



## Meeting of the Franklin Economic Development Commission (EDC)

### Agenda

Franklin City Hall, Hearing Room  
9229 W. Loomis Road, Franklin, Wisconsin  
April 30, 2026 – 6:00 p.m.

Chairman Steve Bobowski  
Cathleen Richard  
Mike Barber

Barbara Wesener  
Timothy Wachter  
Aldерwoman Michelle Eichmann

- I. Call to Order and Roll Call
  - A. Pledge of Allegiance
- II. Citizen Comment Period
- III. Approve Minutes for the March 12, 2026, Special Meeting
- IV. Economic Development Update
  - A. Strategic Plan Implementation
    1. Industrial and Commercial Nodes Prioritization
    2. Strategic Plan Report and Implementation Plan Presentation to Council for adoption - May 20?
  - B. Current Prospects

The Economic Development Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition reasons, to deliberate and consider potential commercial/industrial/manufacturing development(s) and governmental actions in relation thereto, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.
- V. Endorsement of Mayor’s JRB Public Member recommendation
- VI. Next Meeting Date
- VII. Adjournment

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 Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk’s office at (414) 425-7500.



**Minutes of the Franklin Economic Development Commission Special Meeting**  
**Franklin City Hearing Room**  
**9229 W. Loomis Road, Franklin, Wisconsin**  
**March 12, 2026 – 6:00 p.m.**

Members Present		Others Present	
Mike Barber	X	Bobowski, Steve (Chair)	X
Barbara Wesener		Timothy Wachter (Vice Chair)	
Cathleen Richard	X	Michelle Eichmann (Alderwoman)	X

- I. The Franklin Economic Development Commission (EDC) meeting was called to order at 6:32 p.m. by Chairman Bobowski.
- II. The floor was opened for Citizen Comment at 6:01 p.m. No citizens were present, and Citizen Comment closed at 6:02 p.m.
- III. Approve Minutes from the January 26, 2026, Meeting – Motion by Barber, second by Wesener, to approve. Motion Carried.
- IV. Lee Mechanical, Major Site Plan Amendment, Request to approve a Major Site Plan Amendment for the addition of 51 parking stalls to the current 74 parking stalls located on property at 9909 S 57<sup>th</sup> Street - Luke Hamil, City of Franklin Planning Dept presented the Site Plan. Motion by Barber, second by Eichmann, to approve the Major Site Plan Amendment for Lee Mechanical. Motion Carried.
- V. Economic Development Update
  - A. Strategic Plan Implementation
    1. Industrial and Commercial Nodes Prioritization – To initiate the process, Regetz presented some applicable sites in general and from the Ticknor Report, as well as their status. A closer look at the still undeveloped sites will be completed for the next meeting. Suggestions for other sites from the Commission were requested.
    2. Strategic Plan Report and Implementation Plan Presentation to Council for adoption. Regetz related that the Plan should be presented to the Common Council and then adopted to be the City’s Economic Development Strategic Plan. The presentation could take place in April or May. Motion by Barber, second by Richard, to have the Strategic Plan Report and Implementation Plan Presentation to the City Council for adoption. Motion passed.
  - B. Current Prospects - Motion by Richard, second by Barber, to enter into closed session. Motion carried.
    1. The Economic Development Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(e), for market competition reasons, to deliberate and consider potential commercial/industrial/manufacturing development(s) and governmental actions in relation thereto, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Motion by Richard, second by Eichmann, to enter back into open session. Motion Carried.
- VI. Examine Meeting Dates – Available monthly dates were reviewed, and consensus was achieved with the last Thursday of the month. Next meeting on April 30, 6:00 p.m.
- VII. Adjournment – Motion by Richard, second by Barber, to adjourn. Meeting adjourned.

