

A. Call to Order and Roll Call

Mayor John Nelson called the March 5, 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 and Commissioners Rebecca Specht, Michael Shawgo and Kevin Haley. Commissioner Patrick Leon arrived at 6:15 pm. Excused was Alderwoman Courtney Day. Also present were City Attorney Jesse Wesolowski, Principal Planner Marion Ecks, Planning Associate Nick Fuchs, Associate Planner Luke Hamill and Assistant City Engineer Kaitlyn Witkowiak.

B. Approval of Minutes – Regular Meeting of February 19, 2026.

Alderman Salous moved and Commissioner Shawgo seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. PTP Spanco, Conditional Use.** Request for approval of a Conditional Use for a Light Industry Use to manufacture cranes, fall protection, and material handling equipment for a property located at 9800 S. 60th Street (TKN 899 9990 022).

Principal Planner Ecks presented the Conditional Use request.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 6:03 pm and closed at 6:04 pm.

Alderman Salous moved and Commissioner Haley seconded a motion to recommend approval of a Resolution Imposing Conditions and Restrictions for the Approval of a Conditional Use for a Light Industry Use upon property located at 9800 S. 60th Street (TKN 899 9990 022). On voice vote, all voted ‘aye’; motion carried (4-0-2).

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

The citizen comment period opened at 6:05 p.m. and closed at 6:10 p.m. Two citizens were present.

E. Business Matters

- 1. Bear Development, Site Plan.** Request for approval of a resolution approving a site plan for the development of a multi-family condominium project upon property located at 11590 West Meadowview Drive (Tax Key No. 891 1081 000).

Planning Associate Fuchs presented the Site Plan request. Applicant Dan Szczap of Bear Development was present.

Alderman Salous moved and Commissioner Specht seconded a motion to approve a Resolution approving a Site Plan for the development of a multi-family condominium project upon property located at 11590 West Meadowview Drive, subject to amending Condition No. 12 of the draft resolution to include wording for the applicant to meet the building height requirement or obtain a variance from the Board of Zoning and Building Appeals. On voice vote, 4 voted 'aye' and 1 abstained; motion carried (4-0-1).

- 2. De Grave, Land Combination.** Request to recommend approval of a Land Combination Application for properties located at 9421 S 94th Street & 0 S 96th Street (TKN 887 0060 000 & 887 0069 000).

Associate Planner Hamill presented the Land Combination request. Applicant Michael DeGrave was present.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a resolution approving a land combination for 9421 S 94th Street & 0 S 96th Street (TKN 887 0060 000 & 887 0069 000). On voice all voted 'aye'; motion carried (5-0-1).

- 3. Children's Wisconsin, Major Site Plan Amendment.** Request to approve a resolution to approving a major site plan amendment for the development of a single-story medical office building to allow for an expansion of floor area of approximately 15 percent, upon property located at 5414 West Rawson Avenue (TAX KEY NO. 741 9004 000).

Principal Planner Ecks presented the Major Site Plan Amendment request.

Commissioner Leon moved and Alderman Salous seconded a motion to approve a Resolution approving a Major Site Plan Amendment for the development of a single-story medical office building to allow for an expansion of floor area of approximately 15 percent, upon property located at 5414 West Rawson Avenue (TAX KEY NO. 741 9004 000). On voice all voted 'aye'; motion carried (5-0-1).

- 4. Modine Manufacturing, Major Site Plan Amendment.** Request to approve a resolution to approving a major site plan amendment to allow for the installation of screened trash compactors, and additional car parking spaces, upon property located at 3303 W Oakwood Rd. (TKN 951 9994 002).

Principal Planner Ecks presented the Major Site Plan Amendment request.

Alderman Salous moved and Commissioner Leon seconded a motion to request to approve a resolution to approving a major site plan amendment to allow for the installation of screened trash compactors, and additional car parking spaces, upon property located at 3303 W Oakwood Rd. (TKN 951 9994 002). On voice all voted 'aye'; motion carried (5-0-1).

- 5. Advenir Azora, Concept Review.** Request for feedback on for a proposal for approximately 165 market-rate, single family rental units on approximately 24 acres, upon properties located at 7631 S 31st St., as well as 7705 and 7721 S. 31st St.

Principal Planner Ecks presented the Concept Review request. Applicants Brian Randall of Amundsen Davis LLC was present. Applicant Joann Rubio of Advenir Azora Development, LLC participated via video conference.

No motion, no action taken.

Commissioner Leon vacated at 6:58 pm and returned at 7:00 pm.

F. Adjournment

Commissioner Haley moved and Commissioner Specht seconded to adjourn the meeting at 7:39 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).