

**APPROVED JUNE 16, 2015**  
CITY OF FRANKLIN  
SPECIAL COMMON COUNCIL MEETING  
JUNE 10, 2015  
MINUTES

CALL TO ORDER AND  
ROLL CALL

A. The special Common Council meeting was called to order at 6:30 p.m. on Wednesday, June 10, 2015, by Mayor Steve Olson in the Franklin City Hall Common Council Chambers, 9229 West Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans (arrived at 7:07 p.m.), Alderman Doug Schmidt and Alderwoman Susanne Mayer. Also in attendance were Director of Administration Mark Luberd, City Engineer Glen Morrow, City Attorney Jesse A. Wesolowski, and City Clerk Sandi Wesolowski.

CITIZEN COMMENT  
PERIOD

B. Citizen comment period was opened at 6:32 p.m. and closed at 6:50 p.m.

DEVELOPMENT IN  
AREA OF S. 76<sup>TH</sup> ST.  
AND W. RAWSON  
AVE./W. LOOMIS RD.

C.1. Future Retail Development in the Area of South 76th Street and West Rawson Avenue/West Loomis Road.  
Alderman Schmidt moved that the economic development plan that was presented to the City of Franklin's Common Council tonight be referred by City Attorney Jesse Wesolowski via the staff of the City to the appointed citizen members of the Community Development Authority, the Economic Development Commission, the Finance Committee, the Board of Public Works, the Plan Commission, to the Board of Water Commissioners, to the Franklin, Oak Creek/Franklin and the Franklin/Whitnall School Districts, to the Milwaukee County Executive and the County Board of Supervisors, as well as to the respective Wisconsin State Legislators that represent the areas in the report/presentation for their review, consideration, comments and or recommendations prior to any action being taken by the Common Council of the City of Franklin concerning the new business park proposal in said presentation; and further that this is in the best interests of the people of Franklin that listening sessions and public hearings be scheduled on days when most people are able to attend to view the detailed provisions of the economic development plan for large areas of Franklin; and further that a special public hearing be held at 1:00 p.m. on Saturday, June 27, 2015, at either the Franklin Public Library or at the City Hall in the Community Room or at the Law Enforcement Center so that the people of Franklin and others may view the detailed presentation of the plan presented to us tonight in a manner that is similar to how past presentations were presented for the 27<sup>th</sup> Street Corridor

Plan, the Comprehensive Master Plan for the City, the Rock Sports Complex Proposal, or such other large projects that had great impact upon the residents and customers of Franklin and Franklin's future; and further that the Director of Finance/Treasurer of the City of Franklin come forward to make a separate presentation primarily as the Treasurer of the City to the Aldermen that will provide his professional opinion on the approximate costs of these economic development plans that may involve the expenditure of millions of taxpayer dollars and or tax increment financing funds; and further that the Treasurer of the City provide to the Common Council his expert opinion on the costs for borrowing for a large business park, the land acquisition costs associated with the new business park plan and the things that would need to occur should land be acquired via Eminent Domain; and that the Treasurer provide to the Common Council the amount of taxes that are and have been collected for the last ten years for all areas recommended for the large business park proposed by the Mayor and how this new business park would help to alleviate the high taxes found in the Franklin School District; and that a detailed report be furnished to the aldermen and the public on how these tax revenues currently being collected are being used and how these funds would be used if a new business park was approved. The report shall include when this new business park would be paid off and when revenue from this new business park would be provided to the various taxing districts as was the case when the City paid off the debt of the current business park. It was further moved that the development proposals within the Franklin School District such as the one for Ryan Road and Highway 36 be encouraged and assisted by the staff of the City and that all steps be taken to promote commercial development and mixed use development that helps to alleviate the high taxes found within the Franklin School District; and further that it is the expressed order of this Common Council that no action be taken by any person associated with the City of Franklin regarding the entering of contracts or the negotiations of such contracts concerning a new business park until specifically directed by this Common Council as a result of a majority vote of this Council. Seconded by Alderman D. Mayer.

Alderwoman Wilhelm moved to amend the main motion to move forward with planning of Area A and to immediately include working closely with landowners in Area A to address the creation of a hospitality, retail, and upper level residential plan for the public's review in 2 weeks/to be determined. Seconded by

Alderman D. Mayer.

Alderman D. Mayer moved to suspend rules to allow Tom Taylor to speak. Seconded by Alderman Schmidt. On roll call, Alderman D. Mayer, Alderwoman Wilhelm, Alderman Schmidt and Alderwoman S. Mayer voted Aye; Alderman Dandrea and Alderwoman Evans voted No. Motion carried.

Alderman Dandrea moved to return to regular order of business. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

On the roll call vote for the amendment to the main motion, Alderwoman S. Mayer, Alderman Schmidt, Alderwoman Wilhelm and Alderman D. Mayer voted Aye; Alderwoman Evans and Alderman Dandrea voted No. Motion carried.

Alderman Schmidt moved to amend the motion to strike the reference to the development proposal at Ryan Road and Highway 36 in the main motion. Alderwoman S. Mayer seconded. On roll call, Alderman D. Mayer, Alderwoman Wilhelm, Alderman Schmidt and Alderwoman S. Mayer voted Aye; Alderman Dandrea and Alderwoman Evans voted No. Motion carried.

Alderman D. Mayer withdrew his second to main motion. On roll call, Alderwoman S. Mayer, Alderwoman Evans, Alderman D. Mayer and Alderman Dandrea voted Aye; Alderman Schmidt and Alderwoman Wilhelm voted No. Motion carried.