# INITIAL RETAIL AND INDUSTRIAL NODES

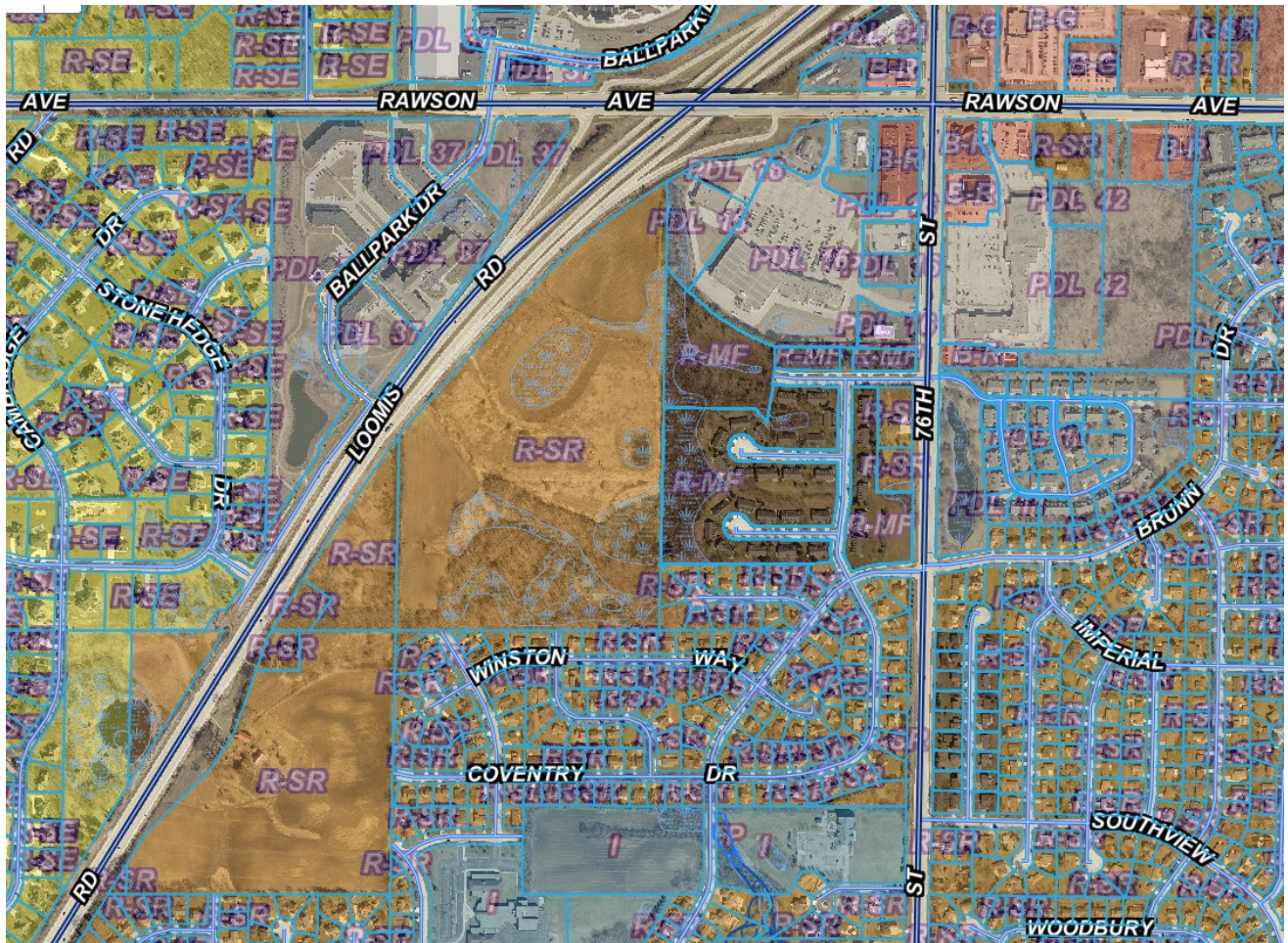
## Potential Retail Development Districts

The following are emerging retail development districts that have been identified as areas with the best market potential for additional retail development.

(Franklin Corners) — Loomis, 76<sup>th</sup> and Rawson  
Water, sewer and streets at property line.

The area east of Franklin Corners at the interchange of Loomis Road and Rawson Road has the potential to develop as a community-scale retail district. Currently, multi-use redevelopment is being pursued on the southeast corner of 76<sup>th</sup> St and Rawson Ave. New dentist offices and gyms are being added to Franklin Square on the Southwest corner of 76<sup>th</sup> St and Rawson Ave. Areas north of Rawson Ave are developed with one vacant parcel and some redevelopment opportunities.

