

# APPROVED APRIL 8, 2026

## CITY OF FRANKLIN COMMON COUNCIL MEETING MARCH 17, 2026 MINUTES

### ROLL CALL

- A. The regular meeting of the Franklin Common Council was held on March 17, 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, Alderwoman Day and Alderman Craig. 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 6:33 p.m. and was closed at 7:43 p.m.

### MINUTES MARCH 3, 2026

- C. Alderwoman Eichmann moved to approve the minutes of the Common Council meeting of March 3, 2026, as presented. Seconded by Alderman Hasan. All voted Aye; motion carried.

### TACOS & TEQUILA NOISE MONITORING REPORT

- G.1. Alderman Hasan moved to receive and place on file the JPM Acoustics Noise Monitoring Report dated October 27, 2025, regarding sound monitoring conducted during the Tacos & Tequila Festival held on September 13, 2025. Seconded by Alderman Craig. All voted Aye; motion carried.

### COUNTRY RISING CONCERT AND TACOS & TEQUILA

- G.2. Alderwoman Day moved to approve ROC Ventures – Country Rising Concert and Tacos & Tequila Concert Festivals 2026, applicant ROC Ventures (Michael Zimmerman & Carinn Hoffmann) with Social House Entertainment, event to be held at 7035 S. Ballpark Dr., Franklin Field, Friday and Saturday, May 29<sup>th</sup> and 30<sup>th</sup> with a sound check prior to the event on both Friday, May 29<sup>th</sup> and Saturday, May 30, 2026. The sound check decibel level will be set at \_\_\_\_\_ for Friday, May 29<sup>th</sup> and the decibel level will be set at \_\_\_\_\_ for Saturday, May 30. The following conditions will also be set as part of the stadium permit:

#### 1. Independent Sound Monitoring

Ballpark Commons will retain an independent third-party acoustical consultant to oversee sound management for the events.

The consultant will:

- Work with the event production company to advise

- on speaker placement and stage orientation.
- Conduct pre-event sound testing and calibration.
- Establish recommended sound operating levels for the event.
- Install and manage sound monitoring equipment and system limiters where appropriate.
- Monitor sound levels in real time during the event.
- Communicate with ROC event staff, Franklin Police Department, and City representatives as needed.

Following the event, the consultant will prepare a post-event evaluation report documenting sound levels and recommending improvements for future events.

## 2. Artist Performance Standards

Ballpark Commons will request that all artists perform PG-13 sets, limiting explicit language during performances.

This expectation will be communicated through:

- Updated language in artist agreements.
- Direct communication with artists prior to taking the stage.

## 3. Pre-Event Sound Check Coordination:

Ballpark Commons will conduct a pre-event sound check prior to the festival that may include participation from:

- The acoustical consultant
- Event production personnel
- Franklin Police Department
- City representatives

The purpose of this sound check is to calibrate the sound system and confirm appropriate operating levels prior to the event.

## 4. Resident Accommodation Option:

Ballpark Commons will offer a voluntary Resident Staycation Program for nearby residents who prefer to avoid the area during festival weekends.

This program will include:

- Five cabin stay vouchers at Jellystone Campground, including Bear Paw Water Park access
- Five hotel stay vouchers at Potawatomi Hotel & Casino (or equivalent)

5. Long-Term Landscape Buffering.

Seconded by Alderwoman Eichmann. On roll call, Alderman Peccarelli, Alderwoman Eichmann, Alderman Hasan, Alderwoman Day and Alderman Salous voted Aye; Alderman Craig voted No. Motion carried.

Mayor Nelson called a recess at 8:55 p.m.  
Mayor Nelson reconvened at 9:08 p.m.

CREATE TAX  
INCREMENTAL  
DISTRICT NO. 10

- G.3. Alderwoman Eichmann moved to table to the April 8, 2026 Common Council meeting. Seconded by Alderman Peccarelli. On roll call, Alderman Hasan, Alderwoman Eichmann, Alderman Peccarelli voted Aye; Alderman Craig, Alderman Salous and Alderwoman Day voted No. Mayor broke the tie by voting in the affirmative. Motion carried.

