

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, NOVEMBER 5, 2020, 7:00 P.M.

The Facebook page for the Economic Development Commission <https://www.facebook.com/forwardfranklin/> will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

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

B. **Approval of Minutes**

1. Approval of regular meeting of October 22, 2020.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **ROBERT A. SIMKO AND TAMERIA L. SIMKO CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENTIAL HOME TO REPLACE AN EXISTING FIRE DAMAGED SINGLE-FAMILY RANCH HOME [recommendation to Board of Zoning and Building Appeals].** Application by Robert A. Simko and Tameria L. Simko (Robert A. Simko and Tameria L. Simko, property owners) for an Area Exception from Table 15-3.0207 of the Unified Development Ordinance to allow for 26.7% lot coverage (3,029 square feet), exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 25% (2,825 square feet), for property located at 8012 South 77th Street (Lot 9, Forest Meadows Estates Subdivision), for construction of a new, larger single-family residential home with an attached 3 car garage to replace an existing fire damaged ranch home, property zoned R-6 Suburban Single-Family Residence District; Tax Key No. 803-0167-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **GREAT MIDWEST FOOT & ANKLE STORAGE OF MEDICAL SUPPLIES.** Temporary Use application by Robert D. Matteucci, DPM, FACFAS, president/owner of Great Midwest Foot & Ankle Centers, S.C., to allow for storage of medical supplies, office supplies, office furniture and miscellaneous healthcare equipment in Suite 200 of the building located at 8153 South 27th Street (Great Midwest Foot & Ankle Franklin office is located in Suite 400), from September 1, 2020 to February 28, 2021, property zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 809-9955-003.

2. **THE ROCK SPORTS COMPLEX AREA YURT (CIRCULAR DOMED TENT) INSTALLATION WITHIN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS).** Site Plan Amendment application by Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant (ROC Ventures, LLC, property owner), to allow for the installation of a 30 foot in diameter, 15 foot tall yurt (circular domed tent) 10 feet directly east of the existing ski and snowboard rental building, to be used as a flex space to better manage COVID-19 social distancing requirements during the 2020/2021 ski season [the yurt will be removed at the end of the 2020/2021 ski season to allow for the amenities associated with the previously approved Challenge Tower], property located at approximately 7011 South Ballpark Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1003-000.

E. Adjournment

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: November 19, 2020

**City of Franklin
Plan Commission Meeting
October 22, 2020
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the October 22, 2020, 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 Steve Olson, Commissioners Patrick Leon, Adam Burchardt, Kevin Haley and Patricia Hogan, City Engineer Glen Morrow and Alderman Mark Dandrea. Also present were Planning Manager Heath Eddy, Principal Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski. Associate Planner Marion Ecks participated remotely.

B. Approval of Minutes

1. Regular Meeting of October 8, 2020. Commissioner Hogan moved and Commissioner Haley seconded approval of the October 8, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (6-0-0).

C. Public Hearing Business Matters

1. **HSA COMMERCIAL REAL ESTATE INDUSTRIAL BUILDINGS DEVELOPMENT IN THE PROPOSED BUSINESS PARK IN PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK).** Special Use and Site Plan applications by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (JHB Properties, LLC, property owner), to allow for the development of two approximately 150,000 square foot Class A speculative industrial buildings at the west end of Elm Road (eCommerce/warehousing and distribution require a Special Use per Section 15-3.0444BB.3.a.e. of the Unified Development Ordinance) and overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238)

Planning Manager Heath Eddy presented the request by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (JHB Properties, LLC, property owner), to allow for the development of two approximately 150,000 square foot Class A speculative industrial buildings at the west end of Elm Road (eCommerce/warehousing and distribution require a Special Use per Section 15-3.0444BB.3.a.e. of the Unified Development Ordinance) and overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238) of the Unified Development Ordinance) (tenants have yet to be identified), with parking for cars in front of the buildings on the future West Aspen Way and loading areas for trucks at the rear of the building, along with a driveway connection to the rear between the two buildings, street entrances from all future streets, three sidewalks and crosswalks that connect the building entrances to the public sidewalks on the opposite sides of the adjacent streets for pedestrian and bike access, and a stormwater detention pond on the east side of the site in a newly created outlot between the building and South Hickory Street [the proposed buildings are essentially identical, roughly two-story industrial buildings with entrance features on the front, and loading areas at the

of the Unified Development Ordinance) (tenants have yet to be identified), with parking for cars in front of the buildings on the future West Aspen Way and loading areas for trucks at the rear of the building, along with a driveway connection to the rear between the two buildings, street entrances from all future streets, three sidewalks and crosswalks that connect the building entrances to the public sidewalks on the opposite sides of the adjacent streets for pedestrian and bike access, and a stormwater detention pond on the east side of the site in a newly created outlot between the building and South Hickory Street [the proposed buildings are essentially identical, roughly two-story industrial buildings with entrance features on the front, and loading areas at the rear], properties located at 3825 West Aspen Way and 3707 West Aspen Way, zoned Planned Development District No. 39 (Mixed Use Business Park); Requested Waivers of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444B.D. Business Park Area Design Standards:

a. 15-3.0444B.D.1.a.iv. Parking required and location regulated (parking in front of buildings shall be designed primarily for visitors and high turnover usage with employee parking to be located to the side-yard or rear-yard)-**request for all employee and visitor parking in front of the buildings.**

b. 15-3.0444B.D.1.a.v.; 1.a.vi.; and 4.a.xi. Parking required and location regulated (loading and unloading areas shall be located to the side yard or rear-yard and screened so as to minimize their view from adjacent streets and sites) (all parking, loading, and unloading areas shall be screened from adjacent streets and sites utilizing landscaping, berms and/or decorative fences) and Building Character and Design (outside loading docks shall be located to the side-yard or rear-yard and screened from view from adjacent streets and sites by extended building walls, berms, decorative

rear], properties located at 3825 West Aspen Way and 3707 West Aspen Way, zoned Planned Development District No. 39 (Mixed Use Business Park); Requested Waivers of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444B.D. Business Park Area Design Standards:

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b. 15-3.0444B.D.1.a.v.; 1.a.vi.; and 4.a.xi. Parking required and location regulated (loading and unloading areas shall be located to the side yard or rear-yard and screened so as to minimize their view from adjacent streets and sites) (all parking, loading, and unloading areas shall be screened from adjacent streets and sites utilizing landscaping, berms and/or decorative fences) and Building Character and Design (outside loading docks shall be located to the side-yard or rear-yard and screened from view from adjacent streets and sites by extended building walls, berms, decorative fencing, and/or landscaping)-**request to waive requirement to screen the rear property line.**

c. 15-3.0444B.D.2.c.iii. Bicycle and pedestrian amenities ((sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities)-**request to provide pedestrian facilities in the parking lot.**

d. 15-3.0444B.D.4.a.iii. and iv. Building Character and Design (brick, stone, tile, and custom architectural masonry units are preferred primary materials for the solid (non-window) portion of new buildings or additions) (precast concrete, cast stone, plain/smooth concrete masonry units and EIFS are acceptable accent and secondary materials for the solid portion of new buildings or additions)-**request to use articulated, painted precast concrete wall panels for the exterior walls.**

e. 15-3.0444B.D.7. Supplemental Design Guidelines (it is intended that the applicable design guidelines set forth in the South 27th Street Corridor Plan, and the applicable design standards in the South 27th Street Design Overlay District, be utilized - as a supplemental guide - to the mandatory design standards set forth elsewhere in this [Planned Development District 39] Ordinance-**request certain waivers of the South 27th Street Design Overlay District (§15-3.03051):**

Requested Waivers of South 27th Street Design Overlay District Standards:

fencing, and/or landscaping)-**request to waive requirement to screen the rear property line.**

c. 15-3.0444B.D.2.c.iii. Bicycle and pedestrian amenities ((sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities)-**request to provide pedestrian facilities in the parking lot.**

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e. 15-3.0444B.D.7. Supplemental Design Guidelines (it is intended that the applicable design guidelines set forth in the South 27th Street Corridor Plan, and the applicable design standards in the South 27th Street Design Overlay District, be utilized - as a supplemental guide - to the mandatory design standards set forth elsewhere in this [Planned Development District 39] Ordinance-**request certain waivers of the South 27th Street Design Overlay District (§15-3.03051):**

Requested Waivers of South 27th Street Design Overlay District Standards:

a. 15-3.0352A. Parking required and location regulated (not more than 50% of the off-street parking spaces shall be located directly between the front façade of the building and the public street)-**request for all employee and visitor parking in front of the buildings.**

b. 15-3.0353C.4. Pedestrian considerations (sidewalks shall be provided along the entire length of any

a. 15-3.0352A. Parking required and location regulated (not more than 50% of the off-street parking spaces shall be located directly between the front façade of the building and the public street)-**request for all employee and visitor parking in front of the buildings.**

b. 15-3.0353C.4. Pedestrian considerations (sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds)-**request to provide pedestrian facilities in the parking lot.**

c. 15-3.0353C.7. Pedestrian considerations (the building shall provide awnings or other weather protection features within 30 feet of all customer entrances along a building)-**request for canopies or awnings only at tenant entrances.**

d. 15-3.0353E. Bicycle and pedestrian amenities required (the development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location)-**request for waiver of this requirement.**

e. 15-3.0353G. Central Areas/Features (each development which contains a building over 50,000 square feet in area shall provide public central area(s)...-**request for waiver of this requirement.**

f. 15-3.0355B.3.b. Building Materials and Colors (exterior building materials shall convey an impression of durability)-**request to use precast concrete wall panels.**

g. 15-3.0355B.5.a. Building Facades (decorative devices are expected at the roofline)-**request to use simple metal coping.**

h. 15-3.0355B.7.a. Windows (windows which allow views to the interior activity or display areas are excepted)-**request for waiver of this requirement.**

i. 15-3.0355C.4. Building Materials (building materials such as glass, brick, decorative concrete block, or stucco shall be used)-**request to use precast concrete wall panels.**

j. 15-3.0355C.5 Building Design (A minimum of 20% of all the combined facades of the structure shall employ actual façade protrusions or recesses. A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor façades that face and are on properties that are in any part within 100 feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The integration of windows into building design is strongly encouraged-**request: “The proposed design provides façade articulation in the form of precast recesses and projections at the entrance areas for a total of 19.76% of**

façade containing a public entrance, leaving room for foundation planting beds)-**request to provide pedestrian facilities in the parking lot.**

c. 15-3.0353C.7. Pedestrian considerations (the building shall provide awnings or other weather protection features within 30 feet of all customer entrances along a building)-**request for canopies or awnings only at tenant entrances.**

d. 15-3.0353E. Bicycle and pedestrian amenities required (the development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location)-**request for waiver of this requirement.**

e. 15-3.0353G. Central Areas/Features (each development which contains a building over 50,000 square feet in area shall provide public central area(s)...-**request for waiver of this requirement.**

f. 15-3.0355B.3.b. Building Materials and Colors (exterior building materials shall convey an impression of durability)-**request to use precast concrete wall panels.**

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each building's perimeter. The proposed design also provides varying parapet heights at the entrance areas with a combined percentage of varied parapet being 19.52%. The proposed elevations indicate the relative heights to vary from 1'-2" to 5'-3". An accent paint scheme and additional glazing are used to further accentuate the entrance areas. These recesses, projections and elevation changes are appropriate for the visual impact of the entrances and the proportions of each element. The north and west façades are within 100' of the streets. The entries and windows represent 47.0% of the north façade length and 38.0% of the west façade length for a combined total of 45.45%."

Tax Key Nos. 979-9002-000 and 979-9001-000.

The Official Notice of Public hearing was read in to the record by Principal Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:16 and closed at 7:16.

Special Use

Commissioner Leon moved and City Engineer Morrow seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for the development of two approximately 150,000 square foot class A speculative industrial buildings, or for one approximately 300,000 square foot class A speculative industrial building, and for the approval of a Special Use for overnight parking for vehicles exceeding 8,000 pounds manufactured gross vehicle weight upon properties located at 3825 West Aspen Way and 3707 West Aspen Way. On voice vote, all voted 'aye'. Motion carried (6-0-0).

PDD 39 Waiver Requests

The Plan Commission elected to approve or deny motions for each requested waiver of Planned Development District 39 (Mixed Use Business Park) Design Standards separately. These are as follows.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to approve a waiver of Section 15-3.0444B.D.1.a.iv. (parking required and location regulated). All voted in favor, motion carried (6-0-0).

Commissioner Leon moved and Alderman Dandrea seconded a motion to approved a waiver of Section 15-3.0444B.D.1.a.v.; 1.a.vi; and 4.a.xi. (parking required and location regulated) (building character and design regulated), subject to the provision of additional landscaping on the rear of the building. All voted in favor, motion carried (6-0-0).

properties that are in any part within 100 feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The integration of windows into building design is strongly encouraged-**request:** *“The proposed design provides façade articulation in the form of precast recesses and projections at the entrance areas for a total of 19.76% of each building’s perimeter. The proposed design also provides varying parapet heights at the entrance areas with a combined percentage of varied parapet being 19.52%. The proposed elevations indicate the relative heights to vary from 1'-2" to 5'-3". An accent paint scheme and additional glazing are used to further accentuate the entrance areas. These recesses, projections and elevation changes are appropriate for the visual impact of the entrances and the proportions of each element. The north and west façades are within 100' of the streets. The entries and windows represent 47.0% of the north façade length and 38.0% of the west façade length for a combined total of 45.45%.”*

Tax Key Nos. 979-9002-000 and 979-9001-000 [the applicant seeks to obtain special use approval as a speculative industrial property]. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER. [SUBJECT MATTER CONTINUED FROM THE OCTOBER 8, 2020 MEETING FOR BOTH THE SPECIAL USE AND THE SITE PLAN APPLICATIONS. THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR AND OPENED AT THE PLAN COMMISSION MEETING ON OCTOBER 8, 2020, AND THEN POSTPONED AND CONTINUED TO THE OCTOBER 22, 2020 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

Commissioner Leon moved and Alderman Dandrea seconded a motion to approve a waiver of Section 15-3.0444B.D.2.c.iii. (bicycle and pedestrian amenities). Commissioners Burckhardt, Haley, and Leon, along with Alderman Dandrea and City Engineer Morrow voted ‘no,’ while Commissioner Hogan voted ‘aye.’ Motion defeated (1-5-0).

Commissioner Leon moved and Alderman Dandrea seconded a motion to approve a waiver of Section 15-3.0444B.D.4.a.iii. and iv. (building character and design), provided that the applicant provided that the lower quarter of the public facades reflect higher quality materials. All voted in favor, motion carried (6-0-0).