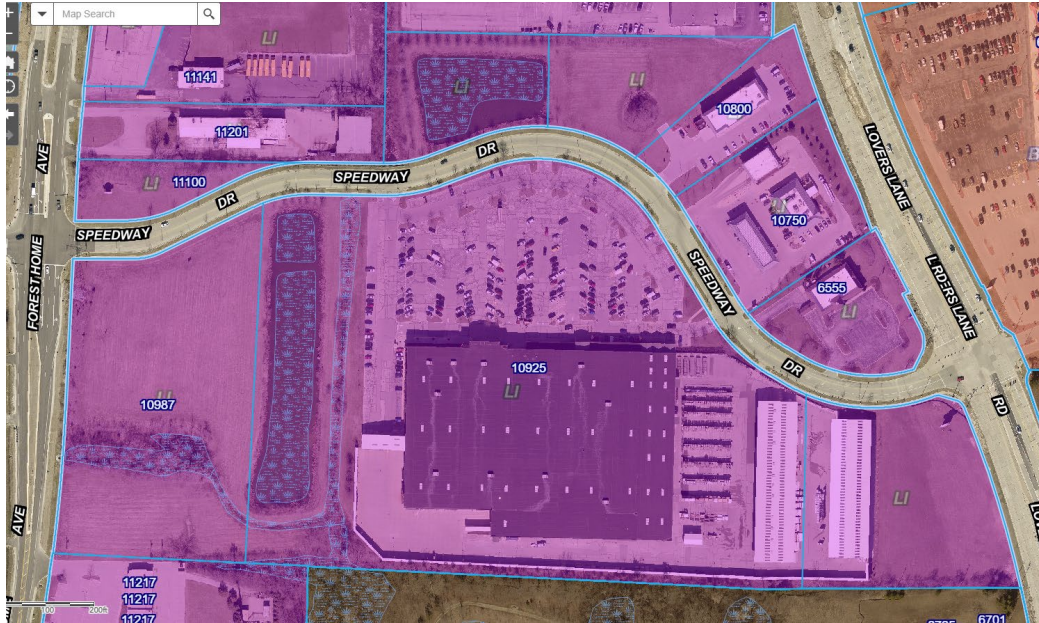
Vacant land further southeast along Loomis is waiting for development interest through assemblage. Residential-Retail-Multi-Use appears to be the most logical developments.



Menards (Whitnall View) Area  
Water, sewer and streets installed.

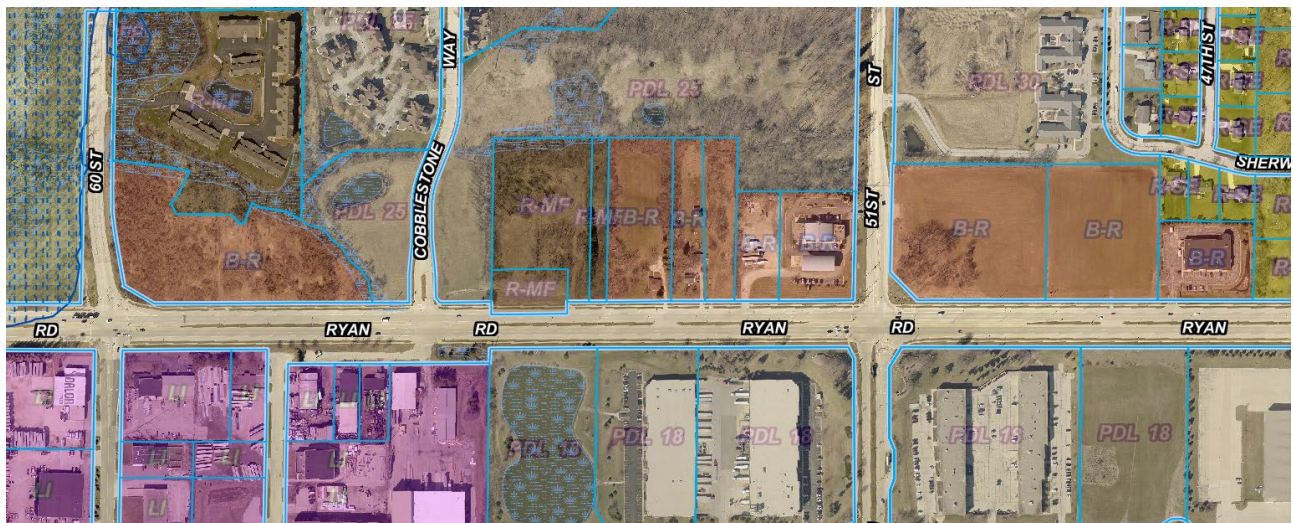
This is the area where Menards has 2 available lots for sale. Nearby vacant lots are owned by adjacent car dealers.

Proposed activity – Inquire as to acceptable uses and relay to targets.



Franklin Business Park Area (FBP)  
Water, sewer and streets at property lines.

