

APPROVED JULY 15, 2025

CITY OF FRANKLIN COMMON COUNCIL MEETING JULY 1, 2025 MINUTES

ROLL CALL	A.	The regular meeting of the Franklin Common Council was held on July 1, 2025, and was called to order at 6:30 p.m. by Mayor John R. Nelson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were present: Alderman Peccarelli, Alderwoman Eichmann, Alderman Hasan, Alderman Salous, and Alderman Craig. Alderwoman Day was excused. Also in attendance were Director of Administration Kelly Hersh, City Attorney Jesse A. Wesolowski and City Clerk Shirley Roberts.
CITIZEN COMMENT	B.1.	Citizen comment period was opened at 6:35 p.m. and was closed at 7:02 p.m.
HENRY BANNIER PROCLAMATION	B.2.(a)	Mayor Nelson Presented a Proclamation in Recognition of Eagle Scout Henry Bannier.
IVAN BANNIER PROCLAMATION	B.2.(b)	Mayor Nelson Presented a Proclamation in Recognition of Eagle Scout Ivan Bannier.
ARCHITECTURAL REVIEW BOARD PROCLAMATION	B.2.(c)	Mayor Nelson Presented a Proclamation in Recognition of the Members of the Architectural Review Board.
MINUTES JUNE 17, 2025	C.	Alderman Craig moved to approve the minutes of the Common Council meeting of June 17, 2025, as presented. Seconded by Alderman Hasan. All voted Aye; motion carried.
HEARING: SPECIAL ASSESSMENT FOR INSTALLATION OF WATER MAIN	D.	A public hearing was called to order on July 1, 2025 at 7:11 p.m. on special assessment for installation of water main on the East frontage road of South Lovers Lane Road bounded by West Herda Place to the North and South Phyllis Lane to the South. Public hearing was closed at 7:13 p.m.
MAYORAL APPOINTMENT	E.	Alderman Hasan moved to confirm the following Mayoral Appointment: Lauren Rosso, 6801 W. Pineberry Ridge, Ald. Dist. 5-Library Board, 3 year term expiring 06/30/2026. Seconded by Alderman Salous. On roll call, all voted Aye. Motion Carried.
SPECIAL ASSESSMENT WATER MAIN S LOVERS LANE	G.1.	Alderwoman Eichmann moved to table to August 5, 2025 council meeting, a final resolution directing installation of, payment, and levy of special assessment for installation of a water main on the East Frontage Road of South Lovers Lane from a point of connection at the intersection of West Herda Place to a point of connection at the intersection of South

Phyllis Lane and to authorize deferments only in compliance with §207-15 K.(2)(c). Seconded by Alderman Salous. All voted Aye; motion carried.

CONSENT AGENDA

- G.2. Alderwoman Eichmann moved to approve the following consent agenda items:
- G.2.(a) Approve the acceptance and execution of the Alliance WI Youth Opioid Settlement Agreement for opioid misuse prevention efforts, subject to change of grant period timeframe; and
- G.2.(b) Approve acceptance of 2025 Bike Rodeo monetary donations in the amount of \$2,950.00; and
- G.2.(c) Accept the 2025-2026 Division of Public Health Consolidated Contract Grants for the Franklin Health Department; and
- G.2.(d) Adopt Resolution No. 2025-8355, A RESOLUTION APPROVING A PARTIAL PROPERTY TAX RESCISSION AND REFUND FOR TKN 800-9972-008; and direct staff to file the chargeback request with the Department of Revenue to seek compensation from the other taxing authorities.

RES 2025-8355
PARTIAL TAX RESCISSION
TKN 800-9972-008

Approval of the above consent agenda items was seconded by Alderman Craig. All voted Aye; motion carried.

RES. 2025-8356
AMENDMENT 10 TO TASK
ORDER NO. 5 TO RUEKERT &
MIELKE, INC

- G.3. Alderman Craig moved to adopt Resolution No. 2025-8356, A RESOLUTION TO APPROVE AMENDMENT 10 TO TASK ORDER NO. 5 IN THE AMOUNT OF \$20,000 TO RUEKERT & MIELKE, INC, subject to changes to certificate of insurance by City Attorney. Seconded by Alderman Salous. All voted Aye; motion carried.

