

A. Call to Order and Roll Call

Alderman Salous called the March 19, 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 (arrived at 6:08), Alderman Nabil Salous and Commissioners Rebecca Specht, Kevin Haley and Patrick Leon. Excused were Alderwoman Courtney Day and Commissioner Michael Shawgo. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of March 5, 2026.

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

C. Public Hearing Business Matters

- 1. Ener-Con Companies Inc, Natural Resources Special Exception.** NRSE for proposed impacts to approximately 13,000 square feet of Isolated Natural Resource Area to allow for the improvements to an existing stormwater pond, located at 11311 W Forest Home Ave. (TKN 748 1002 000).

Planning Manager Martinez-Montilva presented the NRSE request.

The Official Notice of Public Hearing was read into the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:10 pm and closed at 6:10 pm.

Commissioner Leon moved and Commissioner Specht seconded a motion to approve the Plan Commission Finding and Decision on NRSE for a Special Exception to Natural Resource Provisions of the City of Franklin Unified Development Ordinance for Ener-Con Companies, Inc., Applicant, located at 11311 W Forest Home Ave. (TKN 748 1002 000). On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 2. Land by Label Development Co, Land Division Variance and Certified Survey Map.** Request for approval of a 4 Lot Certified Survey Map for the Poths General development with a Land Division Variance from Section 15-8-02D. and Section 15-8-02M. of the Unified Development Ordinance to allow a flag lot with a lot width of 50-feet for Lot 3, opposed to the required minimum lot width abutting a public street of 60-feet for property located at approximately 7154 South 76th Street (TKN 756 9993 012, 756 9993 016, and 756 9993 021).

Planning Manager Martinez-Montilva presented the Land Division Variance request. Applicant Emily Cialdini was present.

The Official Notice of Public Hearing was read into the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:20 pm and closed at 6:26 pm.

Land Division Variance

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Land Division Variance from Section 15-8-02D. and Section 15-8-02M. of the Unified Development Ordinance for Lot 3 of a proposed 4 Lot Certified Survey Map for properties located at approximately 7154 South 76th Street, Tax Key Nos. 756 9993 012, 756 9993 016, and 756 9993 021, with a correction to remove the third whereas. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Certified Survey Map

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution approving a 4 Lot Certified Survey Map for properties 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 (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 6:31 p.m. and closed at 6:46 p.m.

E. Business Matters

- 1. ROC Ventures (Franklin Field), Temporary Use.** 2026 baseball season from March 20 to September 7, and related operations: food and beverage sales, beverage carts, food truck, graduation ceremony and candy drop; at Franklin Field located at 7035 S. Ballpark Drive (744 1003 000).

Planning Manager Martinez-Montilva presented the Temporary Use request. Applicant Christ Cowley and Dan Kinsey were present.

Motion #1

Commissioner Leon moved to recommend approval of the sound level increase request, motion died for lack of second.

Motion #2

Alderman Salous moved and Commissioner Specht seconded a motion to adopt a resolution imposing conditions and restrictions for the approval of a temporary use for the Franklin Field 2026 baseball season for property located at 7035 S. Ballpark Drive. On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 2. ROC Ventures (Rock’n Food Truck Rally), Temporary Use.** Food truck event from May 28 to October 29, 2026 (Thursdays only) at the Umbrella Bar located at 7005 S. Ballpark Drive (744 1003 000).

Planning Manager Martinez-Montilva presented the Temporary Use request. Applicant Carinn Hoffman was present.

Commissioner Leon moved and Alderman Salous seconded a motion to adopt a resolution imposing conditions and restrictions for the approval of a temporary use for the Rock’n Food Truck Rally for property located at 7005 S. Ballpark Drive. On voice all voted ‘aye’; motion carried (4-0-2).

3. **Gerovac, Land Combination.** Request to recommend approval of a Land Combination Application for properties located at 11836 & 0 W St. Martins Road (TKN 797 9941 000 & 797 9942 000).

Planning Manager Martinez-Montilva presented the Land Combination request. Applicant Marko Gerovac was present.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend approval of a resolution approving a land combination for 11836 & 0 W St. Martins Road (TKN 797 9941 000 & 797 9942 000). On voice all voted 'aye'; motion carried (4-0-2).

F. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 7:06 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).