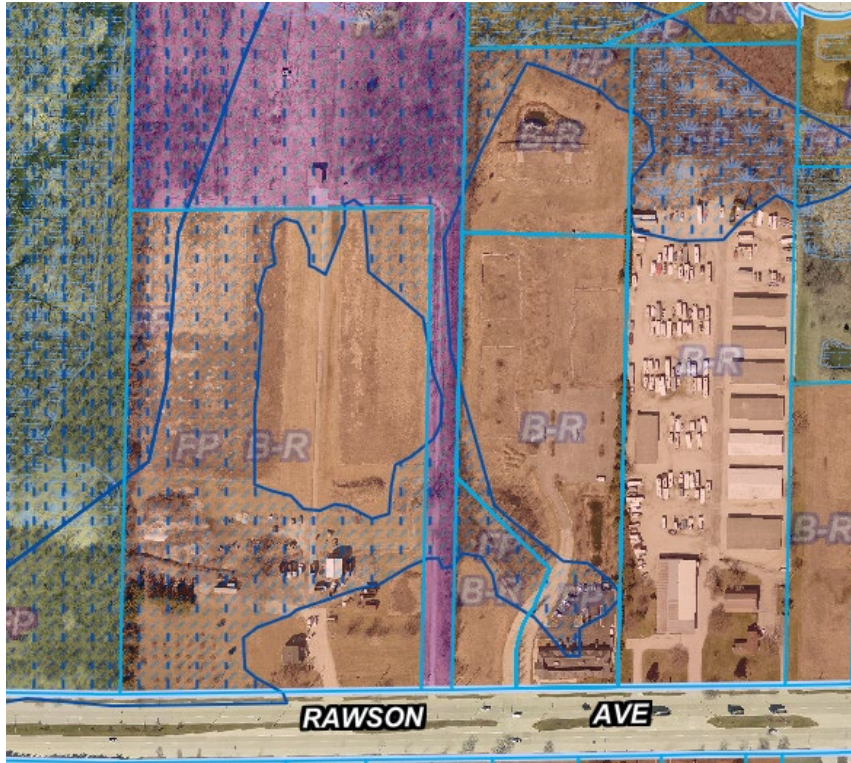
With the advent of pending TID-11 for Yaskawa, commercial development of properties north across Ryan Road has higher potential to server the job holders in the FBP and adjacent residential development to the north of West Ryan Road.



Quarry Area

Water, sewer and streets installed, or at property line.

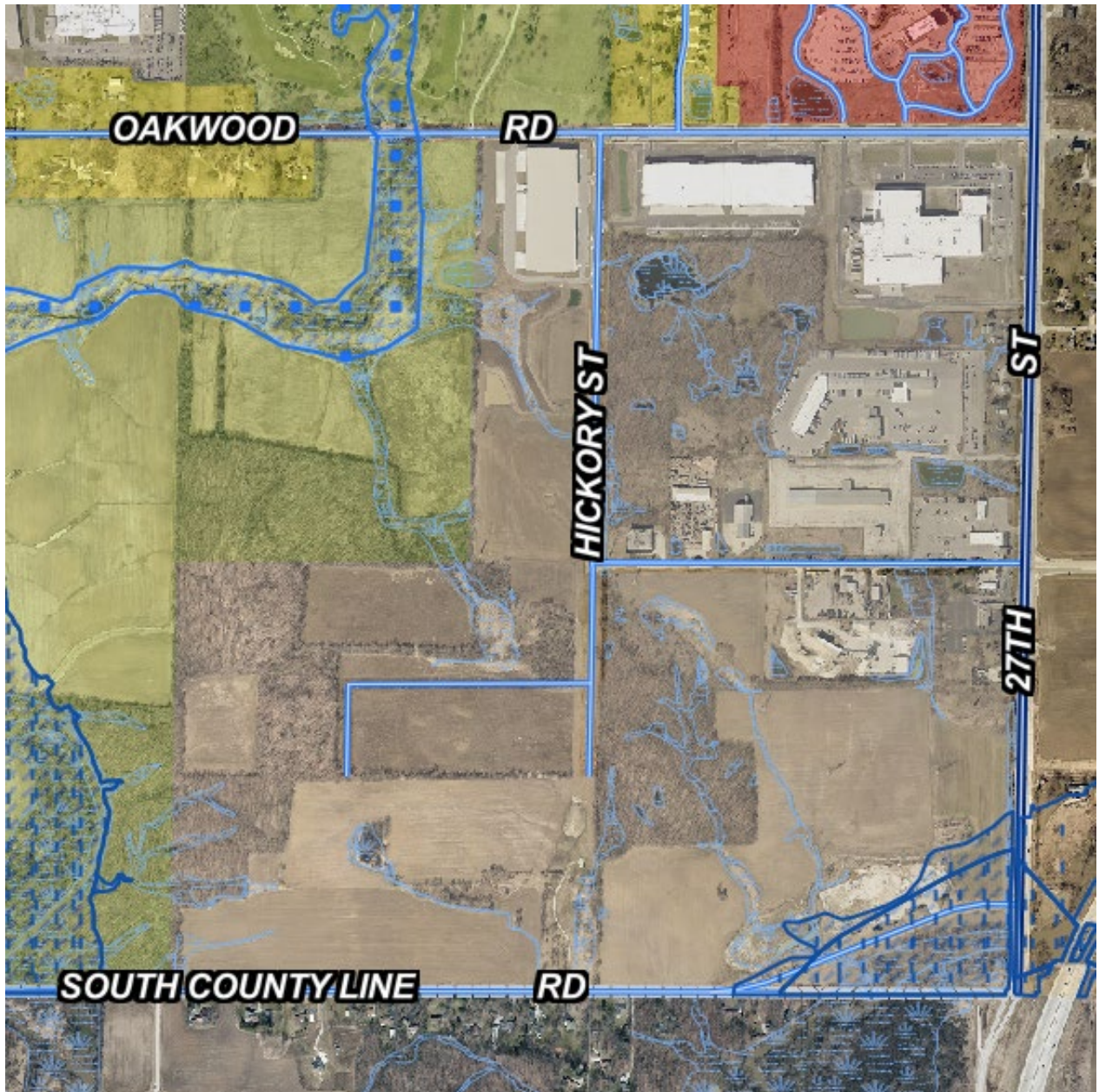
Only one parcel has substantial area for retail development across Rawson Ave north of the Quarry. An adjacent site to its east could be connected with minimal wetland encroachment, but more likely would be developed as residential if existing access can be utilized.