RES. 2025-8357
INSTALLATION OF FENCE IN
PLEASANT VIEW RESERVE

- G.4. Alderman Hasan moved to adopt Resolution No. 2025-8357, A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE WITHIN THE SOUTH 20-FOOT STORM SEWER EASEMENT UPON LOT 45 IN PLEASANT VIEW RESERVE (7548 S. 50TH CT.) (TKN 759-9045-000) (ATIF AHMED, APPLICANT). Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

RES. 2025-8358
INSTALLATION OF FENCE IN
ROOT RIVER HEIGHTS

- G.5. Alderwoman Eichmann moved to adopt Resolution No. 2025-8358, A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE WITHIN THE EAST 30-FOOT WATER AND SANITARY SEWER EASEMENT UPON LOT 3, BLOCK 4 IN ROOT RIVER HEIGHTS (7985 S. 57TH ST.) (TKN 806-0037-000) (JOHN DANOSKI, APPLICANT). Seconded by Alderman Hasan. All voted Aye; motion carried.

RES. 2025-8359
REVISED CONSERVATION
EASEMENT FOR HALQUIST
STONE OFFICE/SHOWROOM

G.6. Alderman Hasan moved to adopt Resolution No. 2025-8359, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A REVISED CONSERVATION EASEMENT FOR AND AS PART OF THE 2018 REVIEW AND APPROVAL OF SPECIAL USE FOR DEMOLITION OF THE EXISTING HALQUIST STONE OFFICE/SHOWROOM AND CONSTRUCTION OF AN APPROXIMATELY 4,207 SQUARE FOOT REPLACEMENT OFFICE/SHOWROOM AND TO ALLOW CHANGES TO THE OUTDOOR LANDSCAPING SHOWROOM AND OFF-STREET PARKING UPON PROPERTY LOCATED AT 2875 W. RYAN ROAD (HALQUIST STONE COMPANY INC., APPLICANT) with a provision in the Resolution clarifying that the Conservation Easement to be approved here is under an amendment to the easement approved by the Council on November 13, 2018. Seconded by Alderman Craig. All voted Aye; motion carried.

2025 TOBACCO
COMPLIANCE RESULTS

G.7. Alderwoman Eichmann moved to place document on file. Seconded by Alderman Hasan. All voted Aye; motion carried.

ORD. 2025-2691
AMEND ORD. 2024-2649 TO
SUPPORT THE BALLPARK
COMMONS SOUND STUDY

G.8. Alderman Hasan moved to adopt Ordinance No. 2025-2691, AN ORDINANCE TO AMEND ORDINANCE 2024-2649, AND ORDINANCE ADOPTING THE 2025 ANNUAL BUDGETS FOR THE GENERAL FUND TO PROVIDE ADDITIONAL ADMINISTRATION APPROPRIATIONS TO SUPPORT THE BALLPARK COMMONS SOUND STUDY. Seconded by Alderman Salous. On roll call Alderman Craig, Alderman Salous, Alderman Hasan, Alderman Peccarelli all voted Aye, Alderwoman Eichmann voted No. Motion Carried.

RES. 2025-8360
EHLERS & ASSOCIATES
FINANCIAL SERVICES
CONTRACT

G.9. Alderman Craig moved to adopt Resolution No. 2025-8360, A RESOLUTION AUTHORIZING A FINANCIAL SERVICES CONTRACT WITH EHLERS & ASSOCIATES TO CONDUCT AN ARBITRAGE REVIEW OF THE 2021B BOND ISSUE. Seconded by Alderwoman Eichmann. On roll call, all voted Aye. Motion carried.

ORD. 2025-2692
AMEND ORD. 2024-2649 FOR
FIRE DEPARTMENT
VEHICLE MAINTENANCE

G.10. Alderwoman Eichmann moved to adopt Ordinance No. 2025-2692, AN ORDINANCE TO AMEND ORDINANCE 2024-2649, AN ORDINANCE ADOPTING THE 2025 ANNUAL BUDGETS FOR THE GENERAL FUND TO TRANSFER \$17,050 OF CONTINGENCY APPROPRIATIONS TO FIRE DEPARTMENT VEHICLE MAINTENANCE TO REPAIR THE LADDER TRUCK'S RADIATOR AND

COOLING SYSTEM. Seconded by Alderman Hasan. On roll call, all voted Aye. Motion carried.

COUNCIL DISCUSSION ON
PUBLIC COMPLAINT
PROCESS AND OPEN
RECORDS RESPONSE
EXECUTION

- G.11. Alderwoman Eichmann moved to direct Administration and Legal Counsel to explore and return with potential procedural or ordinance revisions to formalize a fair, timely, and transparent administrative complaint process. To have City Attorney review the document to be released to Mr. Pelkey on final review and release the document to Mr. Pelkey by end of the business day of July 2, 2025. Seconded by Alderman Salous. On a roll call, all voted Aye. Motion carried.