South 27th Street Overlay Waiver Requests

Commissioner Leon moved and Alderman Dandrea seconded a motion to approve waivers to the following Sections of the South 27th Street Overlay:

- Section 15-3.0352.A. (parking required and location regulated);
- Section 15-3.0353.G (central areas/features);
- Section 15-3.0355.B.3.b. (building materials and colors), provided that the applicant provide that the lower quarter of the public facades reflect higher quality materials;
- Section 15-3.0355.B.5.a. (building facades);
- Section 15-3.0355.B.7.a. (windows);
- Section 15-3.0355.C.4 (building materials), provided that the applicant provide that the lower quarter of the public facades reflect higher quality materials;
- Section 15-3.0355.C.5 (building design).

All voted in favor, motion carried (6-0-0).

Commissioner Leon moved and Commissioner Haley seconded a motion to deny waivers to the following Sections of the South 27th Street Overlay:

- Section 15-3.0353.C.4. (pedestrian considerations);
- Section 15-3.0353.C.7. (pedestrian considerations);
- Section 15-3.0353.E. (bicycle and pedestrian amenities required).

All voted in favor, motion carried (6-0-0).

Site Plan

Commissioner Leon moved and Alderman Dandrea seconded a motion to approve a Resolution approving a Site Plan for the development of two approximately 150,000 square foot class A speculative industrial buildings, or for one approximately 300,000 square foot class A speculative industrial building, with associated parking, loading areas, a driveway connection between the

two buildings, sidewalks, crosswalks and a stormwater detention pond (3825 West Aspen Way and 3707 West Aspen Way). On voice vote, all voted 'aye'. Motion carried (6-0-0).

2. ANDREW M. STEVENS AND HEATHER M. STEVENS PERMANENT ABOVE GROUND SWIMMING POOL INSTALLATION [recommendation to Board of Zoning and Building Appeals]. Application by Andrew M. Stevens and Heather M. Stevens (Andrew M. Stevens and Heather M. Stevens, property owners) for an Area Exception from Table 15-3.0206 of the Unified Development Ordinance to allow for a maximum lot coverage of 21.7% (2,935 square feet), exceeding the R-5 Suburban Single-Family Residence District maximum lot coverage standard of 20% (2,700 square feet), for property located at 7752 West Briarwood Drive (Lot 16 in Stonewood Addition No. 1 Subdivision), for the installation of a permanent above ground swimming pool on the rear yard of the property, 10 feet from the back yard lot line and in excess of 10 feet from either side yard lot line (pool is approximately 346 square feet with a diameter of 21 feet), property zoned R-5 Suburban Single-Family Residence District; Tax Key No. 885-0052-000.

Principal Planner Regulo Martinez-Montilva presented the request by Andrew M. Stevens and Heather M. Stevens (Andrew M. Stevens and Heather M. Stevens, property owners) for an Area Exception from Table 15-3.0206 of the Unified Development Ordinance to allow for a maximum lot coverage of 21.7% (2,935 square feet), exceeding the R-5 Suburban Single-Family Residence District maximum lot coverage standard of 20% (2,700 square feet), for property located at 7752 West Briarwood Drive (Lot 16 in Stonewood Addition No. 1 Subdivision), for the installation of a permanent above ground swimming pool on the rear yard of the property, 10 feet from the back yard lot line and in excess of 10 feet from either side yard lot line (pool is approximately 346 square feet with a diameter of 21 feet), property zoned R-5 Suburban Single-Family Residence District; Tax Key No. 885-0052-000.

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 21.7% (2,935 square feet) [application requests an Area Exception from table 15-3.0206 of the Unified Development Ordinance, exceeding the R-5 Suburban Single-Family Residence District maximum lot coverage standard of 20% (2,700 square feet), for the installation of a permanent above ground swimming pool on the rear yard of the property, 10 feet from the back yard lot line and in excess of 10 feet from either side yard lot line (pool is approximately 346 square feet with a diameter of 21 feet)], for property located at 7752 West Briarwood Drive (lot 16 in Stonewood Addition No. 1 Subdivision). On voice vote, all voted 'aye'. Motion carried (6-0-0).

D. Business Matters

1. KIDS CONNECTION CHILDCARE CENTER DAYCARE FACILITY. Site Plan application by Kristopher A. Kraussel/B & B Investments of Rawson, LLC (Kristopher A. Kraussel and Tina M. Kraussel, property owners) to allow for construction of a 10,509 square foot single-story building as well as an associated 3,419 square foot playground (aluminum fencing around

Principal Planner Regulo Martinez-Montilva presented the request by the Kristopher A. Kraussel/B & B Investments of Rawson, LLC for approval of a site plan for a 10,509 square foot single-story building (Kids Connection Childcare Center), with a 3,419 square foot playground (aluminum fencing around the perimeter) on the east side of the building, 45 parking spaces, two driveways with connection to Rawson Avenue, as well as associated landscaping, outdoor lighting and a bioretention basin on the west side of the property, with hours of operation Monday through Friday, upon property located at 3030-3130 West Rawson

the perimeter) on the east side of the building, 45 parking spaces, two driveways with connection to Rawson Avenue, landscaping, outdoor lighting and a bioretention basin on the west end of the property for onsite storm water management (a turn lane on Rawson Avenue, in the eastbound lane of traffic, will be constructed per Milwaukee County requirements), with hours of operation Monday through Friday [child daycare services under Standard Industrial Classification Code No. 8351 is a Permitted Use in the B-4 South 27th Street Mixed-Use Commercial District], upon property located at 3030-3130 West Rawson Avenue (northwest corner of the intersection of Rawson Avenue and Riverwood Boulevard, approximately 2.21 acres of vacant land), zoned B-4 South 27th Street Mixed-Use Commercial District and FC Floodplain Conservancy District; Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.])-**request for waiver of this requirement.**
- b. 15-3.0353C.5. Pedestrian considerations (pedestrian walkways from building entrances to public sidewalks or pedestrian/bike facilities)-**request for waiver of this requirement.**
- c. 15-3.0354B.1. Required Trees for Parking Lot Perimeter and Interior Applications (shade or decorative trees are required within the vehicular use area at a ratio of one tree for every 15 parking spaces or fraction thereof)-**request for waiver of this requirement.**
- d. 15-3.0354C.1. Interior Landscaping for Off-street Parking Areas (a minimum of 20 square feet of interior landscaped island shall be provided per parking stall)-**request for waiver of this requirement.**

Avenue (approximately 2.21 acres), zoned B-4 South 27th Street Mixed Use Commercial District; Tax Key No. 738-9991-001. The applicants are requesting several waivers from the South 27th Street Overlay, otherwise the proposed site plan would need to be tabled pending revisions to the overall design. The property has a restriction on access to the adjacent Riverwood Boulevard due to a strip of property owned by the adjacent Indian Creek Condominium Association.

Commissioner Leon moved and Alderman Dandrea seconded a motion to table the site plan and requested waivers, and directed the applicant to address the comments from Plan Commissioners as well as provide increased compliance with the South 27th Street Overlay design requirements. On voice vote, all voted 'aye'. Motion carried (6-0-0).

e. 15-3.0355A.1. Building Character and Design (buildings located on prominent sites-such as key intersections, corners, terminations of street vistas, and on high points-shall be multi-story and exhibit quality architectural design to serve as landmarks)-**request for waiver of this requirement.**

f. 15-3.0355B.8.d. Pedestrian Accessibility (buildings shall utilize a corner entrance to the building)-**request for waiver of this requirement.**

g. 15-3.0355B.10.c. External Storage (all trash collection areas must be located within the structure, or behind the building in an enclosure)-**request for waiver of this requirement.**

Tax Key No. 738-9991-001.

E. Adjournment

Commissioner Haley moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of October 22, 2020 at 9:24 p.m. On voice vote, all voted 'aye'; motion carried. (6-0-0).



REPORT TO THE PLAN COMMISSION

Meeting of November 5, 2020

Area Exception

RECOMMENDATION: City Development Staff recommends review of the Findings and Factors and Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.

Project Name:	Simko Area Exception
Project Address:	8012 S 77th Street
Applicant:	Simko, Robert and Tameria
Property Owner:	Simko, Robert and Tameria
Zoning:	R-6 Suburban Single-Family Residence District
Use of Surrounding Properties:	Single-family residential to the north, south and west and east.
Applicant's Action Requested:	Recommendation to approve this Area Exception

INTRODUCTION:

On October 8, 2020, the applicant submitted an Area Exception to allow for a lot coverage of 26.7%, or 3,029 square feet, while the maximum lot coverage in the R-6 Suburban Single-family Residence District is 25%, or 2,825 square feet per Table 15-3.0207 of the Unified Development Ordinance. The lot area of the subject property is 11,303 square feet.

The applicant is proposing this new single-family home because the preexisting ranch home built in 1988 was severely damaged by a fire in May 2020.

PROJECT ANALYSIS:

Per Section 15-10.0209, Area Exceptions may be granted to increase the maximum lot coverage of a property by no more than 20%. Area Exceptions require approval by the Board of Zoning and Building Appeals, upon review and recommendation of the Plan Commission. Section 15-10.0209.G. of the UDO specifically lists Standards to be reviewed to grant or deny an Area Exception. The standards are attached as completed by the applicant.

Maximum Lot Coverage Calculation:

- The subject property is approximately 11,303 square feet.
- With the R-6 25% lot coverage, the home and any accessory structures may not exceed **2,825** square feet.
- The proposed single-family home and new attached garage would encompass about **3,029 square feet**, and the resulting lot coverage would be approximately **26.7%**.

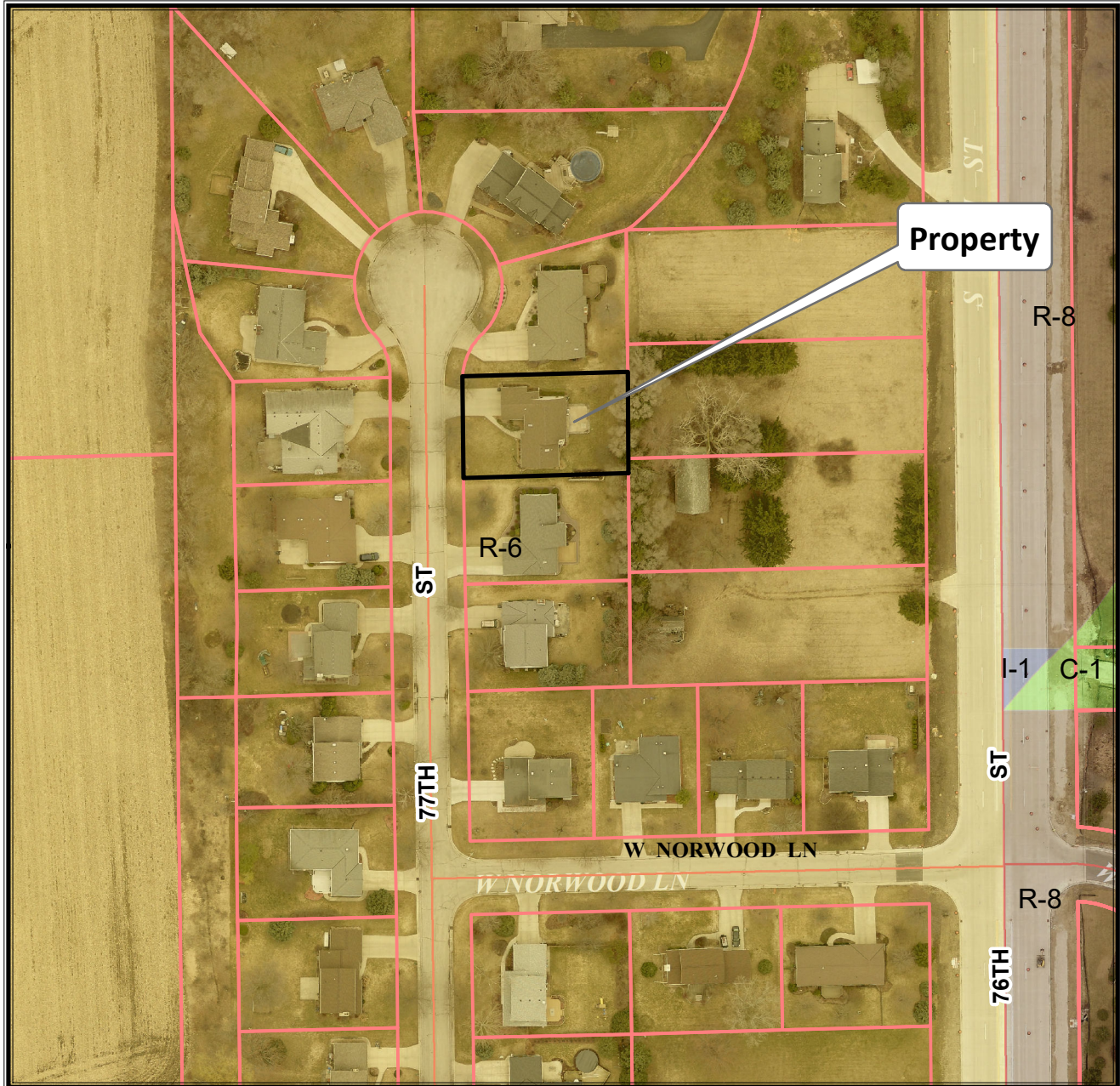
- With approval of an Area Exception, the maximum lot coverage allowed in this instance would be 25% lot coverage x 20% (1.2) maximum area exception allowance increase = **30%** maximum lot coverage.
- The maximum size of the house and all accessory structures, if an Area Exception would be granted, would be 11,303 square feet x 30% (0.30) = **3,390 square feet.**

Therefore, your request of 3,029 square feet (26.7% lot coverage) falls within the maximum lot coverage that may be allowed with an Area Exception.

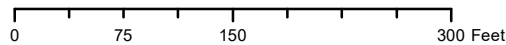
STAFF RECOMMENDATION

City Development Staff recommends review of the Findings and Factors and Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.