Corporate Business Park

Water and sewer to the center of park, adjacent to development properties and need to be extended to all properties. Streets to be developed is south half of park with development.

The south half of the business park continues to be a candidate for light industrial and warehousing development, primarily in the form of flex spec buildings being leased after construction. Hickory Street needs completion and access streets need to be developed. Industrial/Commercial Redevelopment of the property adjacent to Elm Road is still intended, but the street, infrastructure and drainage need to be upgraded.

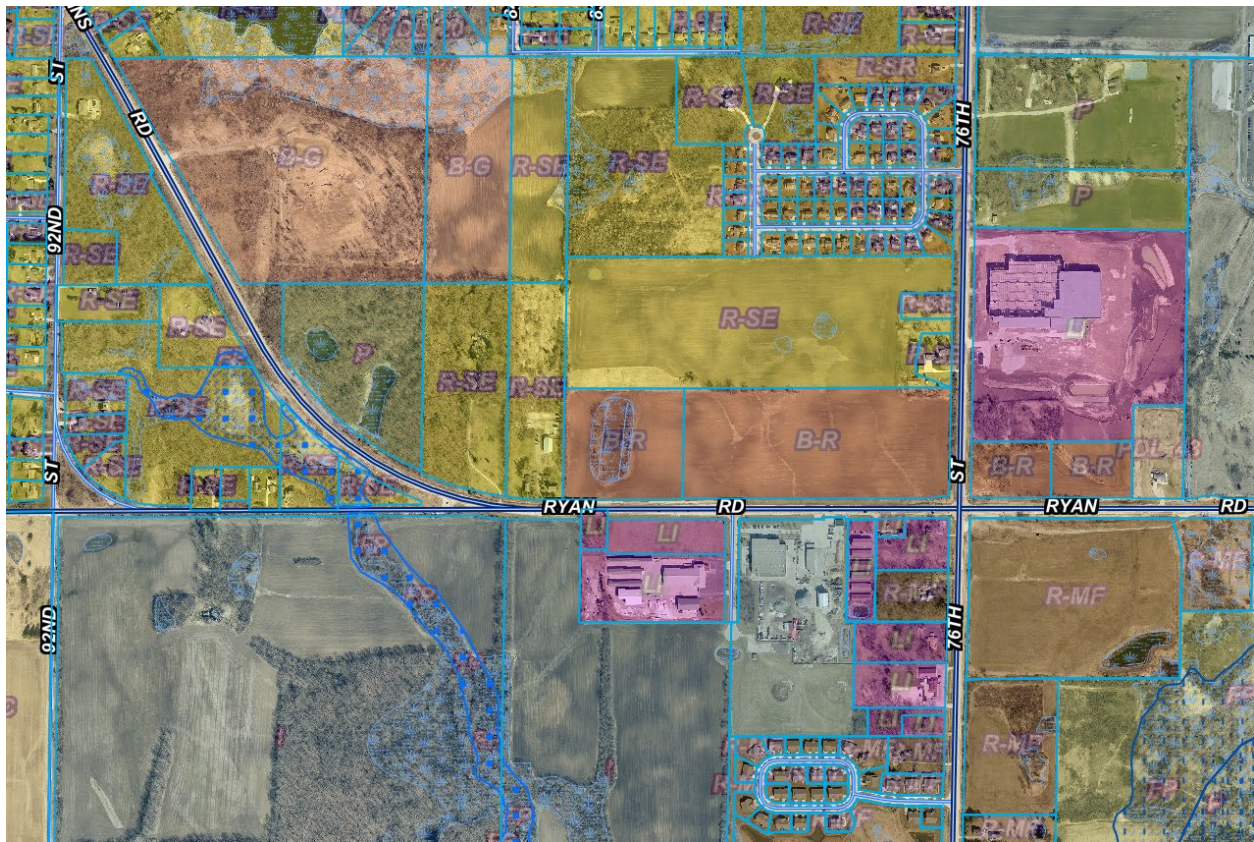


South 76<sup>th</sup> Street & West Ryan (Town Center)

Water, sewer and streets for commercial/industrial at property lines.