CONSENT AGENDA

- G.4. Alderman Craig moved to approve the following consent agenda items:
- G.4.(a) Approve Resolution No. 2026-8438, A RESOLUTION APPROVING A PARTIAL PROPERTY TAX RESCISSION AND REFUND FOR TKN 800-9997-000; and direct staff to directly refund the original property owner; and
  - G.4.(b) Approve Resolution No. 2026-8439, A RESOLUTION APPROVING A PARTIAL PROPERTY TAX RESCISSION AND REFUND FOR TKN 854-0040-000; and direct staff to directly refund the original property owner; and
  - G.4.(c) Approve Resolution No. 2026-8440, A RESOLUTION APPROVING A PARTIAL PROPERTY TAX RESCISSION AND REFUND FOR TKN 848-9989-002; and direct staff to directly refund the original property owner; and
  - G.4.(d) Approve Resolution No. 2026-8441, A RESOLUTION APPROVING A PARTIAL PROPERTY TAX RESCISSION AND REFUND FOR TKN 896-9985-000; and direct staff to directly apply the refund to the outstanding balance on the property tax bill; and
  - G.4.(f) Approve Resolution No. 2026-8443, A RESOLUTION AUTHORIZING FRANKLIN DIRECTOR OF HEALTH AND HUMAN SERVICES TO SIGN THE 2026 ALLIANCE WI

YOUTH STATE OPIOID RESPONSE (SOR4) PREVENTION GRANT.

Approval of the above consent agenda items was seconded by Alderwoman Day. All voted Aye; motion carried.

RES. NO. 2026-8442  
LAND COMBINATION  
DEGRAVE

G.4.(e) Alderman Salous moved to approve Resolution No. 2026-8442, A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR 9421 S. 94TH STREET AND 0 S. 96TH STREET (TKN 887-0060-000 & 997-0069-000) (MICHAEL & MICHELLE DEGRAVE, APPLICANTS AND PROPERTY OWNERS). Seconded by Alderman Craig. All voted Aye; motion carried.

RES. NO. 2026-8444  
2026-2027 PUBLIC  
INFRASTRUCTURE  
CONTRACT FOTH

G.5. Alderman Craig moved to approve:  
Resolution No. 2026-8444, A RESOLUTION TO AUTHORIZE A CONTRACT WITH FOTH INFRASTRUCTURE & ENVIRONMENT TO PROVIDE PUBLIC INFRASTRUCTURE CONSTRUCTION INSPECTION FOR 2026 AND 2027;

RES. NO. 2026-8445  
2026-2027 PUBLIC  
INFRASTRUCTURE  
CONTRACT GRAEF

Resolution No. 2026-8445, A RESOLUTION TO AUTHORIZE A CONTRACT WITH GRAEF-USA, INC. TO PROVIDE PUBLIC INFRASTRUCTURE CONSTRUCTION INSPECTION FOR 2026 AND 2027;

RES. NO. 2026-8446  
2026-2027 PUBLIC  
INFRASTRUCTURE  
CONTRACT RASMITH

Resolution No. 2026-8446 , A RESOLUTION TO AUTHORIZE A CONTRACT WITH RASMITH TO PROVIDE PUBLIC INFRASTRUCTURE CONSTRUCTION INSPECTION FOR 2026 AND 2027; and

RES. NO. 2026-8447  
2026-2027 PUBLIC  
INFRASTRUCTURE  
CONTRACT RUEKERT &  
MIELKE

Resolution No. 2026-8447, A RESOLUTION TO AUTHORIZE A CONTRACT WITH RUEKERT & MIELKE TO PROVIDE PUBLIC INFRASTRUCTURE CONSTRUCTION INSPECTION FOR 2026 AND 2027.

Subject to the agreement review and approval by the City Attorney [Resolutions will be numbered in the order they are in the common council packet.]. Seconded by Alderman Salous. All voted Aye; motion carried.