8012 S. 77th Street
TKN: 803 0167 000

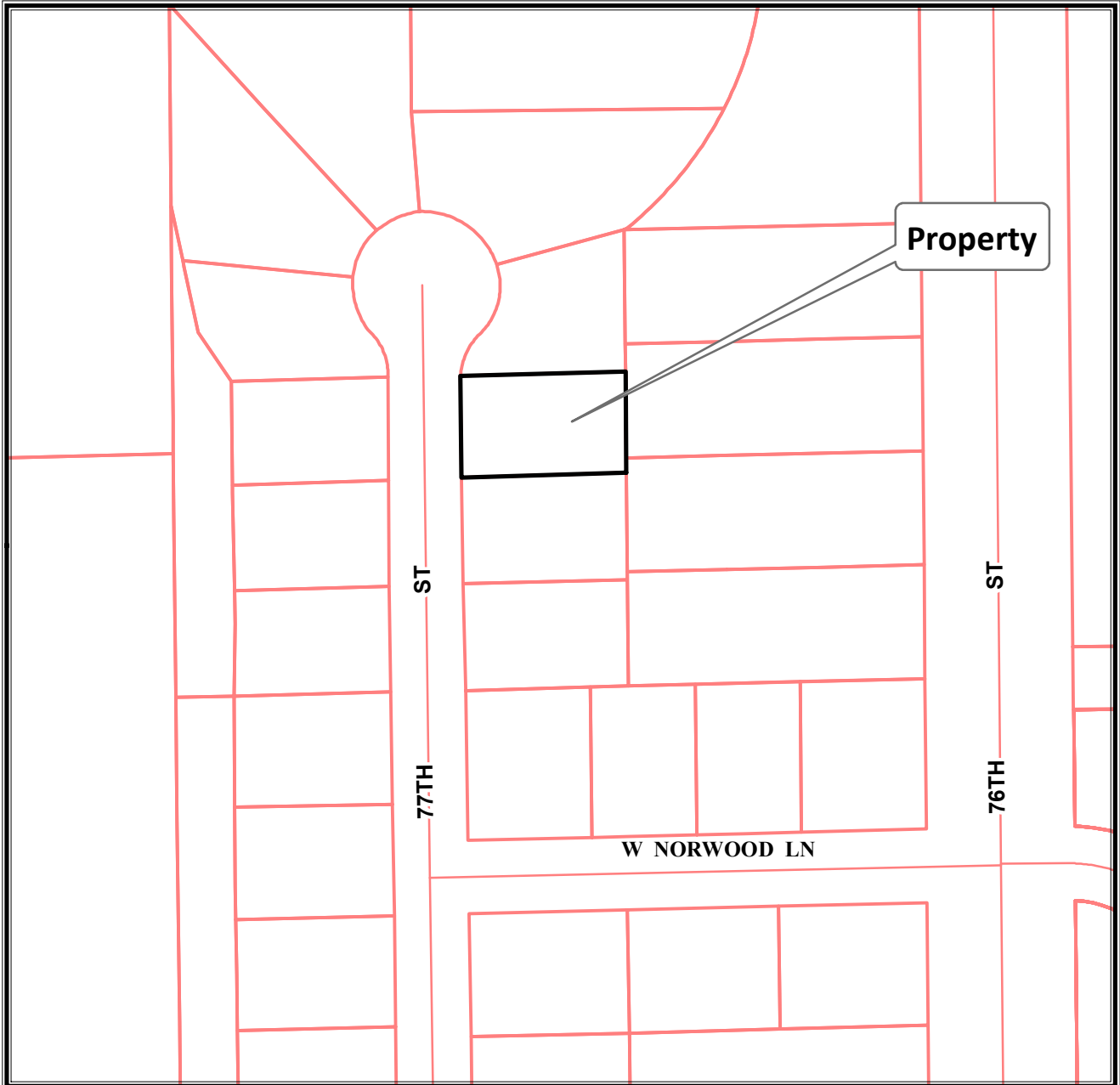


Planning Department
(414) 425-4024

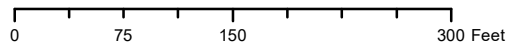


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

8012 S. 77th Street
TKN: 803 0167 000



Planning Department
(414) 425-4024



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

MEMORANDUM

Date: October 22, 2020
To: Simko, Robert and Tameria
From: Department of City Development
RE: Area Exception Request – 8012 S 77th Street

Review comments are as follows for Area Exception application submitted on October 8, 2020:

City Development Department comments

The process to grant an Area Exception involves review and recommendation of the Plan Commission followed by approval by the Board of Zoning and Building Appeals.

Per Section 15-10.0209, Area Exceptions may be granted to increase the maximum lot coverage of a property by no more than 20%. Section 15-10.0209.G. of the UDO specifically lists Standards to be reviewed to grant or deny an Area Exception, which the Plan Commission and Board of Zoning and Building Appeals will use to consider the request.

Maximum Lot Coverage Calculation:

- The subject property is approximately 11,303 square feet.
- With the R-6 25% lot coverage, the home and any accessory structures may not exceed **2,825** square feet.
- The proposed single-family home and new attached garage would encompass about **3,029 square feet**, and the resulting lot coverage would be approximately **26.7%**.
- With approval of an Area Exception, the maximum lot coverage allowed in this instance would be 25% lot coverage x 20% (1.2) maximum area exception allowance increase = **30%** maximum lot coverage.
- The maximum size of the house and all accessory structures, if an Area Exception would be granted, would be 11,303 square feet x 30% (0.30) = **3,390 square feet**.

Therefore, your request of 3,029 square feet (26.7% lot coverage) falls within the maximum lot coverage that may be allowed with an Area Exception.

Engineering Department comments

- No comments regarding the area exception. However, the proposed plat of survey will be reviewed once they apply for a building permit.

Inspection Services Department comments

- Inspection Services has no comments on the subject proposal at this time.

Fire Department comments

- The fire department has no comments or concerns.

Date of Application: 10-6-2020

AREA EXCEPTION APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]): Name: <u>ROBERT SIMKO TAMERIA SIMKO</u> Company: _____ Mailing Address: <u>P.O. Box 321471</u> City / State: <u>FRANKLIN, WI</u> Zip: <u>53132</u> Phone: <u>414-688-4798</u> Email Address: <u>TSTRAC@AOL.COM</u>	Applicant is Represented by (contact person) (Full Legal Name[s]): Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____ Tax Key Nos: _____ Existing Zoning: _____ Existing Use: _____ Proposed Use: _____ Future Land Use Identification: _____
Project Property Information: Property Address: <u>8012 S. 77th</u> Property Owner(s): <u>ROBERT SIMKO</u> <u>TAMERIA SIMKO</u> Mailing Address: <u>P.O. Box 321471</u> City / State: <u>FRANKLIN, WI.</u> Zip: <u>53132</u> Email Address: <u>TSTRAC@AOL.COM</u>	
*The 2025 Comprehensive Master Plan <u>Future Land Use Map</u> is available at: http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm	

Area Exception Application submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$300
- Legal Description for the subject property (WORD.doc or compatible electronic format).
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Narrative, including 1) Current use and improvements on the property; 2) Ordinance standard from which Area Exception is being sought (section number and text); 3) Description of the Area Exception, giving distances and dimensions where appropriate; 4) Statement of reason(s) for the request; and 5) Description and date of any prior petition for an Area Exception.
 - Seven (7) copies of the Plat of Survey, Site Plan, Building Elevations, and Outdoor Lighting Plans, as appropriate, and any other supporting documents, which illustrate the Area Exception request. ALL plans must be collated and folded into 9x12-inch sets.
- Two photographs of the subject structure from different views (when applicable).
- Completed 'Standards in the Review of Area Exceptions' form (from Section 15-10.0209G. of the UDO).
- Three (3) Affidavit forms with original and notarized signatures (facsimiles and copies will not be accepted).
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF or compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Area Exceptions require a public hearing at Plan Commission, Plan Commission recommendation to BZBA, and BZBA review and approval.
- If a building permit is not issued within twelve (12) months of approval, the Area Exception will be null and void.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Robert Simko
 Signature - Property Owner
ROBERT SIMKO - OWNER
 Name & Title (PRINT) Date: 10/6/2020

Tameria Simko
 Signature - Property Owner
TAMERIA SIMKO - OWNER
 Name & Title (PRINT) Date: 10/6/2020

 Signature - Applicant
 Name & Title (PRINT) Date: _____

 Signature - Applicant's Representative
 Name & Title (PRINT) Date: _____

Legal Description

8012 S. 77th Street

Franklin, WI 53132

Lot 9, Forest Meadows Estates, being a subdivision of outlot 1 in C.S.M. NO. 3530, being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 16, town 5 north, range 21 east, city of Franklin, Milwaukee County, Wisconsin.

Standards in the Review of Area Exceptions

Date: 10-6-2020

Case No. _____

Property Owner: ROBERT + TAMI SIMKO

Property Address: 8012 S. 77th ST. FRANKLIN, WI. 53132

Section 15-10.0209G of the City of Franklin Unified Development Ordinance specifically lists Standards to be reviewed by the Board of Zoning and Building Appeals to grant or deny an Area Exception. The Standards are:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.

THE PROPOSED USE AND DEVELOPMENT WILL NOT BE DETRIMENTAL OR ENDANGER THE PUBLIC HEALTH, SAFETY, COMFORT OR GENERAL WELFARE AND WILL BE CONSTRUCTED TO IN COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES.

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.

THE PROPOSED USE AND DEVELOPMENT FOR THE AREA EXCEPTION WILL NOT DIMINISH OR IMPAIR THE USE, VALUE, OR ENJOYMENT OF OTHER PROPERTY IN THE NEIGHBORHOOD FOR ALREADY ESTABLISHED PURPOSES IN NO FORESEEABLE MANNER.

3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

THE PROPOSED USE AND DEVELOPMENT FOR THE AREA EXCEPTION WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF THE SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT.

4. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.

THE PROPOSED USE AND DEVELOPMENT FOR THE AREA EXCEPTION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTIES, OR SUBSTANTIALLY INCREASE TRAFFIC CONGESTION OR INCREASE THE DANGER OF FIRE IN THE NEIGHBORHOOD.

5. That the area exception shall be in harmony with the general purpose and intent of this Unified Development Ordinance.

THE PROPOSED USE AND DEVELOPMENT FOR THE AREA EXCEPTION WILL BE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS UNIFIED DEVELOPMENT ORDINANCE.

PROJECT NARRATIVE

**Bob and Tami Simko
8012 South 77th Street
Franklin, WI 53132**

In 1988 on this residential (R-6) lot our previous ranch home was built. We purchased the home in 2002 to raise our family. Over the years we developed fantastic relationships with all of the neighbors in our cul-de-sac, evolving into long lasting friendships with some of the nicest people you would ever meet.

We love being in Franklin and have invested heavily in our neighborhood. In 2011 we purchased another home right down the street at 8029 South 77th Street. This property was severely neglected and we completely updated this home and moved Bob's parents in to it for six years. This beautiful home is now occupied by a great family and is an asset to the neighborhood. In 2020 we purchased another home on our street at 8020 South 77th Street. Another great house, just in need of some serious updating. Just like the other house, once completed, the renovations on this home will create a significant increase in value to the neighborhood. We have so far owned three of the 13 houses on our street, each more beautiful than they were before.

On May 4, 2020 we suffered a devastating house fire at 3:00am. We barely escaped with our lives and we lost everything. All three of our cars and our entire house were completely destroyed. Still we count ourselves as lucky and blessed.

We are committed to this street and our neighbors, and are proposing to build a contemporary new house on our lot. We have three cars in our family. With our last house we always had to park a car in the driveway. This is not only inconvenient (especially in winter) but can look cluttered constantly seeing vehicles always outside. In addition, storing patio furniture and outdoor items always had to be left outside due to space constraints. Therefore, we are trying to incorporate a 3-car garage into our new house, which is the need for the Area Exception.

Aesthetically speaking, three garage doors on the front of this house look unappealing and take up a lot of the space, making it look like a giant garage with a small house attached. We are proposing a tandem garage (parking front and back on the left side and one car on the right) still allowing us to have a two-car garage door, while providing us storage for another vehicle as well as patio furniture, grille, etc. This not only negates us from having to put a storage shed in the backyard or leave patio items outside behind the garage, it also makes the house look more attractive.

The issue is that per the R-6 standards, we are allowed to build on 25% of our lot. The proposed plan is to build a 2201 square foot home with 828 square feet of garage space for a total of 3029 square feet. Per the recent Plat of Survey, our lot is 11,303 square feet. Meaning that at 25% we are allowed to build on 2825 square feet. The overage of the new proposal is only 204 square feet, rendering us at 26.7% of the allowed space, for a total of 26.7% - 1.7% more than allowed.

The majority of the overage is additional storage space in the garage measuring out at 11' x 17' for a total of 187 square feet of the 204 square feet overage. As the new plan is in full compliance with all setbacks (10' on each side and 30' front and back), this additional space

does nothing to change the front or back of the proposed house and gives a much cleaner, more finished look to the north side of the house when enclosed.

Attached within this packet you will also find a petition with **unanimous approval** from all twelve homeowners on our street as they are looking forward to seeing this new house to be built as well.

In accordance with the Area Exception Application, we submit the following-

1) Current Use and Improvements of the Property -

The use of the lot will not change. As a residential lot, it will remain that. Per the proposed plans, the elevations may change slightly to accommodate the new structure and everything will be built according to City of Franklin and State of Wisconsin building codes.

2) Ordinance Standard from which area exception is being sought –

Citing **Table 15-3.0207** of the R-6 Suburban Single-Family Resident District Development Standards. The maximum lot coverage (maximum percent of lot area) allowed is 25%. We are seeking 26.7%

3) Description of the Area Exception, giving distances and dimensions where appropriate -

The proposed plan complies with all setbacks. Per the proposed plan, we are over our allowed square footage by 204 square feet. We are looking to create a tandem 3-car garage that creates an additional third space for parking and storage at the rear of the left side of the garage on the north side of the property. This space is equal to approximately 187 square feet measuring 11' x 17' inside the garage. This leaves an additional 17 square feet of overage. Enclosing this area simply extends the garage wall further down the side of the house making it look more linear and is not visible from the front or back of the house.

4) Statement of reason(s) for the request –

With the recent development of four large homes directly behind us on S. 76th street, the neighborhood is growing quickly. Our request is for creating a larger indoor storage space for an additional vehicle and outdoor furniture, grille, yard care items, etc. Rather than leaving our third car parked outside all the time on the driveway, and to mitigate either erecting an outside storage shed or pouring a slab behind a 2-car garage on the side of the house to store things outdoors. The proposal is to extend the left side of the garage and to enclose whatever would be otherwise outside and to store it inside. This creates a cleaner, safer, more secure property.

5) Description and date of any prior petition for an Area of Exception -


There have been no prior petitions.

Bob and Tami Simko

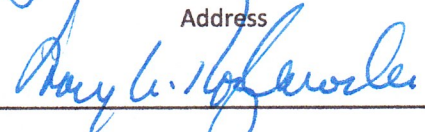
SIMKO HOUSE REBUILD 8012 S. 77th Street

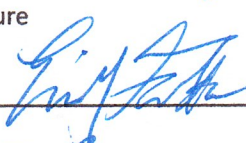
This is to serve as approval for Bob and Tami Simko to rebuild a new home at 8012 S. 77th Street in Franklin, WI. The plans have been made available for me to review and I understand the scope/design of the house, and that the new proposed home will have a footprint of 2201 square feet of living space and 828 square feet of garage space for a total of 3029 square feet (26.79% of lot space).