Development Plans for this intersection in the Ticknor reports called for business park development with institutional use to the northwest (which is now zoned commercial). Business park development has occurred with development of the new Carma Laboratories campus and commercial frontage, DPW expansion and Zuern campus development. Other properties have been zoned residential and institutional, while others have been developed as residential.

In the interest of maintaining industrial uses as part of commercial land designations, the parcel to the northeast should develop as residential, the northwest corner of South 76<sup>th</sup> Street & West Ryan should have the potential for light industrial use and the southwest corner should be residential.



### Crossroads Area

Water, sewer and streets at property lines.

The parcels surrounding the intersection of West Loomis Road and St. Martins Road form a unique opportunity for the City to redevelop and enhance a key retail center. Multi-use commercial and residential development on the east corner and retail redevelopment on the north and west corners can provide a sustainable economic and service center for the City.

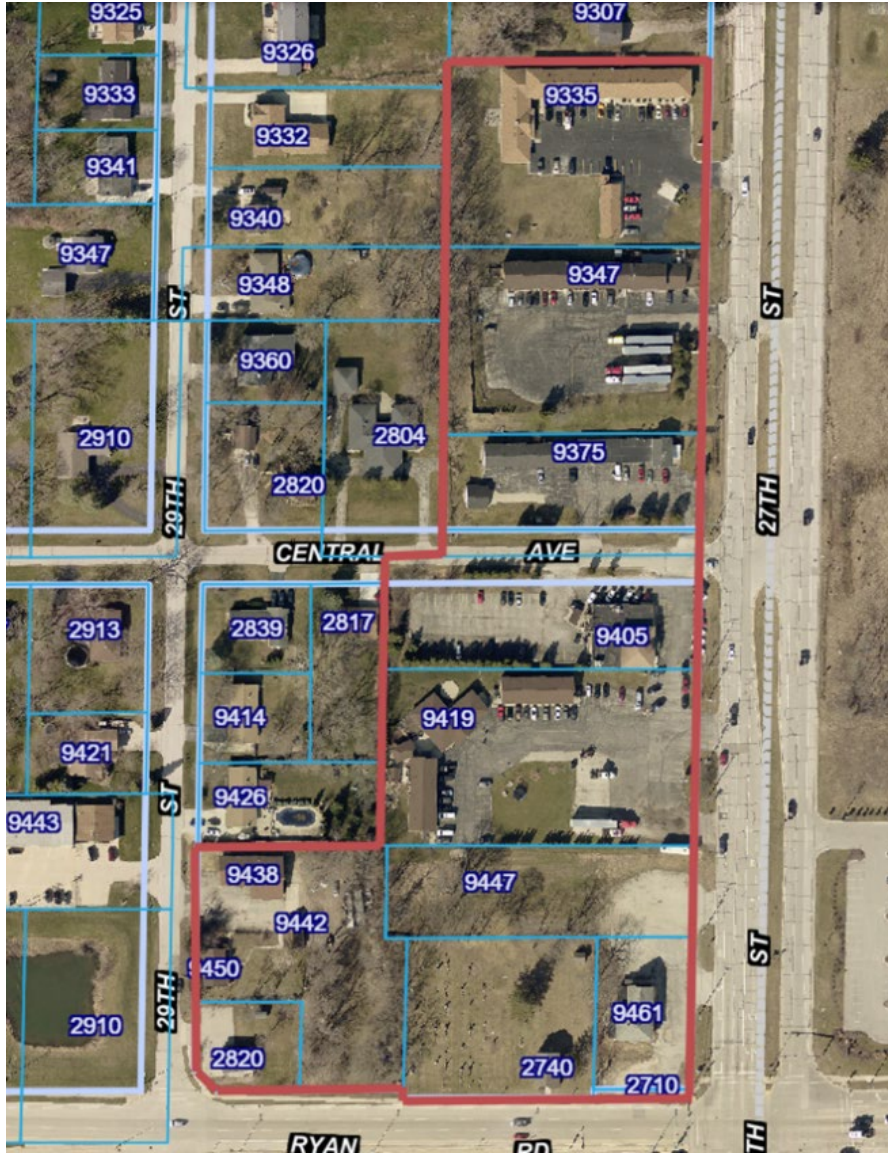


### Sacred Heart Area

At the intersections of Forest Home Ave with West Rawson Ave. and St. Martins Road there are infill and redevelopment parcels

West Ryan Road and South 27<sup>th</sup> Street Area

The advent of the Buckhorn Tavern's demolition has opened an opportunity for redevelopment of a significant retail center for the City. The parcels on the northwest corner of West Ryan Road and South 27<sup>th</sup> Street are large and represent an attractive assemblage and redevelopment of the area.



