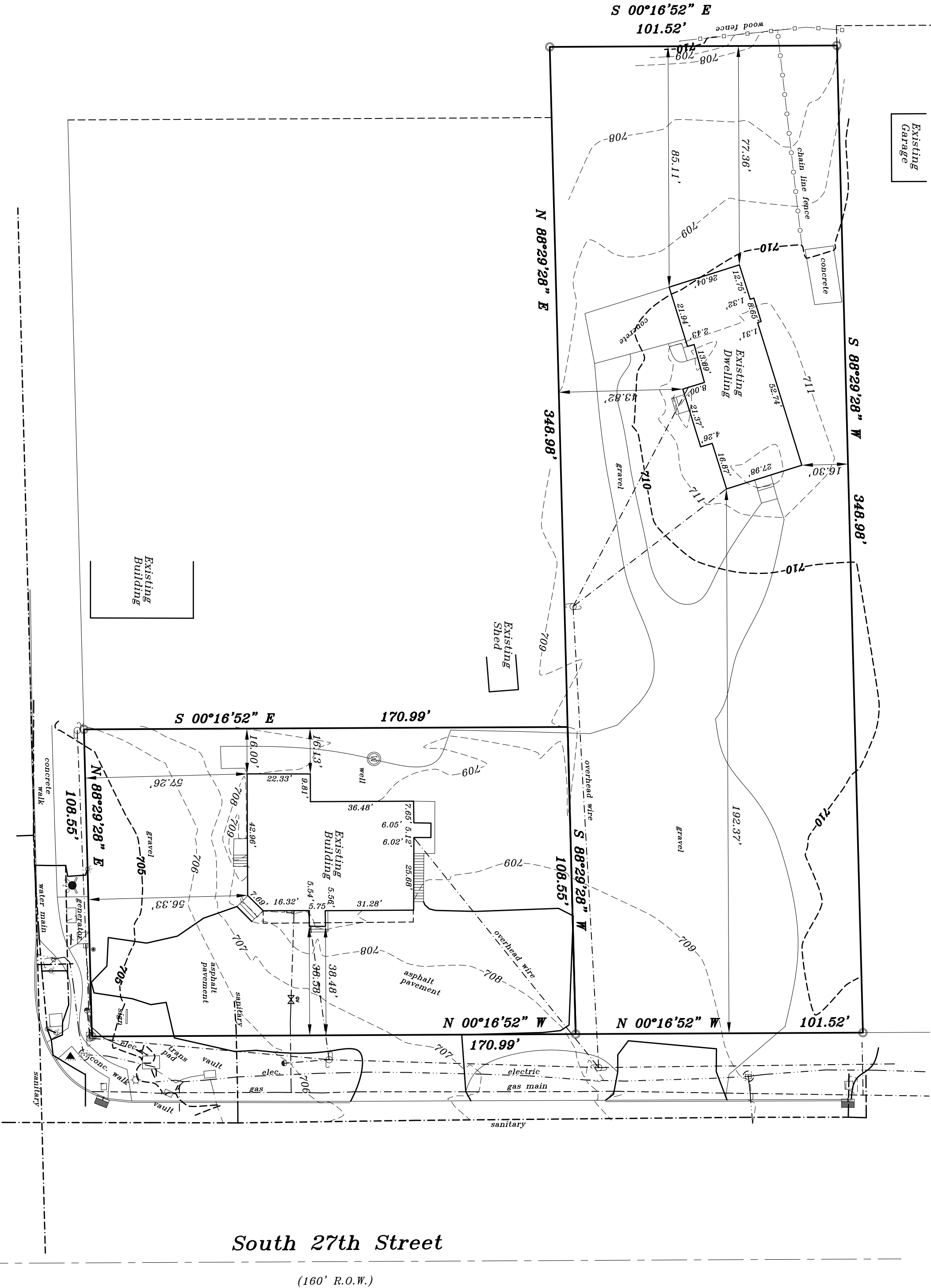
LOCATION: 9447 South 27th Street, Franklin, Wisconsin (Parcel A)
9461 South 27th Street, Franklin, Wisconsin (Parcel B)

LEGAL DESCRIPTION: PARCEL A: Commencing at a point 231 feet North of the Southeast 1/4 of Section 24, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, thence North along the East line of said 1/4 Section 101.52 feet; thence West and parallel with the South line of said 1/4 Section, 429 feet to the Northeast corner of Parcel 2 of Certified Survey Map No. 3517; thence South along the East line of said Parcel 2, 101.54 feet; thence Easterly 429 feet to the point of commencement; excepting therefrom the East 80 feet.

PARCEL B: The East 1 acre of the South 231 feet of the Southeast 1/4 of Section 24, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, excepting therefrom the East 80 feet and the South 60 feet.

April 5, 2021

Survey No. 112362



West Ryan Road
(R.O.W. varies)

South 27th Street
(160' R.O.W.)

**METROPOLITAN SURVEY
SERVICE, INC.**

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202

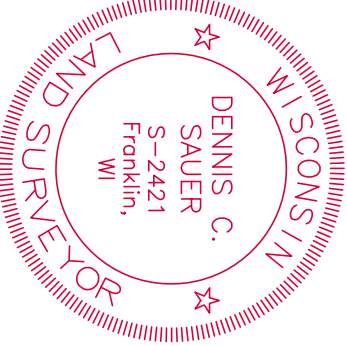
Hales Corners, Wisconsin 53130

PH. (414) 529-5380

survey@metropolitansurvey.com

www.metropolitansurvey.com

Denotes Iron Pipe Found
Denotes Iron Pipe Set



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE SAME IS ACCURATELY DESCRIBED IN THE FOREGOING PLAT, AND THAT THE LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERE TO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Sauer

Professional Land Surveyor S-2421

Legal Description:

PARCEL "A": Commencing at a point 231 feet North of the Southeast corner of the Southeast 1/4 of Section 24, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, thence North along the East line of said 1/4 Section 101.52 feet; thence West and parallel with the South line of said 1/4 Section, 429 feet to the Northeast corner of Parcel 2 of Certified Survey Map No. 3517; thence South along the East line of said Parcel 2, 101.54 feet; thence Easterly 429 feet to the point of commencement; excepting therefrom the East 80 feet. Tax Parcel No. 879-9997-000

AND:

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Commencing at the Southeast Corner of the Southeast 1/4 of Section 24, thence N 00°16'52" W along the East line of said Southeast 1/4, 60.01 feet; thence S 88°29'28" W, 80.02 feet to a point on the intersection of the West right-of-way line of South 27th Street (S.T.H. "241") and the North right-of-way line of West Ryan Road (S.T.H. "100") and the point of beginning of the lands to be described; thence continuing S 88°29'28" W along said North right-of-way line, 108.55 feet; thence N 00°16'52" W, 170.99 feet; thence S 88°29'28" W, 240.43 feet; thence N 00°16'52" W, 101.52 feet; thence N 88°29'28" E, 348.98 feet to the West right-of-way line of South 27th Street (S.T.H. "241"); thence S 00°16'52" E along said right-of-way line, 272.51 feet to the point of intersection of said West right-of-way line and the North right-of-way line of West Ryan Road (S.T.H. "100") and the point of beginning. October 3, 2024