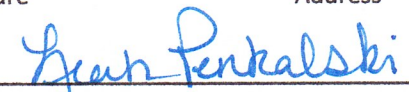
My signature indicates my acceptance and approval of their proposed home.


• Jeremy Lonse  8029 S. 77th St 9/27/20

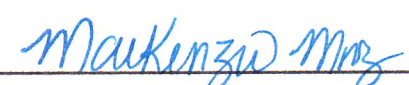
Name	Signature	Address	Date
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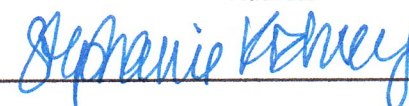
MARY BOZOWSKI		8023 S. 77 th	9/27/20
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Emily Frittita		8019 S 77 th St.	9/27/20
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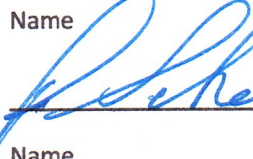
Leah Penkalski		8015 S. 77 th St.	9/27/2020
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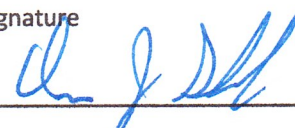
LISA FETTIG		8011 S. 77 th ST	9/27/20
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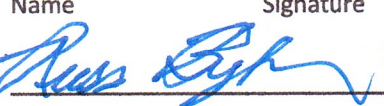
maekenzie moiz		8009 S 77 th St	9/27/20
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Stephanie Kidney		8005 S. 77 th Str.	9/27/2020
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Susan Oberbrunner		8001 S. 77 th St	9-27-20
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		8004 S. 77 th	9-27-20
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PENNIS SKUSEK		8008 S 77 th	9-27-20
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		8016 S. 77 th ST	9-27-20
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CARL BUDNIK		7642 W. NORWOOD LN	9/27/20
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Name	Signature	Address	Date
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EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

PREPARED FOR: *RK BUILDERS/SIMKO*

LOCATION: *8012 S. 77TH STREET, CITY OF FRANKLIN*

LEGAL DESCRIPTION: *LOT 9, FOREST MEADOWS ESTATES, BEING A SUBDIVISION OF OUTLOT 1 IN C.S.M. NO. 3530, BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.*

MH
RIM 189.45

OCTOBER 2, 2020
STAKED 10/5/20

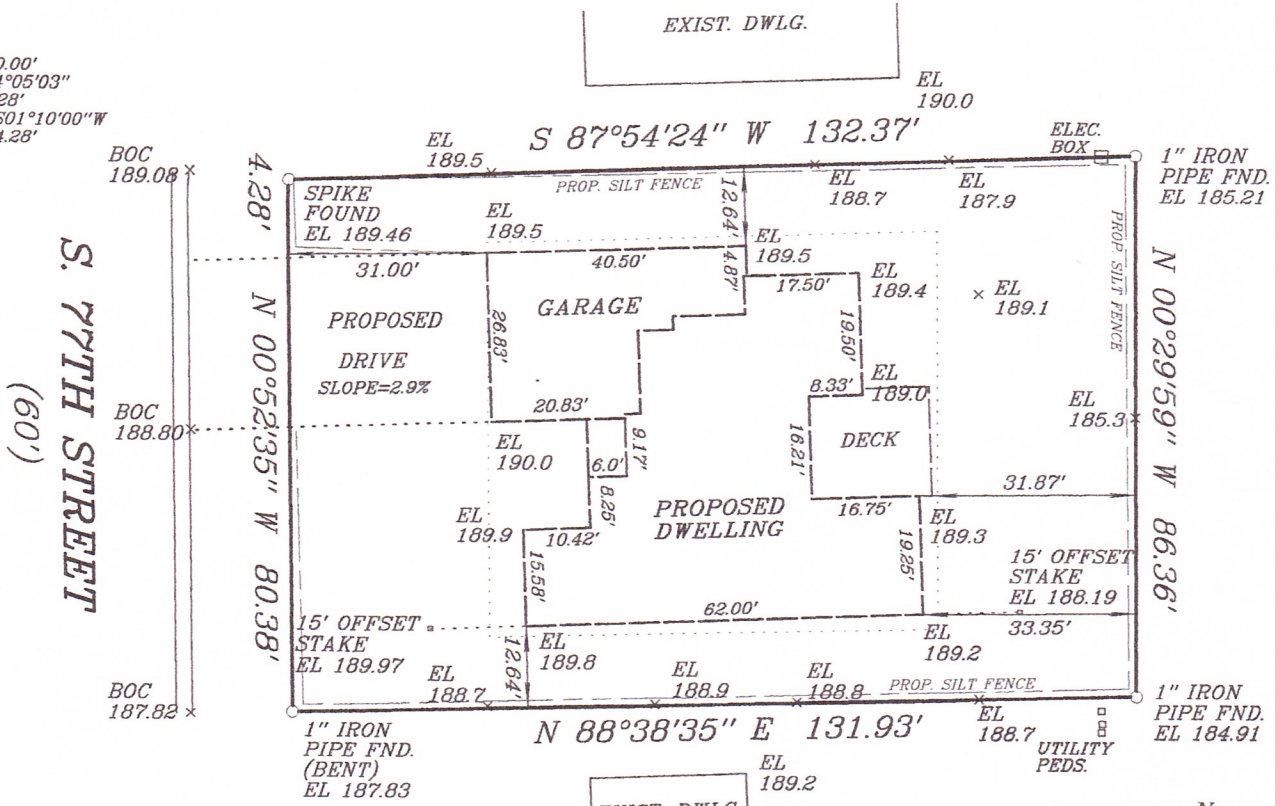
MLW-1254

SUGGESTED GRADES:

YARD GRADE=190.0
TOP FOUND. WALL=190.67
GAR. FLOOR=190.33

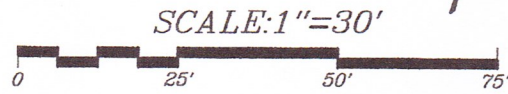
(TO BE APPROVED BY
OWNER/BUILDER)

R=60.00'
Δ=04°05'03"
L=4.28'
CB=S01°10'00"W
Ch=4.28'



S. 77TH STREET
(60')

MH
RIM 187.01



LOT SIZE=11,303 S.F.
BEARINGS REFER TO THE PLAT
OF FOREST MEADOWS ESTATES.



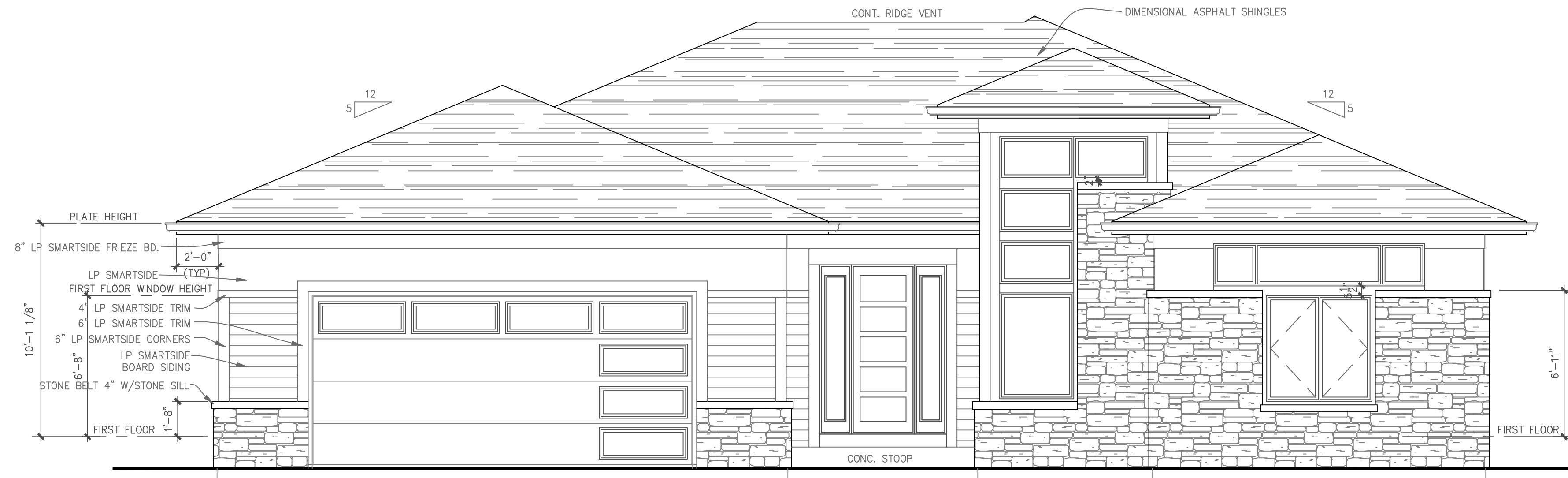
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

[Handwritten Signature]

Signed CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

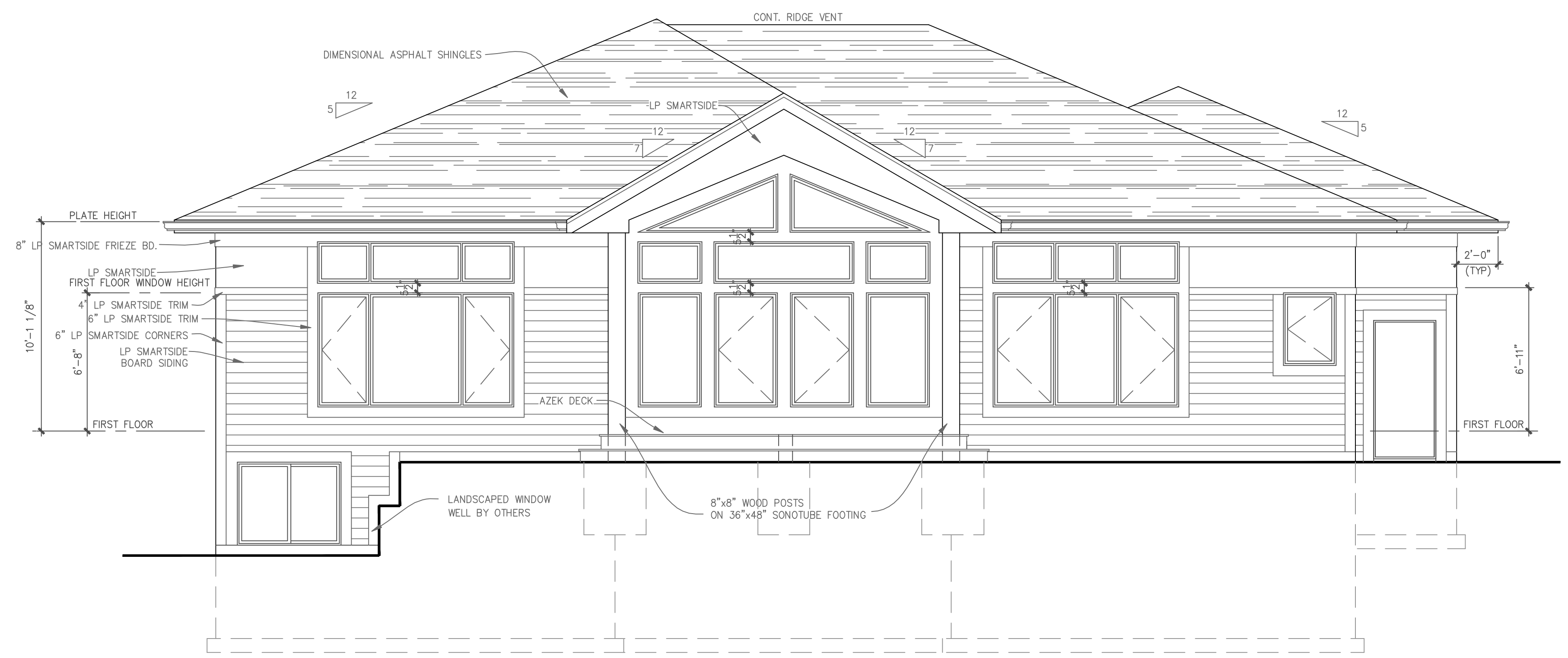
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FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

SHEET INDEX	
SHEET A-1	FRONT & REAR ELEVATIONS & SHEET INDEX
SHEET A-2	FIRST FLOOR PLAN & DETAILS
SHEET A-3	FOUNDATION PLAN, DETAILS & WALL SECTIONS
SHEET A-4	RIGHT & LEFT ELEVATIONS
SHEET E-1	FIRST FLOOR ELECTRICAL PLAN
SHEET E-2	FOUNDATION ELECTRICAL PLAN

HOMESCAPES
RESIDENTIAL DESIGN

Michelle Wingers
Residential Designer
homescapess66sbco@aol.com
Phone: 414.507.3142
www.homescaperesidentialdesign.com

