

**City of Franklin  
Plan Commission Meeting  
July 17, 2025  
Minutes**

Approved  
**August 7, 2025**

**A. Call to Order and Roll Call**

Mayor John Nelson called the July 17, 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, Commissioners Kevin Haley, Patrick Leon and Michael Shawgo. Alderwoman Courtney Day arrived at 6:01 pm. Absent was Commissioner Rebecca Specht. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Associate Planner Luke Hamill, Director of Administration Kelly Hersh, and Assistant City Engineer Kaitlyn Witkowiak.

**B. Approval of Minutes – Regular Meeting of June 19, 2025.**

Alderman Salous moved and Commissioner Haley seconded a motion to approve the June 19, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**C. Public Hearing Business Matters**

- 1. Minor site plans review standards in Planned Development District (PDD) No. 7, Major PDD Amendment.** The City of Franklin proposes to amend the text of the Planned Development District No. 7 Ordinance to streamline the site plan approval process in the Franklin Industrial Park (PDD No. 7) by allowing and adding standards for administrative review of minor site plans by Department of City Development staff exclusively.

Associate Planner Luke Hamill presented the Planned Development District No. 7 request.

The Official Notice of Public Hearing was read in to the record by Associate Planner Luke Hamill and the Public Hearing opened at 6:05 pm and closed at 6:05 pm.

Commissioner Leon moved and Alderman Salous seconded a motion to recommend approval of an Ordinance to amend Planned Development District No. 7 to allow for Minor Site Plan Amendments to be approved by City Development Staff. On roll call, all vote ‘ayes’; motion carried (5-0-1).

- 2. CarGet LLC, Conditional Use.** Request to approve a resolution imposing conditions and restrictions for a Conditional Use for CarGet LLC, a used car sales and major automotive repair facility upon property located at the Northwest Corner of Forest Home Avenue and Rawson Avenue (TKN 748 9990 000).

Associate Planner Luke Hamill presented the Conditional Use application request. Applicant Sarath Mahanti of CarGet, LLC was also present.

The Official Notice of Public Hearing was read in to the record by Associate Planner Luke Hamill and the Public Hearing opened at 6:20 pm and closed at 6:24 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 a

used car sales and automotive repair facility upon property located at 0 W Forest Home Avenue (Tax Key No. 748 9990 000). On roll call, all vote 'ayes'; motion carried (5-0-1).

- 3. Franklin High School, Natural Resource Special Exception.** Natural Resource Special Exception (NRSE) for proposed impacts and disturbance of approximately 0.65 acres of wetland, 2.11 acres of wetland buffer, 1.41 acres of wetland setback, and 8.18 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).

Principal Planner Marion Ecks presented the Natural Resource Special Exception application request. Applicant Andy Chromy of Franklin Public Schools was present.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 7:01 pm and closed at 7:31 pm.

Commissioner Leon moved and Alderman Salous seconded a motion to suspend rules for further comment at 8:48 pm. On roll call, all vote 'ayes'; motion carried (5-0-1).

Commissioner Leon moved and Alderwoman Day seconded a motion to return to normal business at 9:23 pm. On roll call, all vote 'ayes'; motion carried (5-0-1).

Commissioner Leon moved and Alderwoman Day seconded a motion to table until August 21, 2025, with the understanding to the applicant to work with neighbors on mitigation of tree removal onsite and offsite. On roll call, all vote 'ayes'; 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 9:36 p.m. and closed at 9:36 p.m.

## **E. Business Matters**

- 1. ROC Ventures LLC, Site Plan Amendment.** Request to allow two container structures as concession stands at Franklin Field Stadium located at 7035 S Ballpark Drive

Principal Planner Marion Ecks presented the Site Plan Amendment request. Applicant Chris Conley, ROC Ventures LLC, was present.

Commissioner Leon moved and Commissioner Haley seconded motion to adopt a resolution amending the Site Plan for the Franklin field Stadium Located at 7035 South Ballpark Drive to allow for the construction of two container structures for concession stands use. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. CARMA Laboratories Inc., Sign Review.** Request for a second monument sign on the 76<sup>th</sup> St. frontage of Carma Labs located at 9410 S. 76<sup>th</sup> St.

Principal Planner Marion Ecks presented the Sign Review request. Applicant Alex Scheler, Carma Laboratories was present.

Commissioner Leon moved and Commissioner Shawgo seconded motion to adopt a resolution approving a second monument sign for the 76<sup>th</sup> St. Frontage of Carma Labs (9410 S. 76th Street). On voice vote, all voted 'aye'; motion carried (5-0-1).

**F. Adjournment**

Commissioner Leon moved and Alderwoman Day seconded to adjourn the meeting at 9:40 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).