Mayor Nelson called a recess at 9:10 p.m.
Mayor Nelson reconvened at 9:15 p.m.

PROJECT UPDATE ON
POTENTIAL
DEVELOPMENTS OF S 76TH
ST AND W RAWSON AVE

- G.12. No action requested.

CLOSED SESSION
POTENTIAL
RESIDENTIAL/COMMERCIAL
DEVELOPMENT(S) FOR S
76TH ST AND W RAWSON
AVE

- G.13. Alderwoman Eichmann moved to enter closed session at 10:17 p.m., pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to potential residential/commercial developments(s) and proposals(s) and the investing of public funds and governmental actions in relation thereto and to effect such development(s), including the terms and provisions of potential development agreement(S) for property(ies) in the southeast corner area of South 76th Street and West Rawson Avenue, such potential development to be named Poth's General, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Hasan. On roll call, all voted Aye. Motion carried.

Upon reentering open session at 11:51 p.m., Alderwoman Eichmann moved to direct staff to proceed with the preparations of a potential counter offer and to consult with the city financial consultants with regard to same and thereafter to deliver to the developer if vetted by financial consultants. Seconded by Alderman Craig. All voted Aye; motion carried.

CLOSED SESSION
CITY OF FRANKLIN V. BPC
MASTER DEVELOPER, LLC
AND MICHAEL

- G.14. Alderman Craig moved to enter closed session at 11:54 p.m., pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Common Council who is rendering advice concerning strategy to be adopted by the body with respect to

ZIMMERMAN- 2024SHORT
FALL PAYMENT

the *City of Franklin v. BPC Master Developer, LLC and Michael Zimmerman*; Milwaukee County Circuit Court Case No. 24-CV-7479 litigation and/or possible litigation related to the 2024 shortfall payment under the TID 5 Development Agreement, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderwoman Eichmann. On roll call, all voted Aye. Motion carried.

Upon reentering open session at 12:22 a.m., Alderman Hasan moved to direct counsel to proceed as discussed in closed session. Seconded by Alderwoman Eichmann.

MISCELLANEOUS LICENSES H.

Alderman Craig moved to approve the following licenses of the License Committee Meeting of July 1, 2025.

Grant 2025-2026 New Operator Licenses to: Paige Berry, Christ Conley, Zachary Cummings, Kyle Farney, Devin Grube, Kelley Hacker, Jenna Jones, Diannah Kleist, Jayden Konicke, Daniel Kuenzi, Pamela Le Houillier, Jeri Lentscher, Rebecca Meyer, Christian Montano, Maria Papp, Steven Piontek, James Rickert, Jessica Rydlewicz, Troy Schaefer, Balvinder Singh, Terri Warren, Isabella Zimmerman;

Grant New 2024-2025 & New 2024-2026 Operator Licenses to: Hali Shouse & Balprit Singh;

Grant 2025-2026 New Operator Licenses Upon Update of Application to: Jennifer Barlow, Diannah Kleist, & Stanley Rankel;

Grant Extraordinary Entertainment & Special Event to Victory of the Lamb Inc. – Family Night 2025, Michael Babler, 11120 W Loomis Rd, 7/19/25;

Grant Extraordinary Entertainment & Special Event to Federation of Croatian Societies – 91st Annual Croatian Festival, Thomas Krenz, 9100-9140 S 76th St, 7/19/25; and

Grant Temporary Entertainment & Amusement to St Martin of Tours Church. Abby Wass, Scally Brothers Concert, 7963 S 116th St, 7/13/25.

Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

VOUCHERS AND PAYROLL I.

Alderman Craig moved to approve City vouchers with an ending date of June 26, 2025 in the amount of \$1,973,552.67, and payroll dated June 27, 2025 in the amount of \$473,832.52 and payments of the various payroll deductions in the amount of \$663,474.58 plus City matching payments, and estimated payroll dated July 11, 2025 in the amount of \$484,000 and

payments of the various payroll deductions in the amount of \$270,000, plus City matching payments. Seconded by Alderman Hasan. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderwoman Eichmann moved to adjourn the meeting of the Common Council at 12:27 a.m. Seconded by Alderman Peccarelli. All voted Aye; motion carried.