REVISIONS:
09-09-2020
09-14-2020
09-15-2020
09-22-2020
09-29-2020
09-30-2020

SIMKO CUSTOM HOME

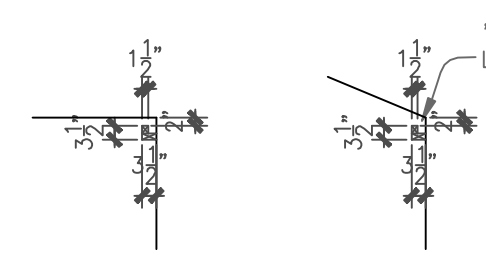
8012 S. 77TH STREET
FRANKLIN, WI

SHEET TITLE:
FRONT & REAR ELEVATIONS & SHEET INDEX

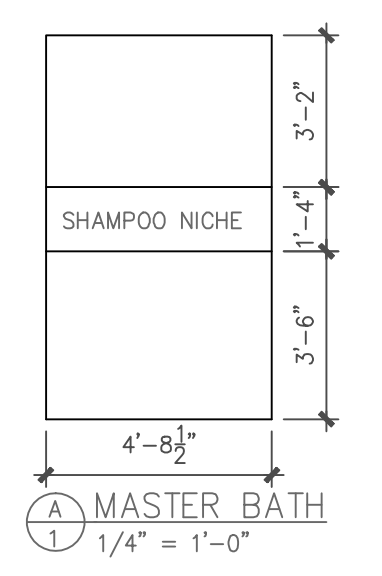
A-1

DATE: AUGUST 28, 2020

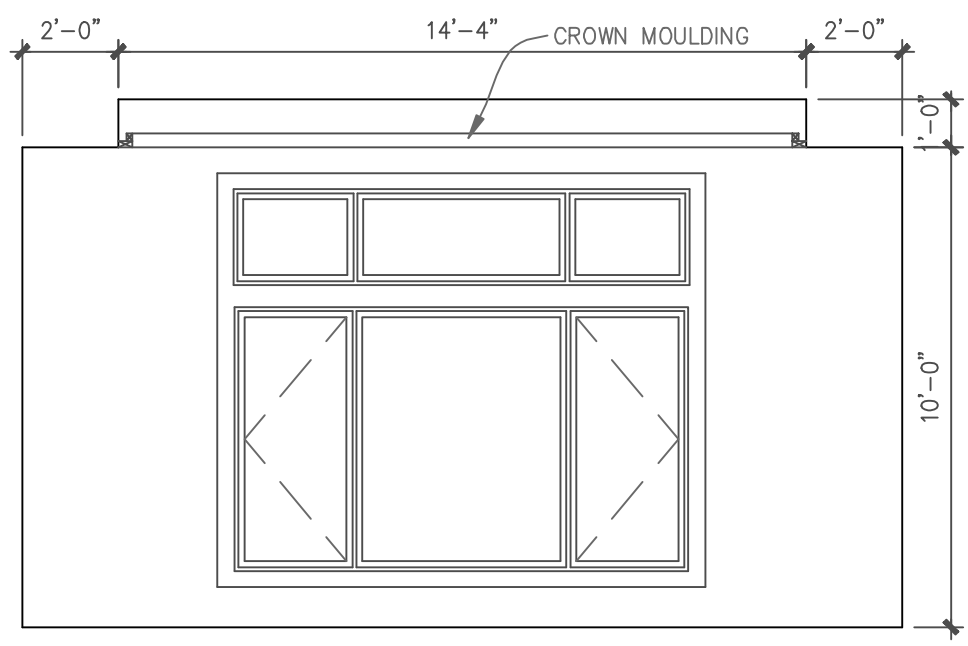
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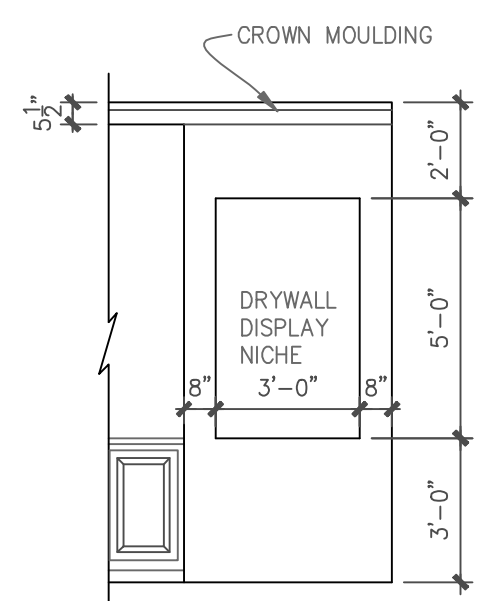
CROWN MOULDING DETAIL
1/4" = 1'-0"



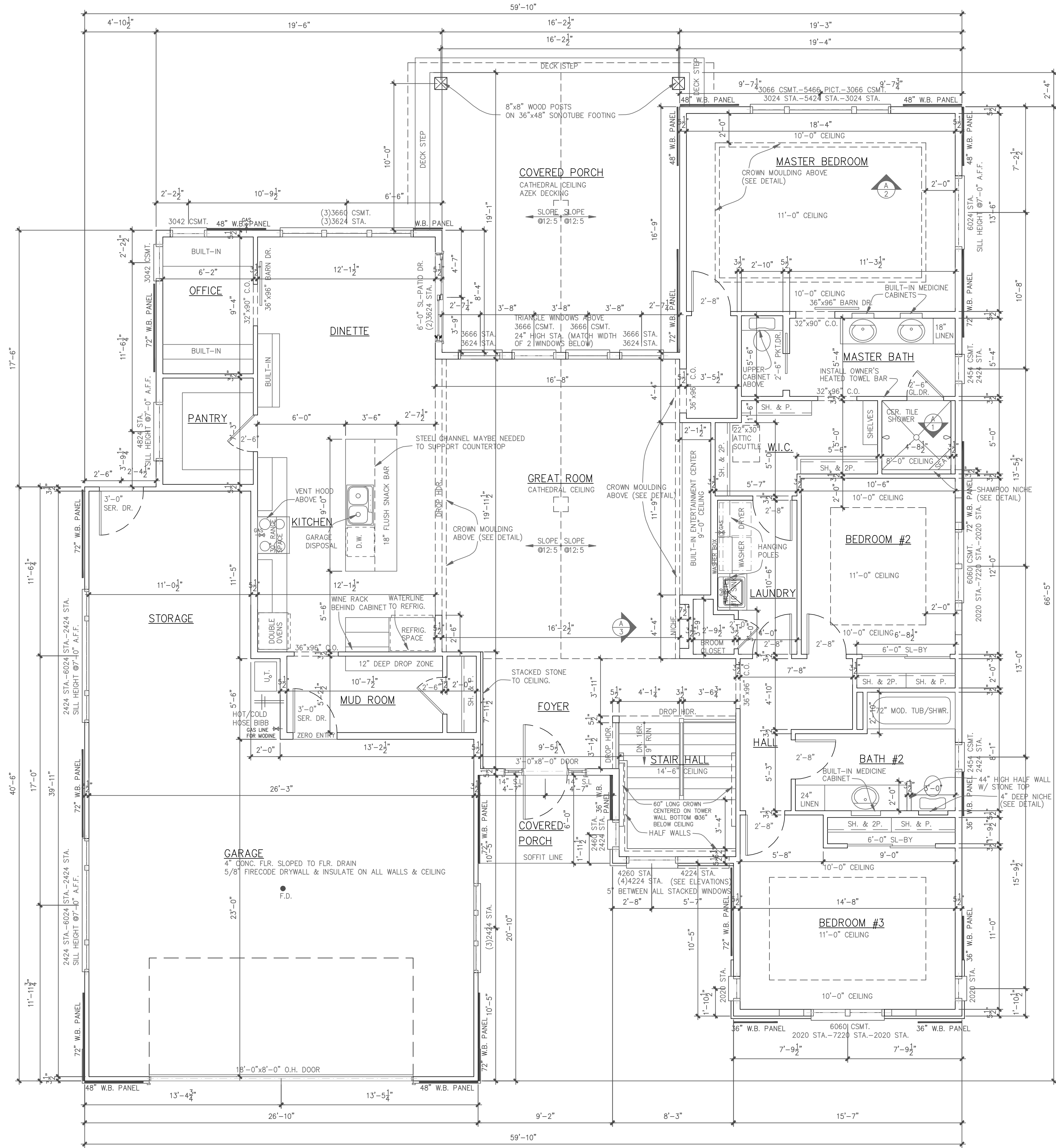
1 MASTER BATH
1/4" = 1'-0"



2 MASTER BEDROOM
1/4" = 1'-0"



3 GREAT ROOM
1/4" = 1'-0"



WIND BRACING NOTES:
 - PANELS TO BE 1/2" O.S.B.
 - ALL PANELS TO BE 24" UNLESS OTHERWISE NOTED

FIRST FLOOR PLAN

1/4" = 1'-0"
 FIRST FLOOR AREA = 2201 Sq.Ft.
 GARAGE AREA = 828 Sq.Ft.

*10'-0" FIRST FLOOR CEILINGS THROUGHOUT UNLESS OTHERWISE NOTED
 ** ALL TRANSOM WINDOWS TO BE 5 1/2" (2x6 HEADERS) ABOVE LOWER WINDOWS
 *** ALL DOORS TO BE 8'-0" (96") TALL UNLESS OTHERWISE NOTED

SIMKO CUSTOM HOME

8012 S. 77TH STREET
 FRANKLIN, WI

SHEET TITLE:
FIRST FLOOR PLAN & DETAILS

A-2

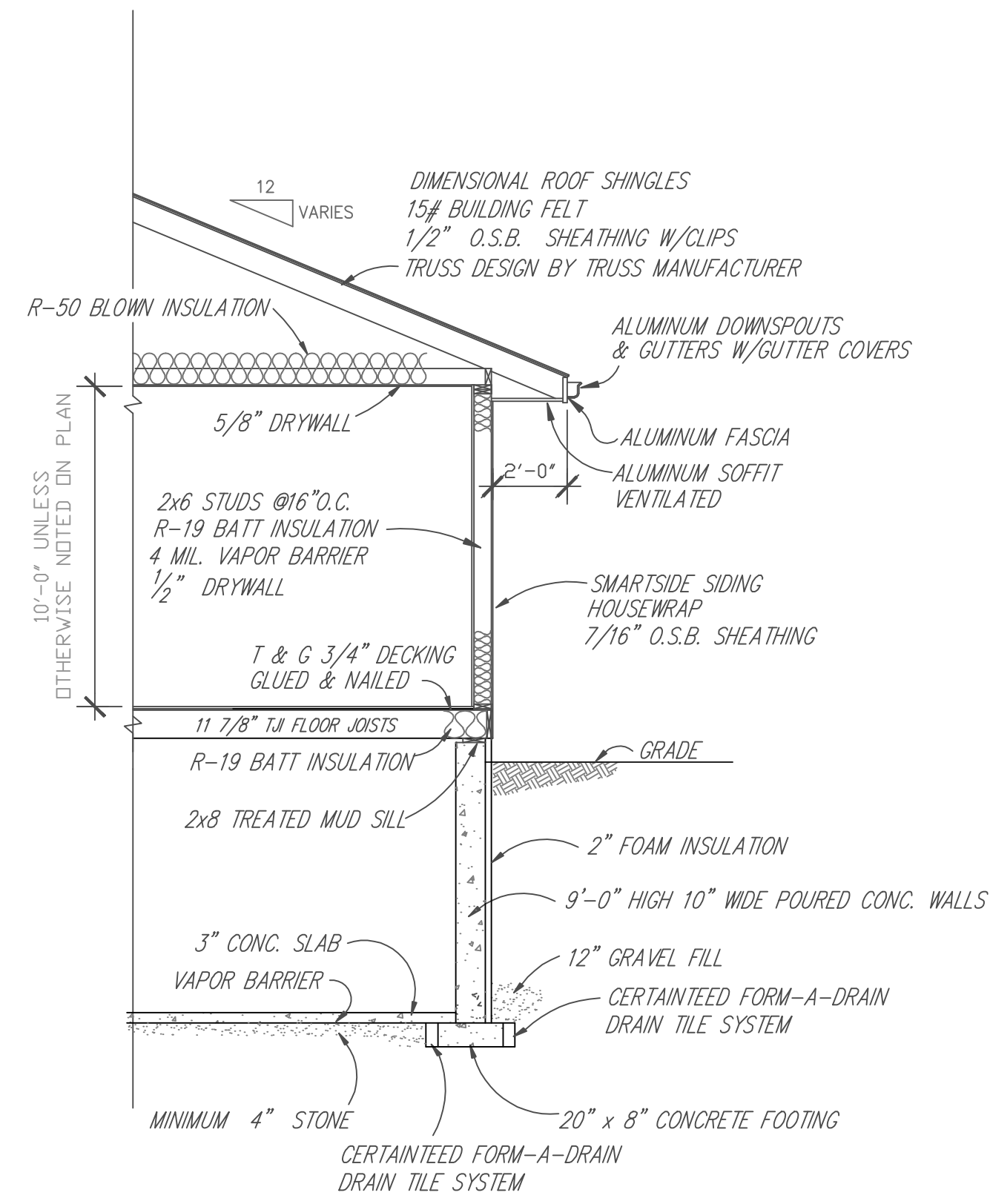
DATE: AUGUST 28, 2020

HOMESCAPES
 RESIDENTIAL DESIGN

Michelle Wichgers
 Residential Designer
 homescapes6665@gmail.com
 Phone: 414.507.3142
 www.homescapesresidentialdesign.com

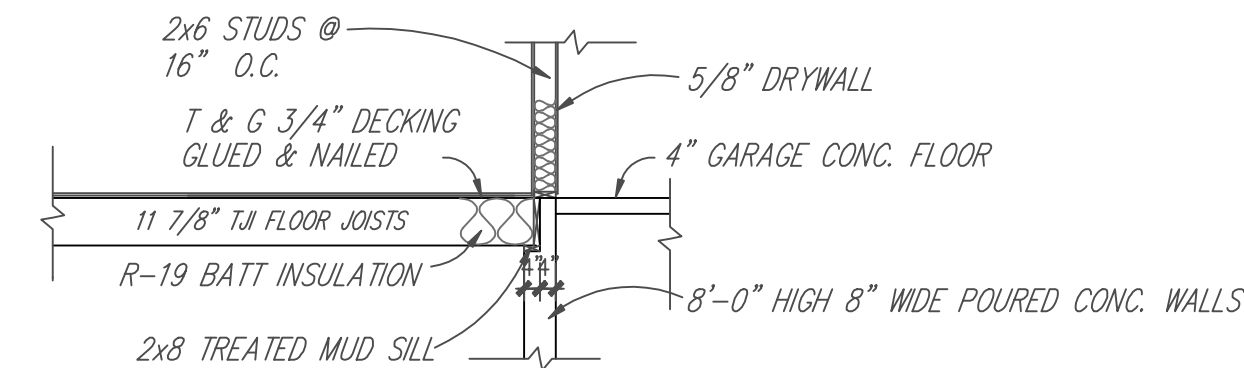
REVISIONS:
 09-09-2020
 09-14-2020
 09-15-2020
 09-22-2020
 09-29-2020
 09-30-2020

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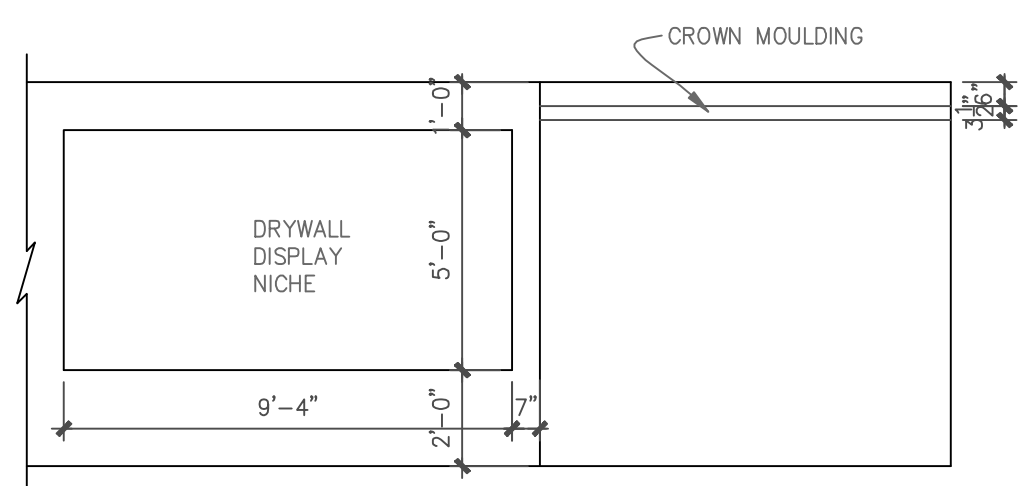
WALL SECTION

