

**City of Franklin
Plan Commission Meeting
July 9, 2026
Minutes**

Approved July 23, 2026

A. Call to Order and Roll Call

Mayor John Nelson called the July 9, 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 and Rebecca Specht. Also present were City Attorney Jesse Wesolowski, City Attorney Christina Lucchesi, Planning Manager Régulo Martínez, Principal Planner Marion Ecks, Planning Associate Nick Fuchs and Director of Administration Kelly Hersh. Alderwoman Mira Kresovic and Alderman Yousef Hasan were present.

B. Approval of Minutes – Regular Meeting of June 18, 2026.

Alderman Salous moved and Alderwoman Eichmann seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

C. Public Hearing Business Matters

1. **Advenir Azora, Land Combination, Conditional Use (Public Hearing), Planned Development Overlay (PDO) (Public Hearing), and Site Plan.** Applications to allow for a 166 unit multifamily residential development: Land Combination to create a single 24.3 acre lot, Conditional Use for multifamily development, PDO to modify development standards, and a Site Plan detailing the layout of the proposed development, upon property located at 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).

Conditional Use

Principal Planner Ecks presented the Conditional Use request.

The Official Notice of Public Hearing was read into the record by Principal Planner Ecks and the Public Hearing opened at 6:59 pm and closed at 7:12 pm.

Commissioner Haley moved and Alderman Salous seconded a motion to recommend approval of a Resolution approving a Conditional Use to allow for a housing development with gross density of seven (7) units per acre (one hundred and sixty-six (166) units), resident community center and related facilities in the B-MU South 27th Street Mixed-Use District, upon property located at 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). On voice vote, all voted ‘aye’; motion carried (6-0-0).

Planned Development Overlay

Principal Planner Ecks presented the Planned Development Overlay

The Official Notice of Public Hearing was read into the record by Principal Planner Ecks and the Public Hearing opened at 7:38 pm and closed at 7:40 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to create Planned Development Overlay No. 46, Advenir Azora,

which tract of land is located at 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), with additional condition requiring elevated exterior materials where appropriate, including but not limited to replacing vinyl siding with lap siding, subject to review by Planning Department staff. On voice vote, all voted 'aye'; motion carried (6-0-0).

Land Combination

Principal Planner Ecks presented the Land Combination request.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to recommend approval of a Resolution approving a land combination for Advenir Azora Development to combine 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). On voice vote, all voted 'aye'; motion carried (6-0-0).

Site Plan

Principal Planner Ecks presented the Site Plan request.

Commissioner Leon moved and Alderwoman Eichmann seconded a motion to approve a Resolution approving a Site Plan for the development of a one hundred and sixty-six (166) unit housing development, resident community center and related facilities, and related parking, landscaping and stormwater management upon property located at 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). On voice vote, all voted 'aye'; motion carried (6-0-0).

2. **Salam Private High School, Major Planned Development District (Public Hearing) and Certified Survey Map.** Request to amend Section 15-3.0434 of the Unified Development Ordinance – Planned Development District No. 29 to modify district boundaries, rezone property located at 10525 W. Loomis Road to PDL No. 29 and Floodplain Overlay District, amend allowed uses within the District, and combine properties located at 10525 W. Loomis Road (Tax Key No. 846 9998 001) and 8910 S. 102nd Street (Tax Key No. 846 9987 003).

Major Planned Development District

Planning Associate Fuchs presented the Major Planned Development District request.

The Official Notice of Public Hearing was read into the record by Planning Associate Fuchs and the Public Hearing opened at 8:00 pm and closed at 8:02 pm.

Alderwoman Eichmann moved and Commissioner Leon seconded a motion to recommend approval of 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 West Loomis Road to PDL No. 29 and Floodplain Overlay District and to amend allowed uses within the District. On voice vote, all voted 'aye'; motion carried (6-0-0).

Certified Survey Map

Planning Associate Fuchs presented the Certified Survey Map request.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a one-lot Certified Survey Map to combine properties located at 10525 W.

Loomis Road and 8910 S. 102nd Street. On voice vote, all voted 'aye'; motion carried (6-0-0).

3. **Club Car Wash, Rezoning.** Request to rezone property located at 2821 W. College Avenue (TKN 714 9973 001) from B-G - General Business District to B-MU - South 27th Street Mixed-Use District for a proposed car wash development.

Planning Associate Fuchs presented the Rezoning request.

The Official Notice of Public Hearing was read into the record by Planning Associate Fuchs and the Public Hearing opened at 8:26 pm and closed at 8:26 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of an Ordinance to rezone property located at 2821 W. College Avenue from B-G - General Business District to B-MU - South 27th Street Mixed-Use District for a proposed car wash development. On voice vote, all voted 'aye'; motion carried (6-0-0).

4. **Club Car Wash, Conditional Use (Public Hearing) and Certified Survey Map.** Applications related to an approximately 4,358 square foot car wash development upon properties located at 6311 S 27th 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).

Conditional Use

Planning Associate Fuchs presented the Conditional Use request.

The Official Notice of Public Hearing was read into the record by Planning Associate Fuchs and the Public Hearing opened at 8:30 pm and closed at 8:30 pm.

Commissioner Haley moved and Commissioner Leon seconded a motion to table the Conditional Use request until the applicant submits a sound study. On voice vote, all voted 'aye'; motion carried (6-0-0).

Certified Survey Map

Planning Associate Fuchs presented the Certified Survey Map request.

Commissioner Leon moved and Alderwoman Eichman seconded a motion to recommend approval of a one-lot Certified Survey Map to combine properties located at 6311 S 27th Street, 2723 W. College Avenue, 2729 W. College Avenue, 2807 W. College Avenue, and 2821 W. College Avenue. On voice vote, all voted 'aye'; motion carried (6-0-0).

Mayor Nelson called a recess at 8:36 pm, the meeting was reconvened at 8:41 pm.

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

The citizen comment period opened at 8:42 p.m. and closed at 8:42 p.m.

E. Business Matters

1. **Poths General, Certified Survey Map.** Request for approval of a 4-Lot Certified Survey Map related to the Poths General mixed-use development located at approximately 7154 South 76th Street (Tax Key Nos. 756 9993 012, 756 9993 016, and 756 9993 021).

Planning Associate Fuchs presented the Certified Survey Map request.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a 4-Lot Certified Survey Map related to the Poths General mixed-use development located at approximately 7154 South 76th Street (Tax Key Nos. 756 9993 012, 756 9993 016, and 756 9993 021). On voice vote, all voted 'aye'; motion carried (6-0-0).

F. Adjournment

Alderwoman Eichmann moved and Commissioner Specht seconded to adjourn the meeting at 8:45 pm. On voice vote, all voted 'aye'; motion carried (6-0-0).