

A. Call to Order and Roll Call

Mayor John Nelson called the October 23, 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, Alderwoman Courtney Day (arrived at 6:08) and Commissioners Rebecca Specht, Kevin Haley and Patrick Leon. Excused was Commissioner Michael Shawgo. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Associate Planner Luke Hamill, and Assistant City Engineer Kaitlyn Witkowiak. Also present was Alderwoman Michelle Eichmann.

B. Approval of Minutes – Regular Meeting of October 9, 2025.

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

C. Public Hearing Business Matters

1. Costco, Rezoning, Conditional Use, Planned Development Overlay, and Site Plan.

Applications to allow for an approximately 168,000 square foot retail development and accompanying gas station: Rezoning application from B-P (Business Park) zoning district to B-MU (Mixed-use) district, Conditional Use application to allow for a fueling station, a Planned Development Overlay (PDO) of to modify development standards, and a Site Plan detailing the layout of the proposed development, upon property located at 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003).

Rezone

Principal Planner Ecks presented the Rezone application. Present were applicant’s Stephen Cross of Costco and Brent Pitcher of GRAEF.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:22 pm and closed at 6:22 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance to Rezone the Property which is a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way from B-P Business Park District to B-MU South 27th Street Mixed-Use District, Tax Key No. 786 9980 003. On roll call, all voted ‘aye’; motion carried (5-0-1).

Conditional Use

Principal Planner Ecks presented the Conditional Use application. Present were applicant’s Stephen Cross of Costco and Brent Pitcher of GRAEF.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:25 pm and closed at 6:26 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 Costco Wholesale Corporation, a Vehicle Fuel Sales facility located in the Northwest Corner of South 27th Street and West Drexel Avenue, a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way Tax Key No. 786 9980 003. On roll call, all voted 'aye'; motion carried (5-0-1).

Planned Development Overlay

Principal Planner Ecks presented the Planned Development Overlay application. Present were applicant's Stephen Cross of Costco and Brent Pitcher of GRAEF.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:33 pm and closed at 6:38 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to recommend approval of an Ordinance to create Planned Development Overlay No. 45, Costco Wholesale Corporation, which is a part of 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, Tax Key No. 786 9980 003, with the additional modification No. 13 of 15-5-01.B.2 allowing for a waiver of requirements to provide green infrastructure and other restitution for parking increases. On roll call, all voted 'aye'; motion carried (5-0-1).

Site Plan

Principal Planner Ecks presented the Site Plan application. Present were applicant's Stephen Cross of Costco and Brent Pitcher of GRAEF.

Commissioner Haley moved and Alderwoman Day seconded a motion to approve a Resolution approving a Site Plan for the development of a retail store with parking lot, fueling station, and related parking, landscaping and stormwater management upon 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 Tax Key No. 786 9980 003, with the condition that future landscaping consist of native plants, and Plan Commission finding that wetlands on site meet the provisions of the UDO provided they are determined to be non-federal. On roll call, all voted 'aye'; 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 7:05 p.m. and closed at 7:08 p.m. Multiple citizens were present.

E. Business Matters

- 1. Communities of Crocus Inc., Site Plan.** Request for approval of a Site Plan for Phase 1 of the Communities of Crocus development including: four Care Homes; the Centre for training, educational, recreational and therapeutics activities for Communities of Crocus residents; and The Supportive Hub to provide caregiver support and resources for residents and their families. Upon property located at 0 S 31ST ST, TKN 761 9992 002

Principal Planner Ecks presented the Site Plan application. Present were applicant Kevin Allenbach and Brad McDermid of HGA.

Commissioner Leon moved and Alderwoman Day seconded a motion to approve a Resolution approving a Site Plan for the development of a sixteen-unit supportive housing development, resident community center, and community Hub facility upon property located at 0 S. 31st Street (TKN 761 9992 002), with the additional condition that staff may administratively approve natural resource impacts and lighting. On roll call, all voted 'aye'; motion carried (5-0-1).

2. **Aldi, Site Plan.** Request for approval of a Site Plan for a new ALDI grocery store upon property located at 10001 W Church Street (TKN 795 9999 007).

Associate Planner Hamill presented the Site Plan application. Present were applicants Tom Howald of Aldi and Mark Seidl of Pinnacle Engineering.

Commissioner Leon moved and Commissioner Specht seconded a motion to approve a Resolution approving a Site Plan for the development of a grocery store with general parking, upon property located at 10001 W Church Street, additional condition that staff may administratively approve natural resource impacts, architectural standards, and lighting. On roll call, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Commissioner Haley moved and Commissioner Leon seconded to adjourn the meeting at 7:31 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).