

APPROVED AUGUST 4, 2026

CITY OF FRANKLIN COMMON COUNCIL MEETING JULY 21, 2026 MINUTES

ROLL CALL	A.	The regular meeting of the Franklin Common Council was held on July 21, 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 Johnson, Alderwoman Eichmann, Alderman Hasan, Alderwoman Kresovic, Alderman Salous, and Alderwoman Kenney. Also in attendance were Director of Administration Kelly Hersh, City Attorney Jesse A. Wesolowski, City Attorney Christina Lucchesi, and City Clerk Shirley Roberts.
CITIZEN COMMENT	B.	Citizen comment period was opened at 6:31 p.m. and was closed at 6:42 p.m.
MINUTES JULY 7, 2026	C.1.	Alderman Hasan moved to approve the minutes of the Common Council meeting of July 7, 2026, as presented. Seconded by Alderwoman Kresovic. All voted Aye; motion carried.
MINUTES JULY 16, 2026	C.2.	Alderman Hasan moved to approve the minutes of the Special Common Council meeting of July 16, 2026, as presented. Seconded by Alderwoman Eichmann. On roll call, Alderman Johnson, Alderwoman Eichmann, Alderman Salous, Alderwoman Kresovic and Alderman Salous voted Aye; Alderwoman Kenney abstained. Motion carried.
S. 76 TH ST. WATER MAIN BID	G.1.	Alderman Johnson moved to authorize staff to proceed to advertise and bid the S. 76 th Street Water Main Extension Project. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.
S. 27 TH ST. WATER MAIN DESIGN	G.2.	Alderwoman Kresovic moved to authorize staff to begin design of S. 27 th Street Water Main Extension Project and come back to Council with a proposed budget amendment for project design and construction. Seconded by Alderman Hasan. All voted Aye; motion carried.
RES. NO. 2026-8496 TERRACON CONSULTANTS, INC. PROPOSAL	G.3.	Alderman Hasan moved to adopt Resolution No. 2026-8496, A RESOLUTION TO APPROVE TERRACON CONSULTANTS, INC. GEOTECHNICAL SERVICES PROPOSAL FOR SOUTH 51 ST STREET FROM WEST RAWSON AVENUE TO WEST DREXEL AVENUE IN THE AMOUNT OF \$14,200, with using the city standard contract. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

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| WATER TOWER PARK
PROJECT BID | G.4. | Alderwoman Eichmann moved to authorize staff to proceed to advertise and bid for the Water Tower Park Restoration Project. Seconded by Alderman Hasan. All voted Aye; motion carried. |
| RES. NO. 2026-8497
RYAN MEADOWS
CONDOMINIUMS
AGREEMENT | G.5. | Alderwoman Kenney moved to adopt Resolution No. 2026-8497, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A DEVELOPMENT AGREEMENT FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS WITH LOOMIS AND RYAN INC. – RYAN MEADOWS CONDOMINIUMS TKN 891-9062-000, subject to review and approval by the City Attorney. Seconded by Alderman Johnson. All voted Aye; motion carried. |
| WATER SERVICE S. 92 ND
ST & W. RYAN RD | G.6. | Alderwoman Kenney moved to direct staff to begin design of the S. 92 nd Street and W. Ryan Road water main extension project. Seconded by Alderman Johnson. All voted Aye; motion carried. |
| ORD. NO. 2026-2742
REZONE PROPERTY
2821 W COLLEGE AVE | G.7. | Alderman Salous moved to adopt Ordinance No. 2026-2742, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE PROPERTY LOCATED AT 2821 W. COLLEGE AVENUE (TKN 714-9973-001) TO B-MU – SOUTH 27 TH STREET MIXED USE DISTRICT (JUSTIN BARNES, CLUB CAR WASH OPERATING, LLC, APPLICANT) (COLLEGE AVENUE ASSOCIATES, LLC, PROPERTY OWNER). Seconded by Alderman Hasan. All voted Aye; motion carried. |
| RES. NO. 2026-8498
1 LOT SURVEY MAP
COLLEGE AVE | G.8. | Alderman Hasan moved to adopt Resolution No. 2026-8498, A RESOLUTION CONDITIONALLY APPROVING A ONE-LOT CERTIFIED SURVEY MAP, BEING PART OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (6311 S. 27 TH STREET (TKN 714-9973-000), 2723 W. COLLEGE AVENUE (TKN 714-9969-001), 2729 W. COLLEGE AVENUE (TKN 714-9970-001), 2807 W. COLLEGE AVENUE (TKN 714-9971-000), AND 2821 W. COLLEGE AVENUE (TKN 714-9973-001)) (JUSTIN BARNES, CLUB CAR WASH OPERATING, LLC, APPLICANT) (COLLEGE AVENUE ASSOCIATES, LLC AND TS COLLINS COLLEGE AVENUE ASSOCIATES, LLC, PROPERTY OWNERS). Seconded by Alderwoman Eichmann. All voted Aye; motion carried. |
| RES. NO. 2026-8499
4 LOT SURVEY MAP
76 TH ST. | G.9. | Alderwoman Kresovic moved to adopt Resolution No. 2026-8499, A RESOLUTION CONDITIONALLY APPROVING A 4 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 2, CERTIFIED SURVEY MAP NO. 8318, OUTLOT 1 OF |