Main motion as amended failed due to lack of a second.

Alderwoman Evans then moved to direct staff to continue process of evaluation of options for Area A, find a workable solution, and work with developers in area, and direct staff assistance to work with alderman of district to hold neighborhood meetings. Seconded by Alderman Dandrea. All voted Aye; motion carried.

DEVELOPMENT IN  
AREA OF W. LOOMIS  
RD. AND W. RYAN RD.

C.2 Future Mixed-Use Business Light Industrial, Commercial, Residential and Nature Conservation Public Park Development in the Area of West Loomis Road and West Ryan Road. Area G.

Alderman D. Mayer left his seat at 9:34 p.m. and returned at 9:36 p.m.

Alderwoman S. Mayer moved to direct staff to continue process of evaluation of options for Area G, find a workable solution, and

work with developers in area, and direct staff assistance to work with alderman of district to hold neighborhood meetings. Seconded by Alderman Schmidt. All voted Aye; motion carried.

DEVELOPMENT IN  
AREA OF S. 27<sup>TH</sup> ST.  
AND W. SOUTH  
COUNTY LINE RD.

- C.3. Future Business Park Development in the Area of South 27th Street and West County Line Road; A Resolution Authorizing the Undertaking of the Development of the Franklin Corporate Park. Alderwoman S. Mayer left her seat at 10:07 p.m. and returned at 10:15 p.m.

Alderman D. Mayer moved to have the City Attorney begin formal investigation into moving the boundary of the Franklin School District to South 27<sup>th</sup> Street. Seconded by Alderman Schmidt.

Alderman D. Mayer moved to call the question. Seconded by Alderwoman Wilhelm. On roll call, Alderman Dandrea, Alderman D. Mayer, Alderwoman Wilhelm and Alderman Schmidt voted Aye; Alderwoman Evans and Alderwoman S. Mayer voted No. Motion carried.

On the vote for the main motion, Alderwoman S. Mayer, Alderman Schmidt, Alderwoman Wilhelm and Alderman D. Mayer voted Aye; Alderwoman Evans and Alderman Dandrea voted No. Motion carried.

Alderman D. Mayer moved to suspend the regular order of business to allow a resident to speak. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

Alderwoman Wilhelm moved to return to regular order of business. Seconded by Alderman Schmidt. All voted Aye; motion carried.

Alderman Schmidt moved that the economic development plan that was presented to the City of Franklin's Common Council tonight be referred by City Attorney Jesse Wesolowski via the staff of the City to the appointed citizen members of the Community Development Authority, the Economic Development Commission, the Finance Committee, the Board of Public Works, the Plan Commission, to the Board of Water Commissioners, to the Franklin, Oak Creek/Franklin and the Franklin/Whitnall School Districts, to the Milwaukee County Executive and the County Board of Supervisors, as well as to the respective Wisconsin State Legislators who represent the areas in the

report/presentation for their review, consideration, comments and or recommendations prior to any action being taken by the Common Council of the City of Franklin concerning the new business park proposal in this presentation; and further that this is in the best interests of the people of Franklin that listening sessions and public hearings be scheduled on days when most people are able to attend to view the detailed provisions of the economic development plan; and further that a special public hearing be held at a date to be determined, at either the Franklin Public Library or at the City Hall in the Community Room or at the Law Enforcement Center so that the residents of Franklin and others may view the detailed presentation of the plan presented to us tonight for the 27<sup>th</sup> Street Corridor Plan, the Comprehensive Master Plan for the City, the Rock Sports Complex Proposal, or such other large projects that had great impact upon the residents and customers of Franklin and Franklin's future; and further that the Director of Finance/Treasurer of the City of Franklin come forward to make a separate presentation primarily as the Treasurer of the City to the Aldermen that will provide his professional opinion on the approximate costs of these economic development plans that may involve the expenditure of millions of taxpayer dollars and or tax increment financing funds; and further that the Treasurer provide to the Common Council his expert opinion on the costs for borrowing for a large business park, the land acquisition costs associated with the new business park plan and the things that would need to occur should land be acquired via Eminent Domain; and that the Treasurer provide to the Common Council the amount of taxes that are and have been collected for the last ten years for all areas recommended for the large business park and how this new business park would help to alleviate the high taxes found in the Franklin School District; and that a detailed report be furnished to the aldermen and the public on how these tax revenues currently being collected are being used and how these funds would be used if a new business park was approved. The report should include when this new business park would be paid off and when revenue from this new business park would be provided to the various taxing districts as was the case when the City paid off the debt of the current business park. It was further moved that the development proposals within the Franklin School District be encouraged and assisted by the staff of the City and that all steps be taken to promote commercial development and mixed use development that helps to alleviate the high taxes found within the Franklin School District; and further that it is the expressed order of this Common Council that no

action be taken by any person associated with the City regarding the entering of contracts or the negotiations of such contracts concerning a new business park until specifically directed by this Common Council as a result of a majority vote of this Council. Seconded by Alderman D. Mayer. On roll call, Alderwoman S. Mayer, Alderman Schmidt, Alderwoman Wilhelm and Alderman D. Mayer voted Aye; Alderwoman Evans and Alderman Dandrea voted No. Motion carried.

ADJOURNMENT

- D. Alderwoman Wilhelm moved to adjourn the special Common Council meeting at 10:53 p.m. Seconded by Alderman Dandrea. All voted Aye; motion carried.