

APPROVED JANUARY 20, 2026

CITY OF FRANKLIN COMMON COUNCIL MEETING JANUARY 6, 2026 MINUTES

ROLL CALL

A. The regular meeting of the Franklin Common Council was held on January 6, 2026, 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 and Alderman Craig. Alderwoman Day was excused. Also, in attendance were Director of Administration Kelly Hersh, City Attorney Jesse A. Wesolowski and City Clerk Shirley Roberts.

CITIZEN COMMENT

B. Citizen comment period was opened at 6:32 p.m. and was closed at 6:47 p.m.

MINUTES DECEMBER 16, 2025

C.1. Alderman Hasan moved to approve the minutes of the Common Council meeting of December 16, 2025, as presented. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

MINUTES DECEMBER 18, 2025

C.2. Alderman Hasan moved to approve the minutes of the Common Council meeting of December 18, 2025, as presented. Seconded by Alderwoman Eichmann. On roll call, Alderman Peccarelli, Alderwoman Eichmann, Alderman Hasan and Alderman Salous voted Aye; Alderman Craig abstained. Motion carried.

MAYORAL APPOINTMENTS

E. Alderwoman Eichmann moved to approve the following Mayoral Appointments:

1. Hotel/Motel Industry Member: Lance A. Schaefer, Everest Hospitality, LLC, 6901 S. 76th St., Ald. Dist. 2 – Tourism Commission for a 1-year term expiring 12/31/2026.
2. Barbara Wesener, 7479 Carter Circle S., Ald. Dist. 5 – Tourism Commission for a 1-year term expiring 12/31/2026.
3. Mark Wylie, 7468 Carter Circle S., Ald. Dist. 5 – Tourism Commission for a 1-year term expiring 12/31/2026.
4. Jeffrey Kuderski, 8135 W. High St., Ald. Dist. 1 – Tourism Commission for a 1-year term expiring 12/31/2026.
5. William Elliott, 8160 S. Steepleview Dr., Ald. Dist. 2 – Tourism Commission for a 1-year term expiring 12/31/2026.
6. Aaron Smak, 6811 S. 51st St., Ald. Dist. 5 – Technology Commission for a 3-year unexpired term expiring 04/30/2027.

Seconded by Alderman Hasan. On roll call, all voted Aye. Motion carried.

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RES. NO. 2026-8417
CHANGE ORDER NO. 2
FOR TERRACON

SEWER AND WATER
SURVEY – S 76TH ST, W
RYAN RD, W PARK
CIRCLE WAY

W DREXEL AVE ROAD
RECONSTRUCTION
PROJECT

DEVELOPMENT
AGREEMENT WITH
FRANKLIN SCHOOL
DISTRICT

TENTATIVE
AGREEMENT WITH
FRANKLIN
PROFESSIONAL POLICE
OFFICERS
ASSOCIATION

RES. NO. 2026-8418
JSA ENVIRONMENTAL,
INC. AGREEMENT

FUTURE DISTRIBUTION
OPTIONS FOR CITY
NEWSLETTER

CLOSED SESSION
TAX INCREMENTAL
DISTRICT 10

G.1.

Alderman Hasan moved to adopt Resolution No. 2026-8417, A RESOLUTION TO ISSUE CHANGE ORDER NO. 2 FOR ADDITIONAL GEOTECHNICAL SERVICES TO TERRACON CONSULTANTS, INC. IN THE DO NOT EXCEED AMOUNT OF \$13,700.00. Seconded by Alderman Salous. All voted Aye; motion carried.

G.2.

Alderwoman Eichmann moved to direct staff to survey the property owners and return to Common Council with the results. Seconded by Alderman Craig. All voted Aye; motion carried.

G.3.

Alderwoman Eichmann moved to table to the February 3, 2026 Common Council meeting. Seconded by Alderman Salous. All voted Aye; motion carried.

G.4.

Alderwoman Eichmann moved to table to the January 20, 2026 Common Council meeting. Seconded by Alderman Salous. All voted Aye; motion carried.

G.5.

This item was already approved on July 15, 2025 Common Council meeting.

G.6.

Alderman Hasan moved to adopt Resolution No. 2026-8418, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE AN AGREEMENT TO CONTINUE PROFESSIONAL ENVIRONMENTAL ENGINEERING SERVICES TO MONITOR COMPLIANCE AT THE METRO RECYCLING & DISPOSAL FACILITY TO DECEMBER 31, 2026, WITH JSA ENVIRONMENTAL, INC. Seconded by Alderman Craig. All voted Aye; motion carried.

G.7.

