

**City of Franklin
Plan Commission Meeting
August 21, 2025
Minutes**

Approved
September 4, 2025

A. Call to Order and Roll Call

Mayor John Nelson called the August 21, 2025 Plan Commission meeting to order at 6:04 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, Commissioners Kevin Haley, Rebecca Specht and Michael Shawgo. Excused was Commissioner Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Regulo Martinez-Montilva, Director of Administration Kelly Hersh, and Alderwoman Michelle Eichmann. Commissioner Specht left the meeting at 9:26 pm.

B. Approval of Minutes – Regular Meeting of August 7, 2025.

Commissioner Haley moved and Alderwoman Day seconded a motion to approve the August 7, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

- 1. Franklin High School, Conditional Use.** Request to approve a resolution imposing conditions and restrictions for a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 South 51st Street (Tax Key No. 807 9999 001) [The Plan Commission opened a public hearing on August 7 and continued the hearing to this meeting].

Planning Manager Regulo Martinez-Montilva presented the Conditional Use request. Applicant Annalee Bennin, Superintendent, was present.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez and the Public Hearing opened at 6:08 pm and closed at 6:59 pm.

Alderwoman Day moved and Alderman Salous seconded a motion to recommend approval of a resolution imposing conditions and restrictions for a Conditional Use for the Franklin High School, an educational facility use, upon property located at 8222 South 51st Street, with the following amendments: (1) this Conditional Use is approving access to High View Drive only for emergency vehicles, (2) Tennis court lighting shall be shut off by dusk or 8:00 p.m., with the exception of school sponsored activities or tournaments. On roll call, 4 voted aye, 1 vote nay; motion carried (4-1-1).

- 2. Franklin High School, Natural Resource Special Exception.** Natural Resource Special Exception (NRSE) for proposed impacts and disturbance of approximately 0.27 acres of wetland, 0.66 acres of wetland buffer, 0.55 acres of wetland setback, and 6.74 acres of woodland to allow for the construction of a building addition, a concession building, parking lot and drive additions, tennis courts, and soccer field at Franklin High School located at 8222 South 51st Street (Tax Key No. 807 9999 001) [The Plan Commission opened a public hearing on July 17 and continued the hearing to this meeting].

Planning Manager Regulo Martinez-Montilva presented the Natural Resource Special Exception request. Applicant Annalee Bennin, Superintendent, was present.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez and the Public Hearing opened at 9:03 pm and closed at 9:11 pm.

Alderman Salous moved and Alderwoman Day seconded a motion to approve a Natural Resource Special Exception for proposed impacts and disturbance of approximately 0.27 acres of wetland, 0.66 acres of wetland buffer, 0.55 acres of wetland setback, and 6.74 acres of woodland to allow for the construction of a building addition, a concession building, parking lot and drive additions, tennis courts, and soccer field at Franklin High School located at 8222 South 51st Street, with the following amendment: this Natural Resource Special Exception is not approving impacts to natural resources within 150 feet from the south and east property lines, with the exception of emergency access to High View Drive and stormwater management facilities. On roll call, 4 voted aye, 1 vote nay; motion carried (4-1-1).

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

The citizen comment period opened at 10:10 p.m. and closed at 10:10 p.m.

E. Business Matters

- 1. Franklin High School, Site Plan Amendment.** Request to approve a resolution to approve a Site Plan Amendment to allow for building and site modifications at the Franklin High School located at 8222 South 51st Street (Tax Key No. 807 9999 001).

Commissioner Haley moved and Alderwoman Day seconded a motion to table the Site Plan to a regular meeting that accommodates the applicant's schedule. On voice vote, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Commissioner Haley moved and Commissioner Specht seconded to adjourn the meeting at 10:14 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).