

**City of Franklin  
Plan Commission Meeting  
September 7, 2023  
Minutes**

Approved  
**September 21, 2023**

**A. Call to Order and Roll Call**

Mayor John Nelson called the September 7, 2023 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Kevin Haley, Patrick Léon and Patricia Hogan. Also present were Director of Administration Kelly Hersh, Associate Planner Marion Ecks, Planning Intern Anna Kissel and City Attorney Jesse Wesolowski.

**B. Approval of Minutes – Regular Meeting of August 17, 2023**

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve the August 17, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (5-0-0).

**C. Public Hearing Business Matters**

- 1. Dairy Queen Restaurant with Drive-Through.** Special Use application by Dharmesh Ghelani, AK Developers LLC/ Franklin Wyndham LLC, property owner, for a Dairy Queen restaurant in a single building with a drive-through (drive-through requires Special Use approval). The property is located at 7730 S. Lovers Lane Rd. in the Shoppes at Wyndham Village Retail Center. The property is zoned CC Civic Center; Tax Key No. 794 9999 00

Applicant: Dharmesh Ghelani, AK Developers LLC/ Franklin Wyndham LLC, property owner

Subject property: 7730 S. Lovers Lane Rd. in the Shoppes at Wyndham Village Retail Center.

Associate Planner Marion Ecks presented this item and the Public Hearing opened at 7:08 pm and closed at 7:13 pm.

Applicant Agent Nick Fuchs presented on the item. There will be two tenants on the property, one served by the drive-through.

City Engineer Morrow asked if the development will use the existing driveway approach. Mr. Fuchs responded yes.

Several members of the public participated in the public hearing. Residents expressed their concern for the development's impacts to traffic lanes and signage lighting.

Commissioner Leon commented that there is no signage facing north. Do we require all signage to face south and will lights be facing away from properties to the north?

Applicant Agent Fuchs indicated the applicant will provide adequate buffers.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a Dairy Queen restaurant in a single building, with a drive-through which wraps the building, upon property located at 7730 S. Lovers Lane Rd. On voice vote, all voted 'aye'; motion carried (5-0-0).

#### **D. Business Matters**

- 1. Tuckaway Country Club Golf Simulator Tent.** Temporary Use application by Jay Lorino, Leading Edge Management Solutions, LLC/ Tuckaway Country Club, property owner, for a golf simulator tent in the rear golf cart parking area for the period of time between October 23, 2023 and March 31, 2024, operating from 7:00AM to 9:00PM with the potential to extend operation until 11:59PM for special events as needed. The property is zoned P-1 Park District; Tax Key No. 804 9989 022

Applicant: Jay Lorino, Leading Edge Management Solutions, LLC/ Tuckaway Country Club

Subject property: The property is zoned P-1 Park District; Tax Key No. 804 9989 022.

City Engineer Morrow asked if this will be an annual event.

The applicant commented this could possibly be an annual event and that they are testing the use.

Commissioner Leon moved and Commissioner Hogan seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a golf simulator tent for property located at 6901 West Drexel Ave. (Tuckaway Country Club). On voice vote, all voted 'aye'; motion carried (5-0-0).

#### **E. Adjournment**

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the meeting at 7:23 p.m.. On voice vote, all voted 'aye'; motion carried (5-0-0).