

# APPROVED OCTOBER 7, 2025

## CITY OF FRANKLIN COMMON COUNCIL MEETING SEPTEMBER 16, 2025 MINUTES

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| ROLL CALL   | A.   | The regular meeting of the Franklin Common Council was held on September 16, 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.  |
| ROGER A. BUSS<br>PROCLAMATION   | B.1. | Mayor Nelson Presented a Proclamation Honoring the Life and Legacy of Roger A. Buss.   |
| GEORGE WEBB<br>RESTAURANT<br>RECOGNITION  | B.2. | Mayor Nelson Presented a Certificate of Recognition to George Webb Restaurant.   |
| CITIZEN COMMENT   | B.3. | Citizen comment period was opened at 6:43 p.m. and was closed at 7:13 p.m.   |
| MINUTES<br>SEPTEMBER 2, 2025  | C.   | Alderwoman Eichmann moved to approve the minutes of the Common Council meeting of September 2, 2025, as presented. Seconded by Alderman Hasan. All voted Aye; motion carried.  |
| HEARING:<br>FUTURE LAND USE   | D.   | A public hearing was called to order on September 16, 2025 at 7:18 p.m. on amending the Future Land Use Map designation for 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way, TKN 786-9980-003, approximately 20.18 acres designated as Office Use and Natural Resources to Mixed Use and Natural Resource. Public Hearing was closed at 7:22 p.m.   |
| ORD. NO. 2025-2698<br>2025 FUTURE LAND<br>USE MAP FOR 2710 W.<br>DREXEL<br>NORTHWESTERN<br>MUTUAL | G.1. | Alderwoman Day moved to adopt Ordinance No. 2025-2698, AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR THE PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF SOUTH 27 <sup>TH</sup> STREET AND WEST DREXEL AVE, ADDRESSED AS 2710 W. DREXEL AVENUE, 1 & 2 NORTHWESTERN MUTUAL WAY (TKN 786-9980-003), FROM OFFICE USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES (TOTALING APPROXIMATELY 20.18 ACRES) (BRIAN KONYN, NORTHWESTERN MUTUAL LIFE INSURANCE) (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS). Seconded by Alderman Salous. Alderman Peccarelli, |

Alderman Hasan, Alderwoman Day, Alderman Salous and Alderman Craig voted Aye; Alderwoman Eichmann abstained. Motion carried.

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| RES. NO. 2025-8378<br>TWO-LOT CERTIFIED<br>SURVEY MAP –<br>NORTHWESTERN<br>MUTUAL               | G.2. | Alderwoman Day moved to adopt Resolution No. 2025-8378, A RESOLUTION CONDITIONALLY APPROVING A TWO-LOT CERTIFIED SURVEY MAP, BEING A PART OF A PART OF PARCEL 1, IN CERTIFIED SURVEY MAP NO. 7389, BEING IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 , ALL IN SECTION 12, IN TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (BRIAN KONYN, NORTHWESTERN MUTUAL LIFE INSURANCE) (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS). Seconded by Alderwoman Eichmann. Alderman Craig, Alderman Salous, Alderwoman Day, Alderman Hasan, and Alderman Peccarelli voted Aye; Alderwoman Eichmann abstained. Motion carried. |
| RES. NO. 2025-8379<br>CONTRACT WITH<br>QUALITY FLOW<br>SYSTEMS – ST.<br>MARTINS LIFT<br>STATION | G.8. | Alderwoman Eichmann moved to adopt Resolution No. 2025-8379, A RESOLUTION FOR EMERGENCY AUTHORIZATION TO CONTRACT WITH QUALITY FLOW SYSTEMS TO REPLACE PUMP AT ST. MARTINS LIFT STATION IN LIEU OF THE PUBLIC BID PROCESS WITH A NOT-TO-EXCEED AMOUNT OF \$156,680.00. Seconded by Alderman Hasan. All voted Aye; motion carried.  |
| RES. NO. 2025-8380<br>PLEASANT VIEW<br>RESERVE REPAIRS  | G.9. | Alderman Salous moved to adopt Resolution No. 2025-8380, A RESOLUTION FOR EMERGENCY AUTHORIZATION TO PROCEED WITH THE EMERGENCY REPAIRS OF PLEASANT VIEW RESERVE. Seconded by Alderman Hasan. All voted Aye; motion carried.   |
| 2025 CIVIC<br>CELEBRATIONS<br>EVENT REPORT  | G.3. | Alderwoman Day moved to table to the October 7, 2025 Common Council meeting. Seconded by Alderwoman Eichmann. All voted Aye; motion carried  |
| RES. NO. 2025-8381<br>TWO-LOT CERTIFIED<br>SURVEY MAP –<br>LOOMIS & RYAN,<br>INC.               | G.4. | Alderman Craig moved to adopt Resolution No. 2025-8381, A RESOLUTION CONDITIONALLY APPROVING A 2-LOT CERTIFIED SURVEY MAP, BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 9421, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (LOOMIS & RYAN, INC., PROPERTY  |

