

A. Call to Order and Roll Call

Mayor John Nelson called the October 9, 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 and Commissioners Michael Shawgo, Kevin Haley and Patrick Leon. Excused was Commissioner Rebecca Specht. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Associate Planner Nick Fuchs, Director of Administration Kelly Hersh, Director of Economic Development John Regetz and Assistant City Engineer Kaitlyn Witkowiak.

B. Approval of Minutes – Regular Meeting of September 18, 2025.

Commissioner Shawgo moved and Commissioner Haley 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. Franklin High School, Natural Resource Special Exception.** Natural Resource Special Exception (NRSE) for proposed impacts and disturbance of approximately 0.27 acres of wetland, 0.66 acres of wetland buffer, 0.55 acres of wetland setback, and 6.74 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). The Plan Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Plan Commission who is rendering advice concerning strategy to be adopted by the body with respect to litigation upon the Natural Resource Special Exception for the Franklin High School Approval in which the City is likely to become involved, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

Associate Planner Fuchs presented the Natural Resource Special Exception (NRSE). Present were applicant’s Annalee Bennin and Andy Chromy.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 6:06 pm and closed at 6:29 pm.

Commissioner Leon moved and Alderwoman Day seconded a motion to amend the motion adopted on August 21, 2025 for the Franklin High School Natural Resource Special Exception to change the 150-foot setback to an average setback of 60 feet as shown on the plans dated June 24, 2025. On roll call, 4 voted ‘aye’; 1 voted ‘nay’ and 1 abstained; motion carried (4-1-1).

- 2. Bear Development, Special Use.** Request for approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a multi-family condominium development use upon property located at 11590 West Meadowview Drive (Tax Key No. 891 1081 000).

Associate Planner Fuchs presented the Special Use. Present was applicant Dan Szczap.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 7:47 pm and closed at 7:48 pm.

Alderman Salous moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a multi-family condominium development use upon property located at 11590 West Meadowview Drive. On voice vote, all voted 'ayes'; motion carried (5-0-1).

3. **Poths General, Planned Development District Major Amendment.** Request to amend Section 15-3.0447 of the Unified Development Ordinance Planned Development District No. 42 to amend uses, density, development standards, exhibits, and conditions of approval for properties located at approximately 7154 South 76th Street (Tax Key Nos. 756-9993-021, 756-9993-016, and 756-9993-012).

Associate Planner Fuchs presented the Planned Development District Major Amendment. Present were applicant's Emily Cialdini and Ian Martin.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martínez and the Public Hearing opened at 9:23 pm and closed at 9:26 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend Section 15-3.0447 of the Franklin Unified Development Ordinance Planned Development District No. 42 (Poths General) to amend uses, density, development standards, exhibits, and conditions of approval for properties located at approximately 7154 South 76th Street, subject to technical changes upon the revised landscape and compensation plan. On roll call, all voted '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 8:10 p.m. and closed at 8:40 p.m.

E. **Business Matters**

1. **Franklin High School, Site Plan Amendment.** Request to approve a resolution to approve a Site Plan Amendment to allow for building and site modifications at the Franklin High School located at 8222 South 51st Street (Tax Key No. 807 9999 001).

Aldерwoman Day moved and Commissioner Leon seconded a motion to approve a Resolution approving a Site Plan Amendment to allow for building and site modifications at the Franklin High School located at 8222 South 51st Street, with removal of condition no. 9. On roll call, 4 voted 'aye' and 2 voted 'nay'; motion carried (4-2-1).

2. **Bear Development, Final (Condominium) Plat.** Request to approve a resolution conditionally approving a Condominium Plat for Lot 81, a condominium at 11590 West Meadowview Drive (Tax Key No. 891 1081 000).

Commissioner Leon moved and Commissioner Haley seconded a motion recommending approval of a Resolution approving a condominium plat for Lot 81, a Condominium at 11590 West Meadowview Drive. On voice vote, all voted 'aye'; motion carried (5-0-1).

3. **Poths General, Site Plan Amendment.** Request to approve a resolution to approve a Site Plan Amendment to allow for building, site and landscape plan changes for a mixed-use multi-family residential and commercial development upon property located at approximately 7154 South 76th Street (Tax Key Nos. 756-9993-021, 756-9993-016, and 756-9993-012).

Commissioner Leon moved and Commissioner Shawgo seconded a motion to adopt a Resolution approving a Site Plan Amendment to allow for building, site, and landscape plan changes for a mixed-use multi-family residential and commercial development upon properties located at approximately 7154 South 76th Street, with removal of condition No. 17 related to building materials. On roll call, all voted 'aye'; motion carried (5-0-1).

4. **Iconica Inc., Site Plan Amendment.** Request for approval of fill and grading activities after the fact, specifically excess spoil materials from the Luxe Golf Bays netting poles installation and golf ball target field (in September of 2021), which were stockpiled in the area between the Ballpark Commons parking lot and the Whitnall View subdivision, and spread out thereafter (in August of 2022) over approximately 3 acres, upon property located at 7005 S Ballpark Drive, TKN 744 1003 000 [The Plan Commission heard this item on February 9, 2023].

Alderwoman Day moved and Commissioner Leon seconded a motion to table at call of the Chair. On voice vote, all voted 'aye'; motion carried (5-0-1).

5. **Franklin Glow Run Food Vendor, Temporary Use.** Request for approval of seasonal sales (food vending) by Crossroads II Pizza and Subs on September 27, 2025 at Forest Park Middle School. This use requires Plan Commission approval because it is in an I-Institutional District. Staff conditionally approved this permit awaiting Plan Commission approval to allow the event to occur, upon property located at 8225 W Forest Hill Avenue (TKN 838 9978 001).

Commissioner Leon moved and Alderwoman Day seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for seasonal sales (food vending) by Crossroads II Pizza and Subs on September 27, 2025 at Forest Park Middle School. On voice vote, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Commissioner Shawgo moved and Commissioner Haley seconded to adjourn the meeting at 10:37 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).