

APPROVED NOVEMBER 18, 2025

CITY OF FRANKLIN COMMON COUNCIL MEETING NOVEMBER 4, 2025 MINUTES

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| ROLL CALL | A. | The regular meeting of the Franklin Common Council was held on November 4, 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, Alderwoman Day and Alderman Craig. 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 6:34 p.m. and was closed at 6:41 p.m. |
| MINUTES
OCTOBER 21, 2025 | C. | Alderman Hasan moved to approve the minutes of the Common Council meeting of October 21, 2025, as presented. Seconded by Alderman Craig. All voted Aye; motion carried. |
| RES. NO. 2025-8394
O'REILLY
AUTOMOTIVE STORES
DEVELOPMENT
AGREEMENT | G.1. | Alderwoman Day moved to adopt Resolution No. 2025-8394, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A DEVELOPMENT AGREEMENT FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS WITH O'REILLY AUTOMOTIVE STORES, INC. FOR 7251 S. 27 TH STREET, TKN 761-9956-001. Seconded by Alderman Hasan. All voted Aye; motion carried. |
| RES. NO. 2025-8395
STORM WATER
AGREEMENT –
O'REILLY
AUTOMOTIVE STORES | G.2. | Alderwoman Day moved to adopt Resolution No. 2025-8395, A RESOLUTION TO AUTHORIZE ACCEPTANCE OF STORM WATER FACILITIES MAINTENANCE AGREEMENT AND STORM WATER ACCESS EASEMENT FROM O'REILLY AUTOMOTIVE STORES (7251 S. 27 TH ST., TKN 761-9956-001). Seconded by Alderman Hasan. All voted Aye; motion carried. |
| RES. NO. 2025-8396
FENCE INSTALLATION –
4146 W ANITA LN | G.3. | Alderman Salous moved to adopt Resolution No. 2025-8396, A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE WITHIN THE 15-FOOT PUBLIC DRAINAGE EASEMENT UPON LOT 1 OF FRANKLIN ESTATES ADDITION NO 2 SUBDIVISION. (4146 W. ANITA LANE) (TKN 833-0154-000) (BRETT HUNDLEY, APPLICANT). Seconded by Alderwoman Eichmann. All voted Aye; motion carried. |
| RES. NO. 2025-8397
PUBLIC SIDEWALK ON
SOUTHWEST CORNER | G.4. | Alderman Craig moved to adopt Resolution No. 2025-8397, A RESOLUTION FOR AN EASEMENT FOR A PUBLIC SIDEWALK IN MILWAUKEE COUNTY RIGHT OF WAY |

OF CARMA
LABORATORIES

ALONG THE EAST SIDE OF S. 76TH STREET (CTH U) ONTO CARMA LABORATORIES PROPERTY APPROXIMATELY .062 ACRES. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

DISCUSSION WITH
MCPR, PUBLIC
RELATIONS
CONTRACTOR

G.5. Discussion only.

RES. NO. 2025-8398
LEXIPOL, LLC.
AGREEMENT

G.6. Alderwoman Eichmann moved to adopt Resolution No. 2025-8398, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE AN AGREEMENT FOR SERVICES WITH LEXIPOL, LLC., subject to changes to the Lexipol Proposal in the meeting agenda packet, as may be approved by the Police Department and the City Attorney with regard to the terms and provisions of the City standard form services agreement being applied to the Lexipol Proposal. Seconded by Alderman Craig. All voted Aye; motion carried.

RES. NO. 2025-8399
POLICE OPEN RECORDS
FEE

G.7. Alderman Hasan moved to adopt Resolution No. 2025-8399, A RESOLUTION AUTHORIZING THE APPROVAL OF THE FRANKLIN POLICE DEPARTMENT PUBLIC RECORDS FEE SCHEDULE AS PRESENTED. Seconded by Alderman Craig. All voted Aye; motion carried.

UPDATE ON FIRE
DEPARTMENT
FACILITIES

G.8. Alderwoman Eichmann moved to accept the report and place on file. Seconded by Alderman Hasan. All voted Aye; motion carried.

ORD. NO. 2025-2707
AMEND ORDINANCE
2024-2649 TO REPAIR
LADDER TRUCK'S
HYDRAULIC PTO PUMP

G.9. Alderwoman Eichmann moved to adopt Ordinance No. 2025-2707, AN ORDINANCE TO AMEND ORDINANCE 2024-2649, AN ORDINANCE ADOPTING THE 2025 ANNUAL BUDGETS FOR THE GENERAL FUND TO TRANSFER \$8,950 OF CONTINGENCY APPROPRIATIONS TO FIRE DEPARTMENT VEHICLE MAINTENANCE TO REPAIR THE LADDER TRUCK'S HYDRAULIC PTO PUMP. Seconded by Alderwoman Day. On roll call, all voted Aye. Motion carried.