OWNER) (TKN 891-9013-000). Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

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| RES. NO. 2025-8382<br>STORM WATER<br>FACILITIES<br>AGREEMENT AT 6449<br>S WHITNALL EDGE<br>RD | G.5.  | Alderman Craig moved to adopt Resolution No. 2025-8382, A RESOLUTION FOR ACCEPTANCE OF A STORM WATER FACILITIES MAINTENANCE AGREEMENT AND STORM WATER MANAGEMENT ACCESS EASEMENT, AT 6449 S. WHITNALL EDGE RD, TSUNAMI CAR WASH, TKN 705-8997-003. Seconded by Alderman Salous. All voted Aye; motion carried.  |
| JOB DESCRIPTION<br>FOR COMMUNITY<br>PARAMEDIC   | G.6.  | Alderwoman Eichmann moved to approve the Job Description for Community Paramedic Officer and the associated Letter of Understanding with Franklin Professional Firefighters Local 2760 pursuant to the Job Description handed out and presented at the September 16, 2025 Common Council meeting. Seconded by Alderman Salous. All voted Aye; motion carried.   |
| LETTER OF<br>UNDERSTANDING<br>FIREFIGHTERS<br>LOCAL 2760                                      | G.7.  | Alderman Hasan moved to approve the Letter of Understanding with Franklin Professional Firefighters Local 2760 regarding starting wages for the newly created position of Captain. Seconded by Alderman Craig. All voted Aye; motion carried.   |
| ORD. NO. 2025-2699<br>AMEND BUDGET-<br>AED'S IN THE PARKS                                     | G.10. | Alderman Craig moved to adopt Ordinance No. 2025-2699, AN ORDINANCE TO AMEND ORDINANCE 2024-2649, AN ORDINANCE ADOPTING THE 2025 ANNUAL BUDGETS FOR THE DONATIONS FUND TO PROVIDE RESOURCES AND APPROPRIATIONS TO SUPPORT THE ONGOING AUTOMATED EXTERNAL DEFIBRILLATORS (AED'S) IN THE PARKS PROGRAM. Seconded by Alderwoman Eichmann. On roll call, all voted Aye. Motion carried.   |
| Mayor Nelson called a recess at 8:07 p.m.<br>Mayor Nelson reconvened at 8:16 p.m.             |       |   |
| PRESENTATION OF<br>THE MAYOR'S 2026<br>RECOMMENDED<br>BUDGET                                  | G.11. | Alderwoman Eichmann moved to forward the Mayor's 2026 Recommended Budget to the Finance Committee for review and to submit its recommended changes to the Common Council at the regular meeting on October 7, 2025. Additionally, provide any necessary direction to staff regarding additional materials or information for the October 7, 2025, Common Council Meeting budget discussions. Seconded by Alderman Craig. All voted Aye; motion carried. |
| ORD. NO. 2025-2700<br>AMEND ORD. 2024-<br>2649 FOR THE SENIOR                                 | G.12. | Alderwoman Eichmann moved to adopt Ordinance No. 2025-2700, AN ORDINANCE TO AMEND ORDINANCE 2024-2649, AN ORDINANCE ADOPTING THE 2025 ANNUAL BUDGET FOR THE GENERAL FUND TO CARRYFORWARD \$5,734 OF   |

CITIZEN ACTIVITIES  
ACCOUNT

UNUSED 2024 APPROPRIATIONS FOR THE SENIOR CITIZEN  
ACTIVITIES ACCOUNT. Seconded by Alderman Hasan. On roll call,  
all voted Aye. Motion carried.

