

**City of Franklin
Plan Commission Meeting
August 7, 2025
Minutes**

Approved
August 21, 2025

A. Call to Order and Roll Call

Mayor John Nelson called the August 7, 2025 Plan Commission meeting to order at 6:05 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, Patrick Leon, Rebecca Specht and Michael Shawgo. Also present were City Attorney Jesse Wesolowski, Planning Manager Regulo Martinez-Montilva, Principal Planner Marion Ecks, Director of Administration Kelly Hersh, City Engineer Mike Paulos and Economic Development Director John Regetz.

B. Approval of Minutes – Regular Meeting of July 17, 2025.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the July 17, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

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).

Mayor Nelson presented the Conditional Use request.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez and the Public Hearing opened at 6:09 pm and closed at 6:49 pm.

Alderwoman Day moved and Commissioner Specht seconded a motion to postpone and continue to the August 21, 2025 Plan Commission meeting. On roll call, all vote ‘ayes’; 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 7:02 p.m. and closed at 7:02 p.m.

E. Business Matters

- 1. Northwestern Mutual Life Insurance, Certified Survey Map and Comprehensive Master Plan Amendment.** Request for recommendation to Common Council of an application for a two-lot Certified Survey Map for the property located on the northwest corner of South 27th Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003), and an application for a Comprehensive Master Plan Amendment to change the City of Franklin 2025 Future Land Use Map designation for Lot 1 of the proposed CSM from Office Use and Areas of Natural Resource Features to Mixed Use and Areas of Natural Resource Features.

Certified Survey Map

Principal Planner Marion Ecks presented the Certified Survey Map request.

Alderwoman Day moved and Alderman Salous seconded a motion to recommend approval of a resolution conditionally approving a two-lot Certified Survey Map, being a redivision of a part of Parcel 1, in Certified Survey Map No. 7389 in the City of Franklin, Milwaukee County, Wisconsin. (NORTHWESTERN MUTUAL LIFE INSURANCE APPLICANT AND PROPERTY OWNER). On voice vote, all voted 'aye'; motion carried (6-0-0).

Comprehensive Master Plan Amendment

Principal Planner Marion Ecks presented the Comprehensive Master Plan Amendment request.

Alderwoman Day moved and Commissioner Specht seconded a motion to adopt a resolution recommending the adoption of an Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for the property generally located on the northwest corner of South 27th Street and West Drexel Ave., addressed as 2710 W. Drexel Ave, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003), from Office Use and areas of Natural Resource Features Use to Mixed Use and areas of Natural Resource Features. (NORTHWESTERN MUTUAL LIFE INSURANCE APPLICANT AND PROPERTY OWNER). On voice vote, all voted 'aye'; motion carried (6-0-0).

- 2. Midland Commercial Development, Certified Survey Map.** Request to recommend approval of a Certified Survey Map to create two commercial lots upon property located at 10001 W Church Street (Tax Key No. 795 9999 007)

Planning Manager Martinez presented the Certified Survey Map request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a resolution conditionally approving a two-lot Certified Survey Map, being a redivision of Certified Survey Map No. 3990 in the City of Franklin, Milwaukee County, Wisconsin. (Midland Commercial Development Corp., Applicant) (Megna Living Trust, Property Owner). 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 7:18 pm. On voice vote, all voted 'aye'; motion carried (6-0-0).