CERTIFIED SURVEY MAP NO. 6313, AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5401, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN (INITECH LLC, APPLICANT/PROPERTY OWNER) (APPROXIMATELY 7154 S. 76TH STREET). Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

RES. NO. 2026-8500
1 LOT SURVEY MAP S.
102ND ST & W. LOOMIS
RD

G.10 Alderwoman Eichmann moved to adopt Resolution No. 2026-8500, A RESOLUTION CONDITIONALLY APPROVING A ONE-LOT CERTIFIED SURVEY MAP, BEING ALL OF PARCEL 3 IN CERTIFIED SURVEY MAP NO. 7099 AND ADDITIONAL LANDS LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (8910 S. 102ND STREET (TKN 846-9987-003) AND 10525 W. LOOMIS ROAD (TKN 846-9998-001)) (ISLAMIC FOUNDATION OF GREATER MILWAUKEE, INC., PROPERTY OWNER). Seconded by Alderman Johnson. On roll call, Alderwoman Kenney, Alderman Salous, Alderman Hasan, Alderwoman Eichmann and Alderman Johnson all voted Aye; Alderwoman Kresovic voted no. Motion carried.

ORD. NO. 2026-2743
REZONE 10525 W.
LOOMIS RD

G.11. Alderwoman Eichmann moved to adopt Ordinance No. 2026-2743, AN ORDINANCE TO AMEND SECTION 15-3.0434 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 29 TO MODIFY DISTRICT BOUNDARIES AND REZONE PROPERTY LOCATED AT 10525 W. LOOMIS ROAD TO PDL NO. 29 (AREA A) AND FLOODPLAIN OVERLAY DISTRICT AND TO AMEND ALLOWED USES WITHIN THE DISTRICT (ISLAMIC FOUNDATION OF GREATER MILWAUKEE, APPLICANT/PROPERTY OWNER) (APPROXIMATELY 8800 AND 8910 S. 102ND STREET). Seconded by Alderman Salous. On roll call, all voted Aye. Motion carried.

RES. NO. 2026-8501
LAND COMBINATION
31ST ST

G.12. Alderman Hasan moved to adopt Resolution No. 2026-8501, A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR 7705 S. 31ST STREET, (TKN 786-9988-000), 7631 S. 31ST STREET, (TKN 786-9987-000), AND 7721 S. 31ST STREET (TKN 786-9992-000), (ADVENIR AZORA DEVELOPMENT, APPLICANT) (MATTEO AND GERMANO NORANTE, OWNER, 7705 S. 31ST STREET) (BC

MANAGEMENT, OWNER, 7631 S. 31ST STREET) (ESTATE OF GERALD F ZAWADZKI, OWNER, 7721 S. 31ST STREET). Seconded by Alderwoman Eichmann. On roll call, all voted Aye. Motion carried.