RES. NO. 2026-8448  
HARWOOD  
ENGINEERING  
CONTRACT

G.6. Alderwoman Eichmann moved to adopt Resolution No. 2026-8448, A RESOLUTION TO AUTHORIZE A CONTRACT WITH HARWOOD ENGINEERING CONSULTANTS, LTD. TO PROVIDE STORM WATER MANAGEMENT PLAN REVIEWS AND OTHER ON-CALL SERVICES FOR 2026 AND 2027. Seconded by Alderman Hasan. All voted Aye; motion carried.

- RES. NO. 2026-8449  
GRAEF-USA STORM  
WATER SERVICES  
CONTRACT
- G.7. Alderwoman Eichmann moved to adopt Resolution No. 2026-8449, A RESOLUTION TO AUTHORIZE A CONTRACT WITH GRAEF-USA, INC. TO PROVIDE STORM WATER MANAGEMENT PLAN REVIEWS AND OTHER ON-CALL SERVICES FOR 2026 AND 2027. Seconded by Alderman Craig. All voted Aye; motion carried.
- RES. NO. 2026-8450  
FRANKLIN MEDICAL  
OFFICE DEVELOPMENT  
AGREEMENT
- G.8. Alderman Salous moved to adopt Resolution No. 2026-8450, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A DEVELOPMENT AGREEMENT FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS WITH I-FRANKLIN, LLC – FRANKLIN MEDICAL OFFICE FOR 5414 W. RAWSON AVE, TKN 741-9004-000, subject to potential changes to the Development Agreement by city staff and City Attorney. Seconded by Alderwoman Day. All voted Aye, motion carried.
- RES. NO. 2026-8451  
WATERMAIN  
EASEMENT – 5414 W  
RAWSON AVE
- G.9. Alderman Salous moved to adopt Resolution No. 2026-8451, A RESOLUTION FOR ACCEPTANCE OF A WATERMAIN EASEMENT AT 5414 W. RAWSON AVE, TKN 741-9004-000. Seconded by Alderman Hasan. All voted Aye; motion carried.
- RES. NO. 2026-8452  
DEVELOPMENT  
AGREEMENT WITH  
ALDI STORES
- G.10. Alderwoman Eichmann moved to adopt Resolution No. 2026-8452, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A DEVELOPMENT AGREEMENT FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS WITH MIDLAND ASSOCIATES, LLLP – ALDI STORES, 7765 S. LOVERS LANE RD, TKN 795-9001-000, subject to potential changes to the Development Agreement by city staff and City Attorney. Seconded by Alderman Hasan. All voted Aye; motion carried.
- ORD. NO. 2026-2725  
REPEAL AND  
RECREATE CHAPTER 87  
IN MUNICIPAL CODE
- G.11. Alderman Hasan moved to adopt Ordinance No. 2026-2725, AN ORDINANCE TO REPEAL CHAPTER 87 BICYCLES, AND TO RECREATE CHAPTER 87 ENTITLED BICYCLES, ELECTRIC BICYCLES AND ELECTRIC SCOOTERS, OF THE MUNICIPAL CODE OF FRANKLIN, WISCONSIN. Seconded by Alderman Peccarelli. All voted Aye; motion carried.
- RES. NO. 2026-8453  
LIGHT CONDITIONAL  
USE – 9800 S 60<sup>TH</sup> ST
- G.12. Alderwoman Day moved to adopt Resolution No. 2026-8453, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A CONDITIONAL USE FOR A LIGHT INDUSTRY USE UPON PROPERTY LOCATED AT 9800 S. 60<sup>TH</sup> STREET (TKN 899-9990-022), (JONAS BUILDERS, INC., PROPERTY OWNER) (PTP SPANCO MIDWEST, INC., APPLICANT). Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