1/4" = 1'-0"

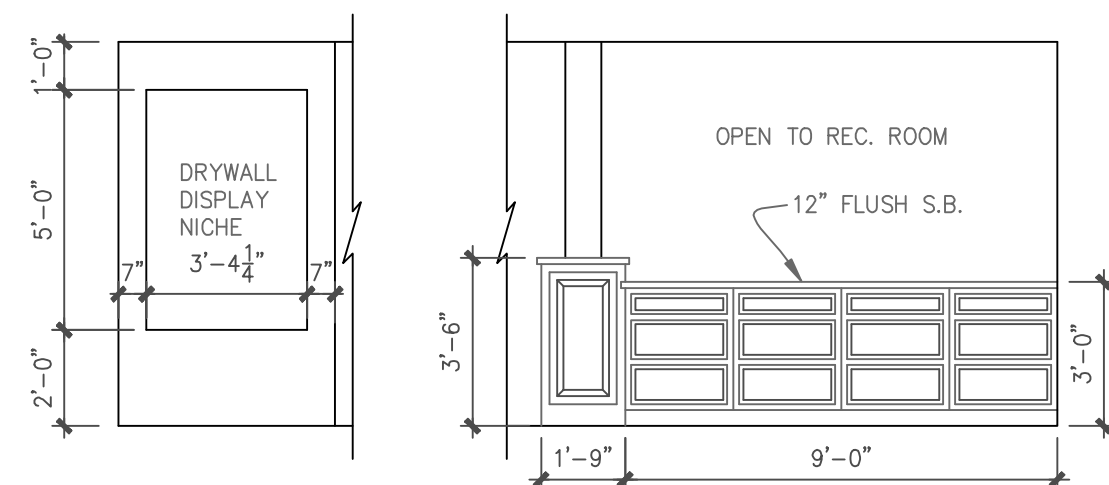


GARAGE/HOUSE WALL SECTION

1/4" = 1'-0"

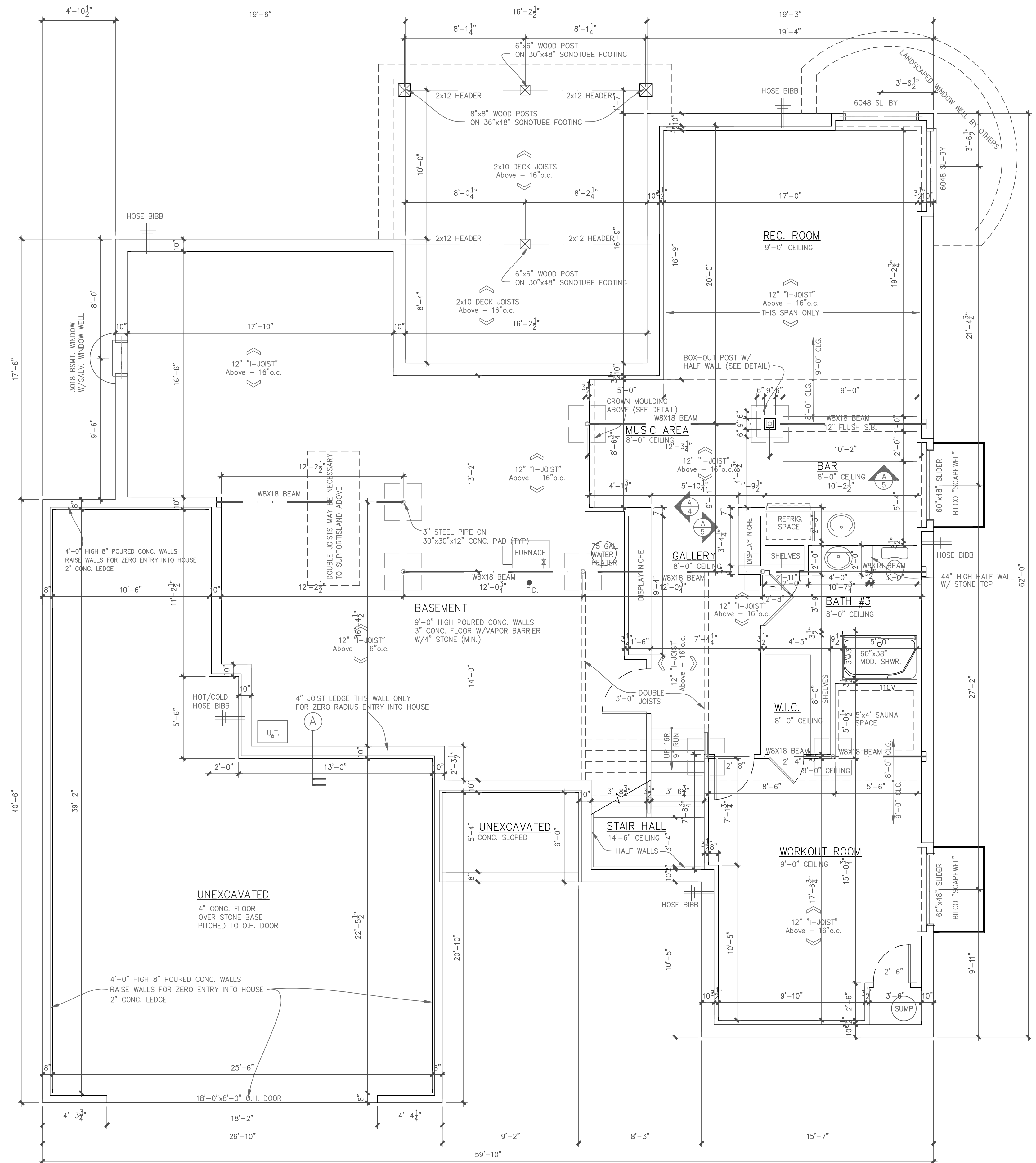


A MUSIC AREA/GALLERY
1/4" = 1'-0"



A GALLERY
1/4" = 1'-0"

A BAR
1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"

FINISHED FLOOR AREA = 1064 Sq.Ft.

HOMESCAPES
RESIDENTIAL DESIGN

Michelle Wichers
Residential Designer
homescapess6@bcgloba1.net
Phone: 414.507.3142
www.homescapessresidentialdesign.com

REVISIONS:

- 09-09-2020
- 09-14-2020
- 09-15-2020
- 09-22-2020
- 09-29-2020
- 09-30-2020

SIMKO CUSTOM HOME

802 S. 77TH STREET
FRANKLIN, WI

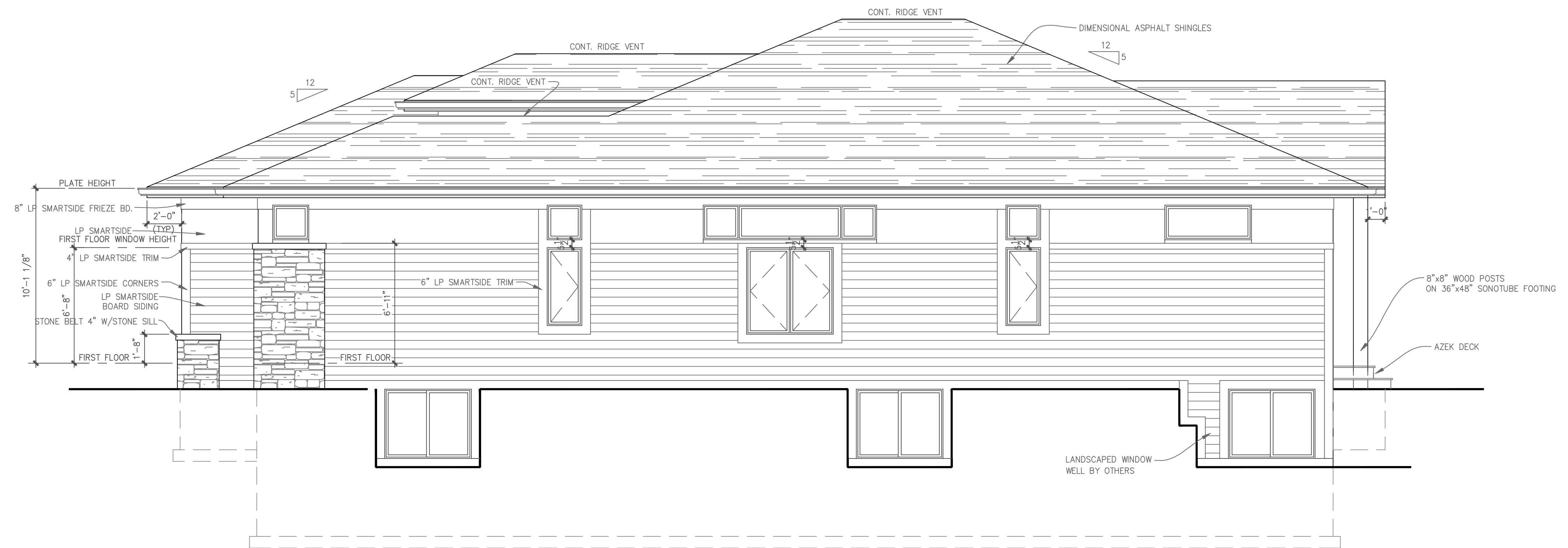
SHEET TITLE:

FOUNDATION PLAN, DETAILS & WALL SECTION

A-3

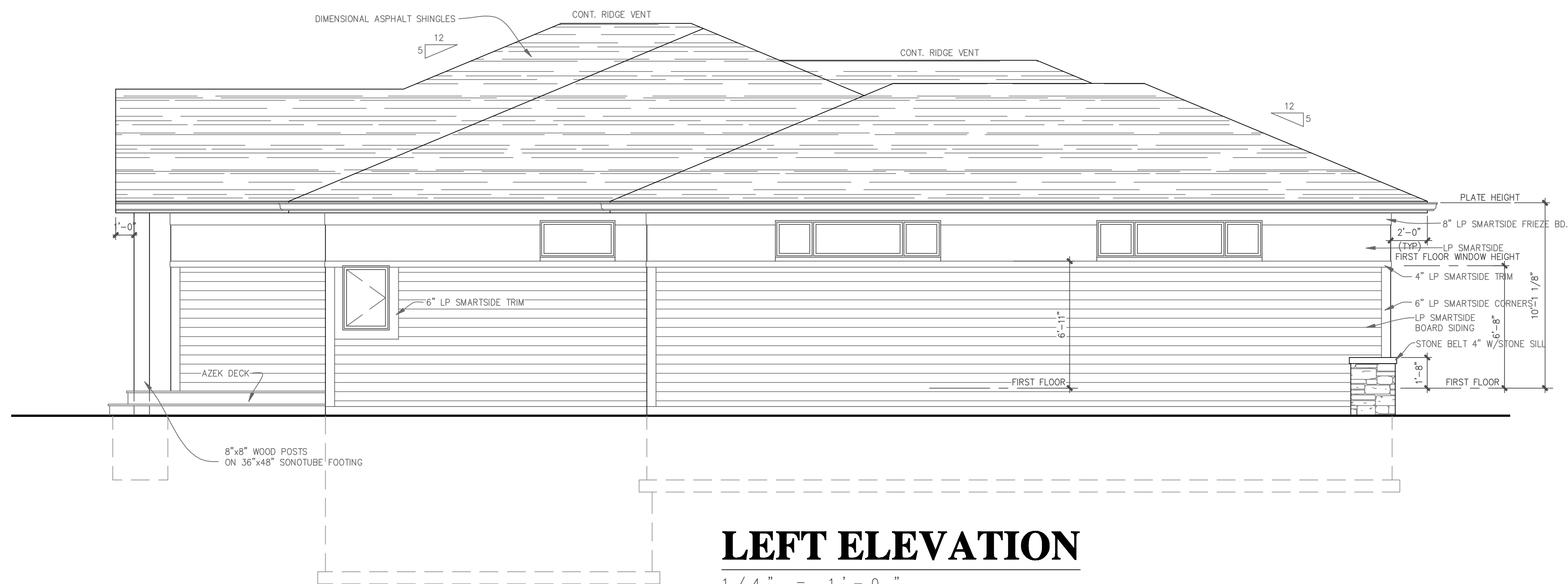
DATE: AUGUST 28, 2020

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RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

HOMESCAPES
RESIDENTIAL DESIGN

Michelle Wichers
Residential Designer

homescapess@bcgjobs.net
Phone: 414-507-3142
www.homescapessresidentialdesign.com

REVISIONS:

09-09-2020

09-14-2020

09-15-2020

09-22-2020

09-29-2020

09-30-2020

SIMKO CUSTOM HOME

802 S. 77TH STREET
FRANKLIN, WI

SHEET TITLE:

RIGHT & LEFT ELEVATIONS

A-4

DATE: AUGUST 28, 2020



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of November 5, 2020

Temporary Use

RECOMMENDATION: Department of City Development staff recommends approval of this Temporary Use to expire on February 28, 2021.

Project Name:	Temporary indoor storage for Great Midwest Foot and Ankle.
Project Address:	8153 S. 27 th Street, Suite #200. TKN 809-9955-003
Applicant:	Robert D. Matteucci, Great Midwest Foot & Ankle Centers, S. C.
Property Owner:	8153 Investments I, LLC; 8153 Investments II, LLC
Current Zoning:	B-4 South 27th Street Mixed Use Commercial District
2025 Comprehensive Plan	Mixed Use
Use of Surrounding Properties:	Commercial to the north and south, residential single-family to the west.
Applicant Action Requested:	Approval of Temporary Use until February 28, 2021

Introduction/Background

On August 21, 2020, Great Midwest Foot & Ankle Centers, S. C. (the applicant) submitted a Temporary Use to allow for indoor storage of medical supplies at 8153 S 27th Street, Unit 200. The proposed period of time is from September 1, 2020 to February 28, 2021, and the hours of operation Monday through Friday from 8 a.m. to 6 p.m. The items to be stored include medical supplies, office supplies, office furniture and health care equipment.

