

**City of Franklin  
Plan Commission Meeting  
February 19, 2026  
Minutes**

Approved  
March 5, 2026

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

Mayor John Nelson called the February 19, 2026 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 Rebecca Specht, Michael Shawgo and Kevin Haley. Excused was Commissioner Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Regulo Martinez-Montilva, Principal Planner Marion Ecks, Assistant Planner Rose Melton, Director of Economic Development John Regetz, Director of Administration Kelly Hersh, Alderman Jason Craig and Alderwoman Michelle Eichmann. Commissioner Specht left the meeting at 7:04.

**B. Approval of Minutes – Regular Meeting of January 22, 2026.**

Alderman Salous moved and Commissioner Shawgo 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. Public Hearing regarding the proposed creation of Tax Incremental District No. 10,** the proposed boundaries of the District, and the proposed Project Plan for the District. Tax Incremental District No. 10 (TID 10) is a proposed Blighted Area District comprising approximately 30 acres located to the southeast of South 76th Street and West Rawson Avenue. TID 10 will facilitate new residential and commercial development

Director of Economic Development John Regetz; and consultants Ehlers and SB Friedman presented the Tax Incremental District No. 10 request.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez and the Public Hearing opened at 6:53 pm and closed at 7:56 pm.

**Motion #1**

Alderwoman Day moved and Commissioner Haley seconded a motion to recommend approval of a Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 10. On voice vote, 3 voted ‘aye’ and 1 abstained; motion failed (3-0-2).

Commissioner Haley moved and Alderwoman Day seconded to vote again. On voice vote, all voted ‘aye’; motion carried (4-0-2).

**Motion #2**

Commissioner Haley moved and Alderwoman Day seconded a motion to recommend approval of a Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 10. On voice vote, 4 voted ‘aye’ and 1 abstained; motion carried (4-0-2).

- 2. Blomquist, Conditional Use,** Request for approval of a Conditional Use for an approximately 795 square foot attached Accessory Dwelling Unit, for property located at 8866 W. Puetz Road (TKN 839 9997 009)

Assistant Planner Melton presented the Conditional Use request. Applicant, Benjamin Blomquist was present.

The Official Notice of Public Hearing was read in to the record by Assistant Planner Melton and the Public Hearing opened at 9:13 pm and closed at 9:13 pm.

Commissioner Haley moved and Alderwoman Day seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Conditional Use for an attached accessory dwelling unit upon property located at 8866 W. Puetz. Road (Tax Key No. 839 9997 009). On voice vote, all voted aye, motion carried (4-0-2).

- 3. Kroner, Inc. Special Use Amendment.** Request for approval of a Special Use Amendment to allow for warehouse distribution and storage, for property located at 3617 W Oakwood Rd. (950-9001-000).

Principal Planner Ecks presented the Special Use Amendment request.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 9:20 pm and closed at 9:20 pm.

Alderman Salous moved and Alderwoman Day seconded a motion to recommend approval of a Resolution to amend Resolution No. 2021-7722, a Special Use within Planned Development District No. 39 (Mixed Use Business Park), to allow for warehouse, distribution and storage uses, upon property located at 3617 West Oakwood Road (Tax Key No. 950 9001 000). On voice vote, all voted aye, motion carried (4-0-2).

- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 9:21 p.m. and closed at 9:21 p.m.

#### **E. Business Matters**

1. Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10.” Tax Incremental District No. 10 (TID 10) is a proposed Blighted Area District comprising approximately 30 acres located to the southeast of South 76th Street and West Rawson Avenue. TID 10 will facilitate new residential and commercial development. [This item was presented with Item C.1].
- 2. Northwestern Mutual Life Insurance (Costco), Certified Survey Map.** Request for recommendation to Common Council of an amendment to an application for a two-lot Certified Survey Map for the property located on the northwest corner of South 27th Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003).

Principal Planner Ecks presented the Certified Survey Map request.

Alderman Day moved and Commissioner Shawgo seconded A motion to recommend approval of a resolution conditionally approving a revised two-lot Certified Survey Map, being a redivision of a part of Parcel 1, in Certified Survey Map No. 7389 in the City of Franklin, Milwaukee County, Wisconsin. (NORTHWESTERN MUTUAL LIFE INSURANCE APPLICANT AND PROPERTY OWNER). On voice all voted 'aye'; motion carried (4-0-2).

3. **Thelen, Minor Site Plan Amendment.** Request for approval of a Minor Site Plan Amendment for a fence exceeding 6 feet in height in a non-residential district, for property located at 8861 S 27th Street (TKN 855 9946 002).

Planning Manager Martinez presented the Minor Site Plan Amendment request.

Commissioner Shawgo moved and Alderman Salous seconded a motion to approve a Resolution approving a Minor Site Plan Amendment for the development of 8-foot-high fencing, upon property located at 8861 S 27<sup>th</sup> Street (TKN 855 9946 002). On voice all voted 'aye'; motion carried (4-0-2)

## **F. Adjournment**

Alderman Day moved and Commissioner Haley seconded to adjourn the meeting at 9:24 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).