- DEVELOPMENT  
PROPOSAL REVIEW –  
7631 S 31<sup>ST</sup> ST
- G.13. It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed development plans and the required applications.
- Alderwoman Eichmann left the meeting at 11:25 p.m.  
Alderman Eichmann returned to the meeting at 11:31 p.m.
- LICENSING  
AGREEMENT WITH ESRI  
ARCGIS
- G.14. Alderman Hasan moved to authorize the Director of IT to sign and execute the three-year enterprise agreement with Environmental Systems Research Institute Inc. (ESRI), in the amount of \$25,320 year 1, \$33,760 year 2, and \$42,200 year 3 for GIS software licensing, storage retention, and maintenance and support as defined by the vendor master services agreement. Seconded by Alderman Peccarelli. All voted Aye; motion carried.
- RES. NO. 2026-8454  
TAXABLE TAX  
INCREMENT PROJECT –  
CARMA LABORATIES
- G.15. Alderman Craig moved to adopt Resolution No. 2026-8454, A RESOLUTION AUTHORIZING THE ISSUANCE OF A \$1,500,000 TAXABLE TAX INCREMENT PROJECT MUNICIPAL SPECIAL, LIMITED REVENUE OBLIGATION BOND TO CARMA LABORATORIES, INC. DATED MARCH 17, 2026. Seconded by Alderman Salous. On roll call, all voted Aye. Motion carried.
- ORD. NO. 2026-2726  
AMEND ORD. 2025-2712  
FOR DEVELOPER  
INCENTIVE  
APPROPRIATIONS
- G.16. Alderman Peccarelli moved to adopt Ordinance No. 2026-2726, AN ORDINANCE TO AMEND ORDINANCE 2025-2712, AN ORDINANCE ADOPTING THE 2026 ANNUAL BUDGET FOR THE TID 9 CAPITAL PROJECTS FUND TO PROVIDE \$195,580 APPROPRIATIONS FOR THE PAYMENT OF THE MUNICIPAL REVENUE OBLIGATION BOND (“MRO”) WITHIN THE CARMA LABORATORIES, INC. DEVELOPMENT AGREEMENT. Seconded by Alderwoman Eichmann. On roll call, all voted Aye. Motion carried.
- ORD. NO. 2026-2727  
AMEND ORD. 2025-2712  
FOR THE COMMUNITY  
POLICING  
DEVELOPMENT
- G.17. Alderwoman Eichmann moved to adopt Ordinance No. 2026-2727, AN ORDINANCE TO AMEND ORDINANCE 2025-2712, AN ORDINANCE ADOPTING THE 2026 ANNUAL BUDGET FOR THE POLICE GRANTS FUND TO PROVIDE \$240,330 OF GRANT RESOURCES AND APPROPRIATIONS FOR THE COMMUNITY POLICING DEVELOPMENT: SUPPORTING AGENCIES SEEKING ACCREDITATION GRANT. Seconded by Alderman Hasan. On roll call, all voted Aye. Motion carried.
- ORD. NO. 2026-2728  
AMEND ORD. 2025-2712  
FOR IDENTIFIED  
PROJECTS AND USES
- G.18. Alderman Hasan moved to adopt Ordinance No. 2026-2728, AN ORDINANCE TO AMEND ORDINANCE 2025-2712, AN ORDINANCE ADOPTING THE 2026 ANNUAL BUDGET FOR THE GENERAL FUND, CAPITAL OUTLAY FUND,

EQUIPMENT REPLACEMENT FUND, AND CAPITAL IMPROVEMENT FUND TO PROVIDE CARRY FORWARD APPROPRIATIONS FROM THE 2025 ANNUAL BUDGET FOR SPECIFICALLY IDENTIFIED PROJECTS AND USES IN THE AMOUNT OF \$314,388.00. Seconded by Alderman Craig. On roll call, all voted Aye. Motion carried.

ORD. NO. 2026-2729  
AMEND ORD. 2025-2712  
FOR IDENTIFIED FUNDS

G.19. Alderman Hasan moved to adopt Ordinance No. 2026-2729, AN ORDINANCE TO AMEND ORDINANCE 2025-2712, AN ORDINANCE ADOPTING THE 2026 ANNUAL BUDGET FOR THE GENERAL FUND, POLICE GRANT FUND, CAPITAL OUTLAY FUND, EQUIPMENT REPLACEMENT FUND, TID 6, TID 8, TID 9, CAPITAL PROJECTS FUNDS , CAPITAL IMPROVEMENT FUND, STREET IMPROVEMENT FUND, AND SEWER FUND FOR FISCAL YEAR 2026 TO APPROVE BUDGET ENCUMBRANCES FROM THE 2025 BUDGET AS AMENDMENTS TO THE 2026 BUDGET. Seconded by Alderman Craig. On roll call, all voted Aye. Motion carried.