Landfill District

Water 3,500 feet north of property line. Sewer and roads at property line.

The southwest corner of the City of Franklin is characterized by a concentration of landfills and landfill related activity. The Waste Management Landfill, located on the east side of Highway 45 in the City of Franklin, and the Superior Emerald Park Landfill, located on the west side of Highway 45 in the City of Muskego, are two of the largest landfills in the region. Both landfills accept waste from northeastern Illinois, as well as from southeastern Wisconsin. Both landfills are likely to be expanded both vertically and horizontally over the next several years and will affect land uses in the general area.

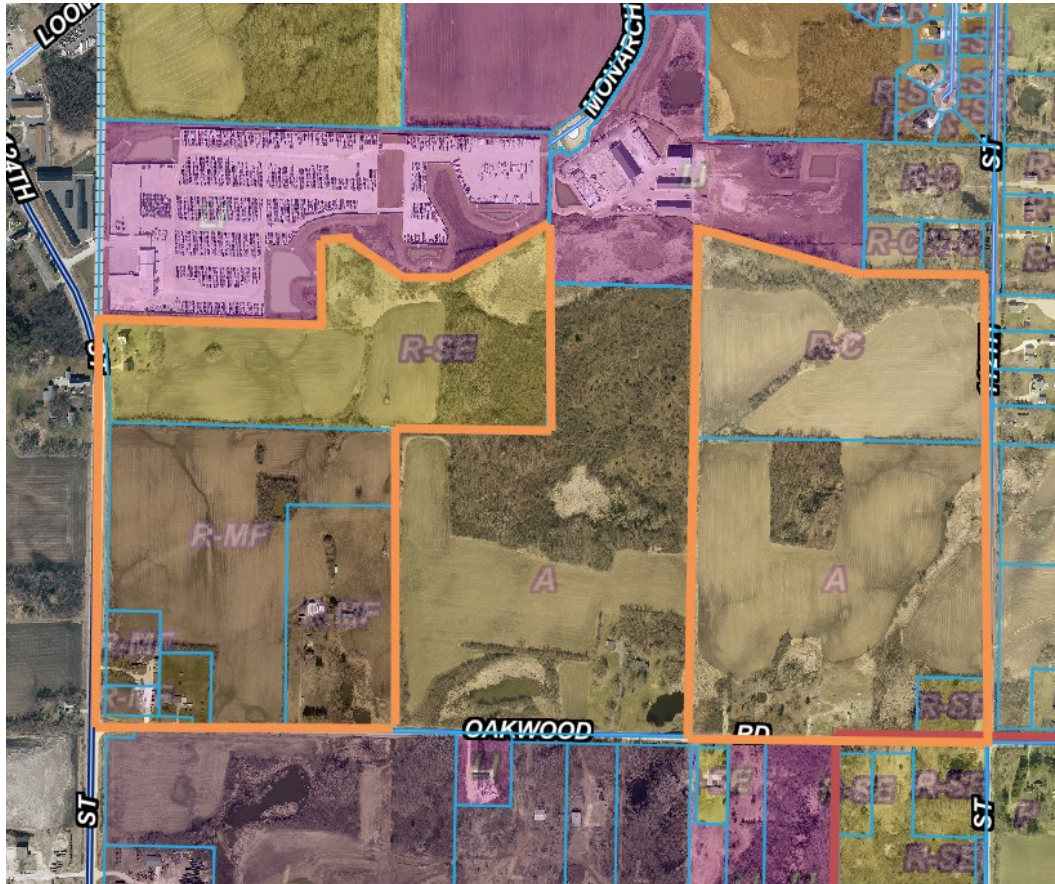
The Waste Management Landfill is surrounded by parcels owned by Waste Management. Whether intended for development or as a buffer, the property should be zoned as landfill or industrial to utilize it to its highest use.



Loomis-Ryan Industrial to Waste Management Transition Tract

Water 500 and 800 feet from property line. Sewer at north and east property lines. Streets at property lines.