The applicant is occupying suite #400 for medical office and clinic. During a fire inspection, it was found that the applicant was utilizing suite #200 for storage without first obtaining a certificate of occupancy nor a zoning compliance permit, complaint #C2019-0060 was filed on March 14, 2019, following the inspection. This constitutes a violation of Unified Development Ordinance (UDO) §15-9.0102(A) which states as follows:

“any use occupying an existing building or structure, prior to obtaining a Certificate of Occupancy required in Section 15.9.0104, shall receive a Zoning Compliance Permit from the Zoning Administrator...”

Project Description

The period of time requested by the applicant is from September 1, 2020, to February 28, 2021 per letter dated August 21, 2020. The applicant stated that they “plan to vacate the space by the end of the year barring any set backs” and “our intent is to remove all items from the suite so that the landlord can lease it to another business owner”.

City Development staff would not support extensions of this temporary use as general storage under the Standard Industrial Classification (SIC) title 4225 is not a permitted stand-alone use in the B-4 zoning district.

Staff Recommendation

Department of City Development staff recommends approval of this Temporary Use to expire on February 28, 2021.

RESOLUTION NO. 2020-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE TO ALLOW FOR
STORAGE OF MEDICAL SUPPLIES, OFFICE SUPPLIES, OFFICE FURNITURE
AND MISCELLANEOUS HEALTHCARE EQUIPMENT IN SUITE 200 OF THE
BUILDING LOCATED AT 8153 SOUTH 27TH STREET
(ROBERT D. MATTEUCCI, DPM, FACFAS, PRESIDENT/OWNER OF
GREAT MIDWEST FOOT & ANKLE CENTERS, S.C., APPLICANT)

WHEREAS, Robert D. Matteucci, DPM, FACFAS, president/owner of Great Midwest Foot & Ankle Centers, S.C. having petitioned the City of Franklin for the approval of a Temporary Use to allow for storage of medical supplies, office supplies, office furniture and miscellaneous healthcare equipment in Suite 200 of the building located at 8153 South 27th Street (Great Midwest Foot & Ankle Franklin office is located in Suite 400), from September 1, 2020 to February 28, 2021; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Robert D. Matteucci, DPM, FACFAS, president/owner of Great Midwest Foot & Ankle Centers, S.C. for the approval of a Temporary Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use from September 1, 2020 to February 28, 2021, and all approvals granted hereunder expiring on February 28, 2021, for the storage of medical supplies, office supplies, office furniture and miscellaneous healthcare equipment in Suite 200 of the building located at 8153 South 27th Street.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

ROBERT D. MATTEUCCI, DPM, FACFAS, PRESIDENT/OWNER OF GREAT
MIDWEST FOOT & ANKLE CENTERS, S.C. – TEMPORARY USE
RESOLUTION NO. 2020 - _____

Page 2

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

MEMORANDUM

Date: October 12, 2020
To: Ritch Molus, Great Midwest Foot and Ankle Center.
From: Department of City Development.
RE: Application for Temporary Use. 8153 S 27th Street, Suite #200.

Please be advised that City Staff has reviewed the above application received on August 21, 2020, for temporary indoor storage associated with medical use. Department comments are as follows:

Department of City Development

1. City Development staff would not support extensions of this temporary use because general storage under the Standard Industrial Classification (SIC) title 4225 is not a permitted stand-alone use in the B-4 zoning district.

Inspection Services Department Comments

2. *The proposal is a result of a complaint (occupancy without a permit) that was filed by Fire Department over two years ago. If approved, we recommend that there be no further extensions granted for this use.*

Engineering Department Comments

3. *No comments.*

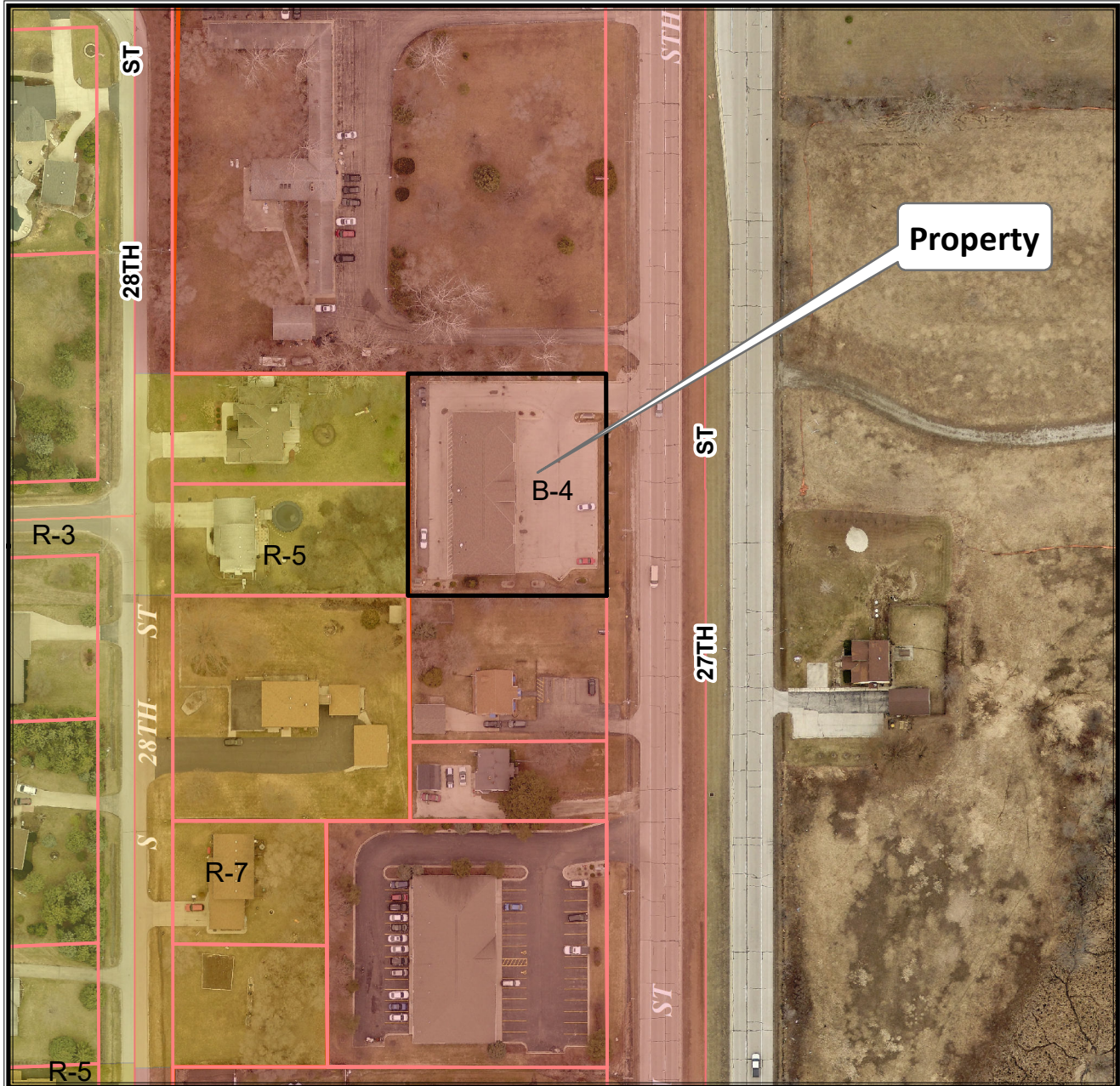
Fire Department Comments

4. *The fire department has no comments.*

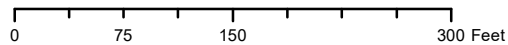
Police Department Comments

5. *The Police Department has no issues with this request.*

8153 S. 27th Street
TKN: 809 9955 003



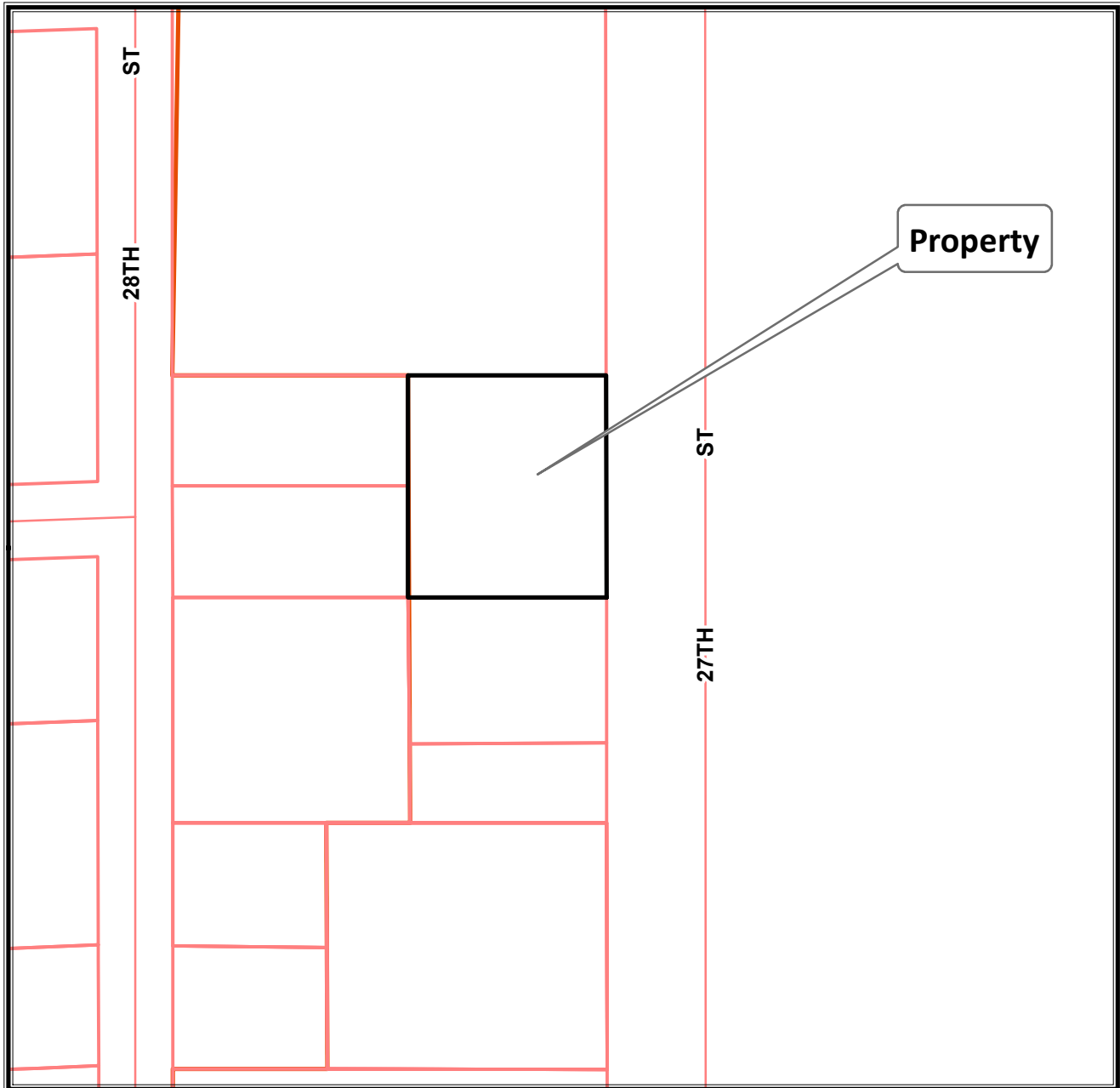
Planning Department
(414) 425-4024



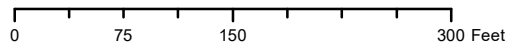
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



8153 S. 27th Street
TKN: 809 9955 003



Planning Department
(414) 425-4024



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.


NORTH
2017 Aerial Photo

October 23, 2020

Dear planning Commission,

Thank you for considering our application for temporary use at 8153 S 27th Street Suite 200, Franklin, WI 53132. I apologize for the negligence of my predecessors in acting on this issue. I joined the practice in late May of 2020 and was made aware of the issue approximately August 12th, 2020.

The pandemic this year has placed quite a strain on our practice. We have been forced to close our Pewaukee clinic and our Brookfield Surgery Center. We are currently in negotiations to sell our Brookfield clinic to another practitioner who will assume control of the lease.

While we would like to maintain use of Suite 200 located at 8153 S 27th St, the current financial situations prevent us from doing any type of build-out of the space. Our current plan is to vacate the space within the next 6 months in order for the landlord, to lease the suite to another occupant.

Please find attached the application along with the additional information requested in August of this year. If I can be of any further assistance please feel free to contact me at 414-304-5311 or by email at rmolus@gmwfa.com.



Ritch Molus

Clinic Manger

Great Midwest Foot an Ankle Centers

414-304-5311

rmolus@gmwfa.com

Bayside

320 W. Brown Deer Rd.
53217

Brookfield

17495 W. Capital Dr.
53045

Franklin

8153 S. 27th St.
#400, 53132

New Berlin

15324 W. Beloit Rd.
53151

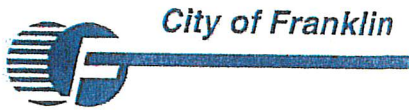
Germantown

N112W15237 Mequon Rd.
#500, 53022

414-761-0981 or 262-781-0200

www.GreatMidwestFootAndAnkle.com

Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 Email: generalplanning@franklinwi.gov



Phone: (414) 425-4024
 Fax: (414) 427-7691
 Web Site: www.franklinwi.gov

Date of Application: 9/10/2019

TEMPORARY USE APPLICATION

Complete, accurate and specific information must be entered. *Please Print.*

Applicant Name: <u>Dr. Robert Matkucic</u> Company: <u>GREAT MIDWEST FOOT and AN</u> Mailing Address: <u>8153 S. 27th Street Suite 410</u> City / State: <u>FRANKLIN</u> Zip: <u>53132</u> Phone: <u>(202) (414) 761-0981</u> Email Address: _____	Applicant is Represented by (contact person) Name: <u>Mary Ojimec</u> Company: <u>GREAT MIDWEST FOOT & ANGLE</u> Mailing Address: <u>8153 S. 27th Street Suite 410</u> City / State: <u>FRANKLIN</u> Zip: <u>53132</u> Phone: <u>(202) 989-2659</u> Email Address: <u>mojimec@gmwfa.com</u>
Project Property Information: Property Address: <u>8153 S. 27th Street Suite 200</u> Property Owner(s): <u>Richard Conway - 8153 Investments 1 LLC; 8153 Investments 2 LLC; 8153 Investments 3 LLC</u> Mailing Address: <u>60340 N. GREEN BAY AVE</u> City / State: <u>Glendale</u> Zip: <u>53209</u> Email Address: <u>rcconway@elyabethresidence.com</u>	Tax Key Nos: _____ Existing Zoning: _____ Existing Use: _____ Proposed Use: _____

Temporary Use Type (Check One): * Indicates that the Temporary Use is allowed without the issuance of a Temporary Use Permit.