CLOSED SESSION  
POTENTIAL  
DEVELOPMENT  
AGREEMENT  
BETWEEN CITY OF  
FRANKLIN AND  
MODINE  
MANUFACTURING  
COMPANY

G.13. Alderman Hasan moved to enter closed session at 9:14 p.m., pursuant  
to Wis. Stat. §19.85(1)(e), for market competition and bargaining  
reasons, to deliberate and consider terms relating to a potential  
commercial/industrial/manufacturing/ development and proposal and  
the investing of public funds and governmental actions in relation  
thereto and to effect such development, including the terms and  
provisions of a potential development agreement with Modine  
Manufacturing Company for the development of property located at  
3303 W. Oakwood Road, bearing TKN 951-9994-002, within Tax  
Incremental District No. 8, and to reenter open session at the same place  
thereafter to act on such matters discussed herein as it deems  
appropriate. Seconded by Alderwoman Eichmann. On roll call, all  
voted Aye. Motion carried.

RES. 2025-8383  
TID 8 DEVELOPMENT  
AGREEMENT

Upon reentering open session at 9:29 p.m., Alderman Hasan moved to  
adopt Resolution No. 2025-8383, A RESOLUTION AUTHORIZING  
CERTAIN OFFICIALS TO EXECUTE AN UPDATED TAX  
INCREMENTAL DISTRICT NO. 8 DEVELOPMENT  
AGREEMENT BETWEEN THE CITY OF FRANKLIN AND  
MODINE MANUFACTURING COMPANY. Seconded by  
Alderwoman Day. All voted Aye; motion carried.

CLOSED SESSION  
STRATEGY UPON  
THE CONDITIONAL  
USE FOR THE  
FRANKLIN HIGH  
SCHOOL

G.14. Alderwoman Eichmann moved to enter closed session at 9:32 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 litigation upon the Conditional Use  
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. A motion to go into closed session died for a lack of a  
second.

No action taken.

MISCELLANEOUS  
LICENSES

H. Alderman Craig moved to approve the following licenses of the License  
Committee Meeting of September 16, 2025:

Grant New 2025-26 Operator License to Rhiannon Gale & Angela  
Kirchner;

Grant Extraordinary Entertainment & Special Event to Buffalo Bill's  
Pumpkin Farm, Jennifer Hinkel, 9612 W Oakwood Rd., Friday's,  
Saturday's & Sunday's (9/26-11/8/25);

Grant Extraordinary Entertainment & Special Event to Buffalo Bill's Haunted Trail, Jennifer Hinkel, 9612 W Oakwood Rd., Friday's & Saturday's 10/3-11/1/25; and  
Grant Extraordinary Entertainment & Special Event to 3rd Annual CESC 2025 Youth Soccer Festival/Tournament, Matthew Saric, Croatian Park, 9100 S 76<sup>th</sup> St, 9/26-9/28/25.

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

VOUCHERS AND  
PAYROLL

- I. Alderwoman Eichmann moved to approve City vouchers with an ending date of September 11, 2025 in the amount of \$1,912,599.69, and payroll dated September 5, 2025 in the amount of \$460,353.98 and payments of the various payroll deductions in the amount of \$251,131.04 plus City matching payments, and estimated payroll dated September 19, 2025 in the amount of \$482,000 and payments of the various payroll deductions in the amount of \$545,000, plus City matching payments, and estimated payroll dated October 3, 2025 in the amount of \$474,000 and payments of the various payroll deductions in the amount of \$256,000 plus city matching payments. Seconded by Alderman Craig. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderman Craig moved to adjourn the meeting of the Common Council at 10:18 p.m. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.