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| RES. NO. 2026-8502
HOUSING
DEVELOPMENT S. 31 ST
ST | G.13. | Alderman Hasan moved to adopt Resolution No. 2026-8502, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A CONDITIONAL USE FOR A HOUSING DEVELOPMENT, RESIDENT COMMUNITY CENTER, AND RELATED FACILITIES, UPON PROPERTY LOCATED AT 7705 S. 31 ST STREET, (TKN 786-9988-000), 7631 S. 31 ST STREET, (TKN 786-9987-000), AND 7721 S. 31 ST STREET (TKN 786-9992-000), (ADVENIR AZORA DEVELOPMENT, APPLICANT) (MATTEO AND GERMANO NORANTE, OWNER, 7705 S. 31 ST STREET) (BC MANAGEMENT, OWNER, 7631 S. 31 ST STREET) (ESTATE OF GERALD F ZAWADZKI, OWNER, 7721 S. 31 ST STREET). Seconded by Alderman Johnson. On roll call, Alderman Johnson, Alderwoman Eichmann, Alderman Hasan, Alderman Salous and Alderwoman Kenney all voted Aye; Alderwoman Kresovic voted no. Motion carried. |
| ORD. NO. 2026-2744
PLANNED
DEVELOPMENT
OVERLAY NO. 46 | G.14. | Alderwoman Eichmann moved to adopt Ordinance No. 2026-2744, AN ORDINANCE TO CREATE PLANNED DEVELOPMENT OVERLAY NO. 46 (ADVENIR AZORA DEVELOPMENT) 7705 S. 31 ST STREET, (TKN 786-9988-000), 7631 S. 31 ST STREET, (TKN 786-9987-000), AND 7721 S. 31 ST STREET (TKN 786-9992-000), OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE. Seconded by Alderman Hasan. On roll call, all voted Aye. Motion carried. |
| 2027 MAYOR'S
RECOMMENDED
BUDGET | G.15. | This document is informational only. Alderwoman Eichmann moved to receive and place it on file. Seconded by Alderwoman Kenney. All voted Aye; motion carried. |
| RES. NO. 2026-8503
GENERAL OBLIGATION
DEBT | G.16. | Alderwoman Eichmann moved to adopt Resolution No. 2026-8503, A RESOLUTION AUTHORIZING THE ISSUANCE OF UP TO \$10,000,000 IN GENERAL OBLIGATION DEBT TO FUND CRITICAL CAPITAL IMPROVEMENT PROJECTS. Seconded by Alderman Hasan. On roll call, Alderman Johnson, Alderwoman Eichmann, Alderman Hasan, Alderwoman Kresovic and Alderwoman Kenney all voted Aye; Alderman Salous voted no. Motion carried. |
| RES. NO. 2026-8504 | G.17. | Alderwoman Kresovic moved to adopt Resolution No. 2026-8504, A RESOLUTION DECLARING OFFICIAL INTENT TO |

REIMBURSE
EXPENDITURES

REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING. Seconded by Alderwoman Kenney. All voted Aye; motion carried.

FRANKLIN SENIOR
CITIZENS TRAVEL
PROGRAM UPDATE

G.18. This item is being provided at the direction of the Common Council for its information.

FRANKLIN SENIOR
CITIZENS, INC.
PROGRAM UPDATE

G.19. This item is being provided at the direction of the Common Council for its information.

CLOSED SESSION
PLEASANT VIEW
RESERVE CLAIMS

G.20. Alderman Hasan moved to enter closed session at 8:58 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 claims and litigation in which it 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. Seconded by Alderwoman Kresovic. On roll call, all voted Aye. Motion carried.

Mayor Nelson called a recess at 8:58 p.m.
Mayor Nelson reconvened at 9:08 p.m.

Upon reentering open session at 9:45 p.m., no action was taken.

PLEASANT VIEW
RESERVE REPAIRS BIDS

G.21. Alderwoman Eichmann moved to authorize staff to proceed to advertise and bid the Pleasant View Reserve Repairs Project. Seconded by Alderwoman Kenney. All voted Aye; motion carried.

MISCELLANEOUS
LICENSES

H. Alderwoman Kenney moved to approve the following licenses of the License Committee Meeting of July 21, 2026.

Grant New 2026-27 Operator License to: Chelsea Gagliano, Michele Gilbert, Andrew Hushek, Jena Obarski, Richard Rehberg, Dominique Tarpley, Jeffrey Terp;
Grant New 2026-27 Operator License with a letter to Vernon Wienke;

Seconded by Alderman Johnson. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

I. Alderman Hasan moved to approve City vouchers with an ending date of July 16, 2026 in the amount of \$2,105,853.96, and payroll dated July 10, 2026 in the amount of \$472,045.17 and payments of the various payroll deductions in the amount of \$272,001.14 plus City matching payments, and estimated payroll dated July 24, 2026

in the amount of \$501,000 and payments of the various payroll deductions in the amount of \$588,000, plus City matching payments. Seconded by Alderwoman Kenney. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderwoman Eichmann moved to adjourn the meeting of the Common Council at 9:48 p.m. Seconded by Alderwoman Kenney. All voted Aye; motion carried.