ORD. NO. 2025-2708
REZONE S 27TH STREET
AND W DREXEL AVE TO
MIXED USE BUSINESS
DISTRICT

G.10. Alderwoman Day moved to adopt Ordinance No. 2025-2708, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF SOUTH 27TH STREET AND WEST DREXEL AVE, A PART OF 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786-9980-003), TO B-MU SOUTH 27TH STREET MIXED USE BUSINESS DISTRICT (STEPHEN CROSS, AGENT FOR

COSTCO WHOLESALE CORP., APPLICANT), (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS). Seconded by Alderman Salous. All voted Aye; except Alderwoman Eichmann abstained. Motion carried.

RES. NO. 2025-8400
VEHICLE FUEL SALES
FACILITY FOR COSTCO

G.11. Alderwoman Day moved to adopt Resolution No. 2025-8400, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A CONDITIONAL USE FOR COSTCO WHOLESALE CORPORATION, FOR A VEHICLE FUEL SALES FACILITY LOCATED ON THE NORTHWEST CORNER OF SOUTH 27TH STREET AND WEST DREXEL AVE, A PART OF 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786-9980-003) (STEPHEN CROSS, AGENT FOR COSTCO WHOLESALE CORP., APPLICANT), (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS). Seconded by Alderman Hasan. On roll call, Alderman Craig, Alderman Salous, Alderwoman Day, Alderman Hasan and Alderman Peccarelli voted Aye; Alderwoman Eichmann abstained. Motion carried.

ORD. NO. 2025-2709
PLANNED
DEVELOPMENT
OVERLAY - COSTCO

G.12. Alderwoman Day moved to adopt Ordinance No. 2025-2709, AN ORDINANCE TO CREATE PLANNED DEVELOPMENT OVERLAY NO. 45 (COSTCO WHOLESALE CORPORATION) (A PART OF 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY, (TKN 786-9980-003)) OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE. Seconded by Alderman Hasan. On roll call, Alderman Peccarelli, Alderman Hasan, Alderwoman Day, Alderman Salous and Alderman Craig, voted Aye; Alderwoman Eichmann abstained. Motion carried.

Alderwoman Eichmann left the meeting at 8:29 p.m.

CLOSED SESSION
BASIL RYAN, JR., ET AL.
V. CITY OF FRANKLIN

G.22. Alderwoman Day moved to enter closed session at 8:30 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 the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderwoman Day. On roll call, all voted Aye. Motion carried.

Mayor Nelson called a recess at 8:30 p.m.

Alderwoman Eichmann returned to the meeting at 8:31 p.m.

Mayor Nelson reconvened at 8:35 p.m.

Upon reentering open session at 8:54 p.m., no action taken.

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| CHANGE ORDER FOR
THE PURCHASE OF
MERAKI SWITCHES | G.13. | Alderwoman Eichmann moved to authorize a TPX change order to purchase five new Meraki 24-port switches. All charges will include the cost of the switches, transceiver, fiber optic cables, licenses, and professional support. The total cost of the project is not to exceed \$21,371.40, with estimated 2026 support costs increasing by \$5,147.40. The project will allocate \$16,333 from Account Number 01-0144-5242 (IS Equipment Maintenance) and \$5,038.40 from Account Number 01-014405214 (IS Data Processing). Seconded by Alderman Peccarelli. All voted Aye; motion carried. |
| FRANKLIN FARMER'S
MARKET | G.14. | Alderman Peccarelli moved to bring back to the special common council meeting of November 11, 2025. Seconded by Alderwoman Eichmann. All voted Aye; motion carried. |
| FRANKLIN'S TOURISM
COMMISSION ACTIVITY
AND 2026 BUDGET, AND
ENGAGE FRANKLIN
REPORT | G.15. | Alderman Hasan moved to place on file and return the Engage Franklin part back to the November 18, 2025 common council meeting. Seconded by Alderman Salous. All voted Aye; motion carried. |
| POTENTIAL TAX
INCREMENTAL
DISTRICT 11 | G.16. | No Council action requested. |
| ORD. NO. 2025-2710
AMEND THE TITLE OF
§158-3 LICENSE FEES | G.17. | Alderwoman Day moved to adopt Ordinance No. 2025-2710, AN ORDINANCE TO AMEND THE TITLE OF §158-3 LICENSE FEES TO §158-3 CLASSES AND DENOMINATIONS OF LICENSES AND LICENSE FEES, AND §158-3J. CLASS C RETAIL WINE LICENSE, OF THE MUNICIPAL CODE TO PROVIDE MORE INFORMATION AS TO THE PREMISES FOR WHICH THEY MAY BE GRANTED. Seconded by Alderman Craig. On a roll call, all voted Aye. Motion carried. |
| | | Alderwoman Eichmann left the meeting at 10:46 p.m. |
| ORD. NO. 2025-2711
AMEND §169-1
LICENSES REQUIRED | G.18. | Alderman Salous moved to adopt Ordinance No. 2025-2711, AN ORDINANCE TO AMEND §169-1 LICENSES REQUIRED, OF THE MUNICIPAL CODE TO UPDATE LICENSES PROVIDED AND FEES REQUIRED, except return the portion of 121-1, Entertainment and Amusement and section 121-9, Extraordinary Entertainment and Amusement License and bring it back to the November 18, 2025 common council meeting. Seconded by Alderwoman Day. All voted Aye; motion carried. (5-0-1 (Ald. Eichmann)). |

Alderwoman Eichmann returned to the meeting at 10:48 p.m.