The property between Loomis Business Park (Copart) and the Waste Management Landfill contains relatively level parcels with sizeable, tilled fields. These parcels should be zoned and designated for future industrial use as residential uses seem unlikely.





City of Franklin  
Office of the Mayor  
John R. Nelson

March 17, 2026

City of Franklin Joint Review Board  
c/o City Development Department  
9229 W Loomis Road  
Franklin, WI 53132

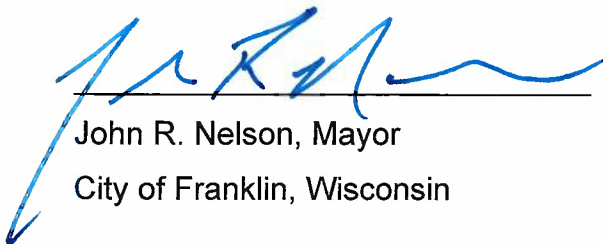
Dear Members of the Joint Review Board,

I, Mayor John R. Nelson, do hereby nominate Cathleen (Cathy) M. Richard for the Public Member seat on the City of Franklin Joint Review Board.

Ms. Richard currently serves with distinction on the City of Franklin Economic Development Commission, the City of Franklin Board of Water Commissioners and the City of Franklin Personnel Committee. She also attends numerous City of Franklin Common Council and Plan Commission meetings, as well as other city committee meetings.

Ms. Richard is keenly aware of City of Franklin issues and is well qualified for the seat of Public Member on the City of Franklin Joint Review Board.

Sincerely,

A handwritten signature in blue ink, appearing to read "John R. Nelson", is written over a horizontal line. The signature is fluid and cursive.

John R. Nelson, Mayor  
City of Franklin, Wisconsin

## Maggie Poplar

---

**From:** volunteerfactsheet@franklinwi.info  
**Sent:** Thursday, March 5, 2026 11:32 AM  
**To:** Lisa Huening; Shirley Roberts; Maggie Poplar  
**Subject:** Volunteer Fact Sheet

**Name:** Cathleen Marie Richard  
**PhoneNumber:** 2623665908  
**EmailAddress:** cmrichard27@gmail.com  
**YearsasResident:** 13 1/2  
**Alderman:** 6  
**ArchitecturalBoard:**  
**CivicCelebrations:**  
**CommunityDevelopmentAuthority:**  
**EconomicDevelopmentCommission:**  
**EnvironmentalCommission:**  
**FinanceCommittee:**  
**FairCommission:**  
**BoardofHealth:**  
**FirePoliceCommission:**  
**ParksCommission:**  
**LibraryBoard:**  
**PlanCommission:**  
**PersonnelCommittee:**  
**BoardofReview:**  
**BoardofPublicWorks:**  
**QuarryMonitoringCommittee:**  
**TechnologyCommission:**  
**TourismCommission:**  
**BoardofZoning:**  
**WasteFacilitiesMonitoringCommittee:**  
**BoardWaterCommissioners:**  
**CompanyNameJob1:** Ardaugh Glass inc  
**CompanyAddressJob1:** 815 McHenry. Burlington  
**TelephoneJob1:**  
**StartDateandPositionJob1:** Sept 2016  
**EndDateandPositionJob1:** Nov 2016  
**CompanyNameJob2:** Ardagh Glass Inc  
**AddressJob2:** 815 McHenry. Burlington WI

**TelephoneJob2:**  
**StartDateandPositionJob2:** Jan 2012  
**EndDateandPositionJob2:** Nov 2016  
**CompanyNameJob3:** Ardagh Glass Inc  
**AddressJob3:** 815 McHenry, Burlington, WI  
**TelephoneJob3:**  
**StartDateandPositionJob3:** Nov 2006  
**EndDateandPositionJob3:** Nov 2016  
**Signature:** Cathleen Richard  
**Date:** March 5, 2026  
**Signature2:** Cathleen Richard  
**Date2:** March 5. 2026  
**Address:** 10252 W Deerwood Ln  
**PriorityListing:**  
**WhyInterested:** I am interested in the Joint Board of Reviews  
**DescriptionofDutiesJob1:** Quality Control, Hot End Coating Cold End Coating Seed  
Count Prolaser Cord Denensity Radius, Reports  
**DescriptionofDutiesJob2:** Co-Chair of Safety Protect Co-workers from getting hurt.  
Conduct Meetings, Investigate accidents to find out root  
cause as to not repeat accidents  
**DescriptionofDutiesJob3:** Process Handler/Selector Inspect the glass for defects Keep  
the lines running  
**AdditionalExperience:** I Sit on Economic Developement Commission Board of  
Waters Commission Personnal Committee

See Current Results