Alderwoman Eichmann moved approve Option 2 and direction from the Director of Administration that upon determination of the number of newsletters to be printed that survey of available and willing printing companies and the costs therefor be obtained and returned to the council. Seconded by Alderman Salous. All voted Aye; motion carried.

G.8.

Alderwoman Eichmann moved to enter closed session at 7:27 p.m. pursuant to Wis. Stat. § 19.85(1)(e), to consider Tax Incremental District 10 [creation thereof in process] Development agreements

DEVELOPMENT
AGREEMENTS WITH
LXL PG APARTMENTS
LLC

between the City of Franklin and LXL PG Apartments, LLC in relation thereto for properties in the southeast corner area of South 76th Street and West Rawson Avenue, such potential development to be named Poth's General, for market competition and bargaining reasons, to deliberate and consider terms relating to potential residential/commercial development(s) and proposal(s) and the investing of public funds and governmental actions in relation thereto and to effect such development(s), and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Hasan. On roll call, Alderman Peccarelli, Alderwoman Eichmann, Alderman Hasan and Alderman Salous voted Aye; Alderman Craig voted No. Motion carried.

Mayor Nelson called a recess at 7:27 p.m.

Mayor Nelson reconvened at 7:35 p.m.

Upon reentering open session at 8:58 p.m., no action taken.

RES. NO. 2026-8419
DEVELOPMENT
AGREEMENT WITH LXL
PG APARTMENTS

G.9.

Alderwoman Eichmann moved to adopt Resolution No. 2026-8419, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A TAX INCREMENTAL DISTRICT NO 10 [creation thereof in process] DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FRANKLIN AND LXL PG APARTMENTS, LLC (DEVELOPER) FOR REDEVELOPMENT OF THE ORCHARD VIEW SHOPPING CENTER AT 7166 S. 76TH STREET AND A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FRANKLIN AND LXL PG COMMERCIAL, LLC (DEVELOPER) FOR REDEVELOPMENT OF THE ORCHARD VIEW SHOPPING CENTER AT 7166 S. 76TH STREET, SUCH POTENTIAL DEVELOPMENTS TO BE NAMED POTHS GENERAL (PROJECT), subject to adding "subject to Tax Incremental District No 10 creation and existence for funding under the law", recognizing that in the draft redevelopment agreement provision that covers that, and add it to the Resolution "NOW THEREFORE BE IT RESOLVED" and "BE IT FURTHER RESOLVED" provisions approving the agreements, and the "BE IT FURTHER RESOLVED" provision for the execution of the agreements by the Mayor, Director of Finance and Treasury and City Clerk. Also, to authorize and accept changes to the agreements as prepared by City Staff. Seconded by Alderman Hasan. On roll all Alderman Hasan, Alderwoman Eichmann and Alderman Peccarelli vote Aye. Alderman Craig and Alderman Salous voted No. Motion carried.

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CLOSED SESSION

*FRANKLIN PUBLIC
SCHOOLS, ET AL. V. CITY
OF FRANKLIN COMMON
COUNCIL, ET AL.*

G.10.

Alderwoman Eichmann moved to enter closed session at 9:02 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 Alderman Salous. On roll call, all voted Aye. Motion carried.

Upon reentering open session at 9:48 p.m., Alderman Craig 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 January 6, 2026:

Grant 2025-26 New Operator License upon Appearance to Jazzmine Morin-Muthig;

Grant 2025-26 New Operator License to: Ji Youn Cindy Kim, Richard Rehberg, & John Bergner;

Grant Class B Combination License to Tail Spin LLC, DBA Tail Spin Pub & Pizza, Jennifer Halverson, Agent, 8330 W Puetz Rd;

Grant Class A Combination Change of Agent 2025-26 to Walgreens #15020, Walgreen Co, Louis Olinger, Agent, 7130 S 76th St; and

Grant Temporary Entertainment & Amusement and Temporary Class "B" Beer & Temporary "Class B" Wine Retailer's to: St Martin of Tours Church, Francis Vu Tran, Vietnamese New Year, 7963 S 116th St, 2/22/26; Franklin Civic Celebration Committee, John Bergner, Independence Celebration, City Hall-9229 W Loomis Rd, 7/2-7/5/26.

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 January 1, 2026 in the amount of \$1,762,990.71, and payroll dated December 26, 2025 in the amount of \$468,300.50 and payments of the various payroll deductions in the amount of \$525,402.77 plus City matching payments, and estimated payroll dated January 9, 2026 in the amount of \$512,000 and payments of the various payroll deductions in the amount of \$306,000, 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 9:51 p.m. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.