

**City of Franklin
Plan Commission Meeting
July 23, 2026
Minutes**

Approved
August 20, 2026

A. Call to Order and Roll Call

Mayor John Nelson called the July 23, 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 Michelle Eichmann and Commissioners Kevin Haley, Michael Shawgo, Patrick Leon. Commissioner Rebecca Specht was excused. Also present were City Attorney Jesse Wesolowski, City Attorney Christina Lucchesi, Planning Manager Régulo Martínez, Principal Planner Marion Ecks, Director of Economic Development John Regetz and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of July 9, 2026.

Commissioner Leon 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. **Safari Homes Franklin LLC, Conditional Use time extension.** Request to extend for two years the conditional use permit for Lake Grove Place, a multi-family development with 38 dwelling units, upon property located at 3709 W. College Avenue (TKN 713 9996 003).

Planning Manager Martínez presented the Conditional Use request.

The Official Notice of Public Hearing was read into the record by Planning Manager Martínez and the public hearing opened at 6:05 pm and closed at 6:15 pm.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to recommend approval of a resolution to extend for two (2) years Resolution no. 2024-8153, a resolution imposing conditions and restrictions for the approval of a special use for Lake Grove Place, a multifamily development with 38 dwelling units upon property located at approximately 3709 W College Avenue (Safari Homes Franklin LLC). On roll call vote, all voted ‘aye’; 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 6:25 p.m. and closed at 6:25 p.m.

E. Business Matters

1. **Yaskawa America Inc, Land Combination.** Request to merge two vacant lots in the Franklin Business Park: 4801 W. Ashland Way (TKN 900 0009 021) and 4701 W. Basswood Drive (TKN 900 0009 007).

Planning Manager Martínez presented the Land Combination request.

Alderwoman Eichmann moved and Commissioner Leon seconded a motion to recommend approval of a resolution conditionally approving a land combination for 4801 W Ashland Way & 4710 W Basswood Drive (TKN 900 0009 021 & 900 0009 007) (Yaskawa America Inc, applicant and property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

2. **Yaskawa America Inc, Site Plan.** Request to allow for the development of a 100,000 SF single story, 45' tall precast manufacturing facility which will include 25,000 SF of mezzanine space. Yaskawa intends to assemble, finish and test their robots and robot controllers at this facility, upon property located at 4800 W. Ashland Way (TKN 900 0009 018).

Planning Manager Martínez presented the Site Plan request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve a site plan for the development of a manufacturing facility located at 4800 W Ashland Way (TKN 900 0009 018) (Yaskawa America Inc., applicant and property owner). On voice vote, all voted 'aye'; motion carried (5-0-1).

3. **Krones Inc., Sign Review.** Request for a second monument sign on the 58th Street frontage of Krones Inc. located at 9542 and 9600 S. 58th St. (899 9990 070).

Principal Planner Ecks presented the Sign Review request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve a request for a second monument sign on the 58th Street frontage of Krones Inc. located at 9542 and 9600 S. 58th St. (899 9990 070). On voice vote, all voted 'aye'; motion carried (5-0-1).

4. **Super Excavators Inc. Temporary Use.** Request to allow temporary storage and office trailer parking related to the Oak Creek Southwest Sewer Extension project. The applicant is requesting approval through September 2027, upon property located at 11027 S. 27th Street (TKN 796 0212 000).

Principal Planner Ecks presented the Temporary Use request.

Commissioner Leon moved and Alderman Salous seconded a motion to approve a request to allow temporary storage and office trailer parking related to the Oak Creek Southwest Sewer Extension project. The applicant is requesting approval through September 2027, upon property located at 11027 S. 27th Street (TKN 796 0212 000). On voice vote, all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Alderwoman Eichmann moved and Commissioner Specht seconded to adjourn the meeting at 6:36 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).