RECOMMENDED
CHANGES TO THE 2026
MAYOR'S
RECOMMENDED
BUDGET

G.19. Alderman Craig moved to amend the 2026 Mayor's Recommended Budget for expenditures as detailed above with the inclusion of \$200 for the South Shore Chamber of Commerce Membership and the reallocation of \$25,000 to unrestricted contingency for professional services in the Administration Department for the proposed 2026 City of Franklin budget for the Public Hearing scheduled for November 11, 2025. Seconded by Alderman Hasan. On roll call, all voted Aye. Motion carried.

G.20. Alderwoman Eichmann moved to enter closed session at 10:48 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 the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Motion failed for a lack of a second.

RES 2025-8401
*KLEOS CAPITAL
PARTNERS LP V.
GIOVANNI BOZZACCHI,
CITY OF FRANKLIN, ET
AL.*

Alderman Salous moved to adopt Resolution No. 2025-8401, A RESOLUTION TO AUTHORIZE THE EXECUTION OF A STIPULATION REGARDING CITY OF FRANKLIN'S NON-PARTICIPATION AND AGREEMENT TO BE BOUND BY DISTRIBUTION ORDER FOR THE CIRCUIT COURT CASE NO. 24-CV-428 AND A STIPULATION REGARDING CITY'S NON-PARTICIPATION ON APPEAL AND AGREEMENT TO BE BOUND FOR THE COURT OF APPEALS APPEAL NO. 25-AP-1404. Seconded by Alderman Hasan. All voted Aye; motion carried.

CLOSED SESSION
STEVE OLSON OPEN
RECORDS REQUEST
FOR ATTORNEY-
CLIENT PRIVILEGED
RECORDS

G.21. Alderman Hasan moved to enter closed session at 11:35 p.m. pursuant to Wis. Stat. § 19.85(1)(e), for competitive and bargaining reasons, to deliberate and consider the request for attorney-client privileged records related to deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, including, but not limited to preparing development agreements and related regulations and development procedures for properties within the City, and Wis. Stat. § 905.03 Lawyer-Client Privilege and Wis. Stat. § 19.35(1) Right to Inspection, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderwoman Day. On roll call, Alderman Craig and Alderwoman Eichmann voted No; Alderman Salous, Alderwoman Day, Alderman Hasan and Alderman Peccarelli all voted Aye. Motion carried.

Mayor Nelson called a recess at 11:36 p.m.
Mayor Nelson reconvened at 11:40 p.m.

Upon reentering open session at 12:16 a.m., Alderwoman Eichmann moved to proceed as discussed in closed session. Seconded by Alderman Hasan. All voted Aye; motion carried.

MISCELLANEOUS
LICENSES

H. Alderwoman Eichmann moved to approve the following licenses of the License Committee Meeting of November 4, 2025.

Grant 2025-26 New Operator License to: Vicky Ferrer, Ashley Handley & Jarrod Jones;

Hold 2025-26 New Operator License upon update of application to Toan Le;

Approved an Ordinance to Amend §169-1 Licenses Required, of the Municipal Code to Update Licenses Provided and Fees Required;

Approved an Ordinance to Amend the Title of §158-3 License Fees to §158-3 Classes and Denominations of Licenses and License Fees, and §158-3J. Class C Retail Wine License, of the Municipal Code to Provide More Information as to the Premises for Which They May be Granted;

Grant Class C Wine 2025-26 License to Avas Alterations LLC, DBA Avas Alterations LLC, Ava Sierra, 7131 S 76th St;

Grant Temporary Class “B” Beer & “Class B” Wine to St Martin of Tours – Fall Harvest Festival, Jennifer Drzewiecki, St Martin of Tours Church, 7963 S 116th St, Franklin WI, 11/15/25-5:00 pm to 9:00 pm; and

Grant Temporary Class “B” Beer and “Class B” Wine to St Martin of Tours-Vietnamese Culture Night, Jennifer Drzewiecki, St Martin of Tours Church, 7963 S 116th St, Franklin WI, 11/23/25-7:00 pm to 12:00 am.

Seconded by Alderman Craig. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

I. Alderman Hasan moved to approve City vouchers with an ending date of October 30, 2025 in the amount of \$1,486,131.32, and payroll dated October 31, 2025 in the amount of \$494,208.68 and payments of the various payroll deductions in the amount of \$534,396.01 plus City matching payments, and estimated payroll dated November 14, 2025 in the amount of \$472,000 and payments of the various payroll deductions in the amount of \$271,000, plus City matching payments. Seconded by Alderwoman Eichmann. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J. Alderman Hasan moved to adjourn the meeting of the Common Council at 12:18 a.m. Seconded by Alderman Peccarelli. All voted Aye; motion carried.