2026 SANITARY SEWER  
USER FEE REVIEW &  
ESTABLISHMENT

G.20. Alderman Hasan moved to adopt a quarterly 2026 residential sanitary sewer charge of \$83.63 and a fixed commercial connection charge of \$22.95 plus a \$4.72884750 per thousand gallons volumetric charge effective January 1, 2026 as provided by Municipal Code 207-14 H (3)(b). Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

ORD. NO. 2026-2730  
AMEND CHAPTER 218  
FOR A RECYCLING  
PROGAM

G.21. Alderman Craig moved to adopt Ordinance No. 2026-2730, AN ORDINANCE TO AMEND CHAPTER 218, ARTICLE II RECYCLING, OF THE MUNICIPAL CODE OF THE CITY OF FRANKLIN, WISCONSIN, WHICH PROVIDES FOR THE ADMINISTRATION OF AN EFFECTIVE RECYCLING PROGRAM, TO COMPLY WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AMENDMENTS TO THE WISCONSIN ADMINISTRATIVE CODE FOR RECYCLING RULE REVISION TO BE APPLIED BY LOCAL GOVERNMENT RESPONSIBLE UNITS, FOR STATEWIDE MATERIALS RECYCLING AND EFFECTIVE RECYCLING PROGRAMS. Seconded by Alderman Hasan. All voted Aye; motion carried.

BUDGET PREPARATION  
TIMETABLE FOR THE  
2027 BUDGET

G.22. Alderman Hasan moved to adopt the 2027 Annual Budget – Budget Preparation Timetable, dated March 17, 2026, as presented, subject to any future regular meeting schedule changes if so, made by the Common Council. Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

MISCELLANEOUS  
LICENSES

H. Alderwoman Day moved to approve the following licenses of the License Committee Meeting of March 17, 2026:

Grant New 2025-26 Operator License to Shawn Murphy with a letter;  
Grant 2025-26 Day Care License to: Elevate Early Learning, LLC, DBA Elevate Early Learning, 9651 W Drexel Avenue, Paige Lehr-Bogan – On Site Director/Manager

Seconded by Alderwoman Eichmann. All voted Aye; motion carried.

VOUCHERS AND  
PAYROLL

I. Alderman Hasan moved to approve City vouchers with an ending date of March 12, 2026 in the amount of \$1,771,533.76, and payroll dated March 6, 2026 in the amount of \$483,001.83 and payments of the various payroll deductions in the amount of \$272,646.09 plus City matching payments, and estimated payroll dated March 20, 2026 in the amount of \$484,000 and payments of the various payroll deductions in the amount of \$564,000, plus City matching payments, and Estimated payroll dated April 3, 2026 in the amount of \$490,000 and payments of the various payroll deductions in the amount of \$277,000, plus City matching payments. Seconded by Alderwoman Day. On roll call, all voted Aye. Motion carried.

CLOSED SESSION  
JPM ACOUSTICS  
AGREEMENT

G.23. Alderwoman Eichmann moved to enter closes session at 11:51 p.m. pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to the Agreement Between the City of Franklin and JPM Acoustics Noise Vibration and potential Amendment thereto, the investing of public funds and governmental actions in relation thereto, including the terms and provisions thereof, 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, all voted Aye. Motion carried.

Mayor Nelson called a recess at 11:51 p.m.  
Mayor Nelson reconvened at 11:57 p.m.

Upon reentering open session at 12:34 a.m., Alderwoman Eichmann moved to proceed as discussed in closed session. Seconded by Alderman Hasan. All voted Aye; motion carried.

ADJOURNMENT

J. Alderman Hasan moved to adjourn the meeting of the Common Council at 12:35 a.m. Seconded by Alderman Craig. All voted Aye; motion carried.