<input type="checkbox"/> Commercial Temporary Outdoor Sales	<input type="checkbox"/> Dumpsters for Construction Sites*
<input type="checkbox"/> Temporary Miscellaneous Outdoor Sales	<input type="checkbox"/> Model Homes, Model Dwelling Units, & Pre-Construction Sales Offices*
<input type="checkbox"/> Christmas Tree Sales Lot	<input type="checkbox"/> Temporary Roadside Stands for the Sale of Agricultural Products*
<input type="checkbox"/> Concrete Batch/Asphalt Reprocessing Plants	<input type="checkbox"/> Public Interest and Special Events*
<input checked="" type="checkbox"/> Other: <u>Storage Relevant to Medical Practice</u>	<input type="checkbox"/> Construction Trailers/Temporary Mobile Offices*

Temporary Use Application submittals for review must include and be accompanied by the following:

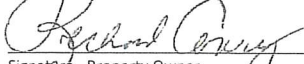
- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$50
- Seven (7) complete collated sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Narrative, including detailed description of the project.)
 - Seven (7) folded, scaled copies, of the Site Plan. (See Section 15-3.0804 of the Unified Development Ordinance for information that must be denoted on each respective plan or included with the submittal, and for additional information on the review and approval process.)

<http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm>


- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Plan Commission review and approval may be required Section 15-3.0804 of the Unified Development Ordinance.
- Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and the Building Inspection Department at (414) 425-0084.

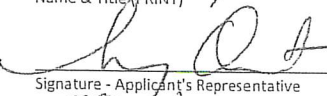
The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).


 Signature - Property Owner
Richard Conway - Owner
 Name & Title (PRINT)
 Date: 10/9/2019

Signature - Property Owner
 Name & Title (PRINT)
 Date: _____


 Signature - Applicant
PRESIDENT / OWNER GREAT MIDWEST FOOT & ANGLE
 Name & Title (PRINT)
 Date: 10/9/2019


 Signature - Applicant's Representative
MARY OJIMEC
 Name & Title (PRINT)
 Date: 10/9/2019

August 21, 2020

Attn. Regulo Martinez
Planning Department
City of Franklin
414-425-4024

Mr. Martinez,

Here is the additional information requested to complete the Temporary Special Use Application for Great Midwest Foot and Ankle at the location located at 8153 S. 27th Street, Suite 200. The suite will be used for storage of supplies for Great Midwest Foot and Ankle. Our intent is to remove all items from the suite so that the landlord can lease it to another business owner.

Period of Time needed: September 1, 2020 through February 28, 2020. This is the complete 180 day period however we would plan to vacate the space by the end of the year barring any set backs.

Proposed Hours of Operation: Hours of operation would coincide with our clinic hours of operation which are Monday-Friday from 8am-6pm.

Items being stored: See attached list

There is no refrigerated storage.

Thank You for your cooperation and patience with this matter. I personally am new to the clinic and was just made aware of the situation. If you have any further questions, I can be reached at 414-304-5311 or by email at rmolus@gmwfa.com.



Ritch Molus

Clinic Manager

Great Midwest Foot & Ankle Centers

414-304-5311

rmolus@gmwfa.com

Bayside

320 W. Brown Deer Rd.
53217

Brookfield

17495 W. Capital Dr.
53045

Franklin

8153 S. 27th St.
#400, 53132

New Berlin

15324 W. Beloit Rd.
53151

Germantown

N112W15237 Mequon Rd.
#500, 53022

414-761-0981 or 262-781-0200

www.GreatMidwestFootAndAnkle.com

Items stored at 8153 S 27th Street, Suite 200 for Great Midwest Foot & Ankle Centers.

Medical Supplies

- Walking boots/shoes/ankle braces
- Crutches
- Tape, sponges, gauze for medical procedures
- PPE – gloves, masks
- Medical tools

Office Supplies

- Paper towels
- Cleaning Supplies
- Office files
- Printers
- Phones

Office Furniture

- Filing cabinets/shelving units
- Tables
- Office chairs
- Office cubicle walls
- Waste cans

Miscellaneous Health Care Equipment

- Shoulder rehab chair
- Clinic patient chair
- Walkers



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of November 5, 2020

Site Plan

RECOMMENDATION: City Development staff recommends approval of this Site Plan for the Rock Snowpark Yurt, subject to the conditions in the attached resolution.

Project Name:	Rock Snowpark Yurt
Project Address:	7011 South Ballpark Drive, east of the rental building
Applicant:	Michael Schmitz. Rock Snow Park, LLC
Property Owner:	BPC County Land, LLC
Current Zoning:	Planned Development District (PDD) No. 37
2025 Comprehensive Plan:	Mixed Use
Use of Surrounding Properties:	Ski hill and future challenge tower to the north, ski chalet and rental building to the west, parking areas to the south, parking areas and umbrella bar to the east.
Applicant's Action Requested:	Site Plan approval.

INTRODUCTION:

On September 10, Rock Snow Park, LLC submitted a Site Plan amendment application, to allow for the installation of a yurt to be located east of the existing rental building. This yurt would be accessory to the ski facilities, which is listed as a permitted use in the Rock Sports Complex Area of Planned Development District (PDD) #37 per Ordinance No. 2019-2368.

It is noted that the location of this yurt would be in conflict with the amenities associated with the previously approved Challenge Tower, including walkways and landscaping. However, the applicant stated that the yurt will be removed at the end of the 2020/21 ski season.

The applicant stated that “the Yurt will be used as flex space to help us with COVID 19 restrictions. We intend to use it as part of the ski and snowboard rental process to help spread out. It may also serve as customer group space. It can be heated with a pellet stove or a space heater”.

The yurt would have 2 doors from ingress/egress as depicted in attached memorandum. The applicant is not proposing any external storage or external mechanical equipment with this yurt.

In accordance with the Unified Development Ordinance (UDO) §15-7.0104, the review time frame for Site Plan applications is 60 days from the date of submittal (November 9, 2020). Therefore, the application is presented before the Plan Commission this November 5, meeting.

STAFF RECOMMENDATION:

City Development staff recommends approval of the Site Plan for the Rock Snowpark Yurt provided that the applicant must obtain a building permit prior to installation and remove the Yurt before April 30, 2021. The conditions of approval are outlined in the attached resolution.

MEMORANDUM

Date: October 23, 2020
To: Mike R. Schmitz
From: Department of City Development
RE: Application for Site Plan amendment – 7011 S Ballpark Drive (Yurt)

Staff comments are as follows for the Site Plan amendment application to allow the installation of a Yurt next to the existing rental building for the 2020/21 ski season.

City Development Department comments

1. Would the yurt be accessed from the rental building? Please indicate the ingress/egress location. **The Yurt will have 2 doors for ingress/ egress. It will not have direct access from the rental building.**



2. Note that the Yurt should be removed prior to the installation of the Challenge Tower because this Yurt may interfere with the approved plans for the Challenge. The landscape plan and a rendering are attached for your reference. **Understood.**
3. In the project summary, you stated that the Yurt will be removed at the end of the 2020/21 ski season, could you please provide a specific date? **4/30/21 or sooner.**
4. Any mechanical equipment or external storage associated with this Yurt? If so, please indicate location. **None**

5. "ROC Ventures" is listed as property owner in the application form, according to our records the property owner is BPC County Land, LLC. Please clarify. **BPC County Land, LLC is correct.**

Inspection Services Department comments

6. *The application indicates that the Yurt will only be used for the winter season and then removed (less than 6 months use period). As such, Inspection Services is reviewing this structure as a "Temporary Structure" under the International Fire Code adopted by the State of Wisconsin Department of Safety & Professional Services. Given its uniqueness, Inspection Services will request stamped engineering drawings for all Building & HVAC components associated with the structure. The stairs/landings will need to reflect current Building Code provisions.*

Fire Department comments

7. *The fire department has no comments or concerns. A fire extinguisher would be required.*

Police Department comments

8. *The police department has no issues with this application.*

Engineering Department comments

9. *No comments.*

RESOLUTION NO. 2020-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY
LOCATED AT APPROXIMATELY 7011 SOUTH BALLPARK DRIVE TO
ALLOW FOR THE INSTALLATION OF A 30 FOOT DIAMETER,
15 FOOT TALL YURT (CIRCULAR DOMED TENT)
(TAX KEY NO. 744-1003-000)
(MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC, APPLICANT,
ROC VENTURES, LLC, PROPERTY OWNER)

WHEREAS, Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant, ROC Ventures, LLC, property owner, having applied for an amendment to the site plan for the property located at approximately 7011 South Ballpark Drive, such Site Plan having been previously approved on April 23, 2020, by Resolution No. 2020-014; and

WHEREAS, such proposed amendment proposes the installation of a 30 foot in diameter, 15 foot tall yurt (circular domed tent) 10 feet directly east of the existing ski and snowboard rental building located at approximately 7011 South Ballpark Drive, to be used as a flex space to better manage COVID-19 social distancing requirements during the 2020/2021 ski season [the yurt will be removed at the end of the 2020/2021 ski season to allow for the amenities associated with the previously approved Challenge Tower], and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Michael R. Schmitz, owner of Rock Snow Park, LLC to install a yurt in The Rock Sports Complex area within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), as submitted by Michael R. Schmitz, owner of Rock Snow Park, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant, ROC Ventures, LLC, property owner, successors and assigns and any developer of the Michael R. Schmitz, owner of Rock Snow Park, LLC yurt installation project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Michael R. Schmitz, owner of Rock Snow Park, LLC yurt installation project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to

MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC – SITE PLAN
AMENDMENT
RESOLUTION NO. 2020-_____
Page 2

§15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant, ROC Ventures, LLC, property owner, and the Michael R. Schmitz, owner of Rock Snow Park, LLC yurt installation project for the property located at approximately 7011 South Ballpark Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
3. The Michael R. Schmitz, owner of Rock Snow Park, LLC yurt installation project shall be developed in substantial compliance with the plans City file-stamped October 26, 2020.
4. A building permit issued by the Inspection Services Department will be required prior to the yurt installation.
5. The yurt and deck must be removed before April 30, 2021, or the issuance of building permits for the challenge tower.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Michael R. Schmitz, owner of Rock Snow Park, LLC yurt installation project as depicted upon the plans City file-stamped October 26, 2020, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at approximately 7011 South Ballpark Drive, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC – SITE PLAN
AMENDMENT
RESOLUTION NO. 2020-_____
Page 3

APPROVED:

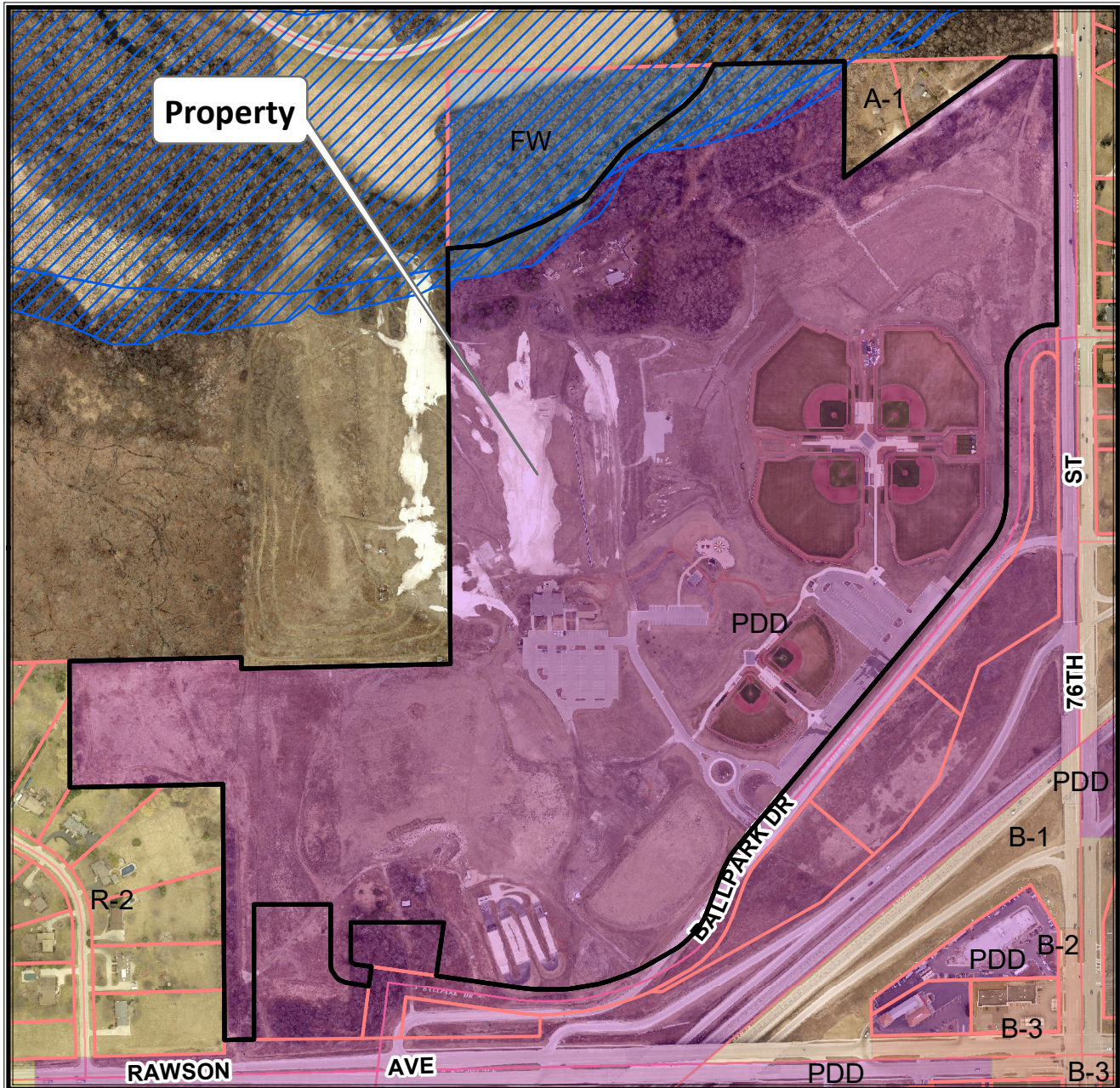
Stephen R. Olson, Chairman

ATTEST:

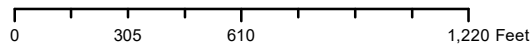
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7011 S. Ballpark Drive
TKN: 744 1003 000

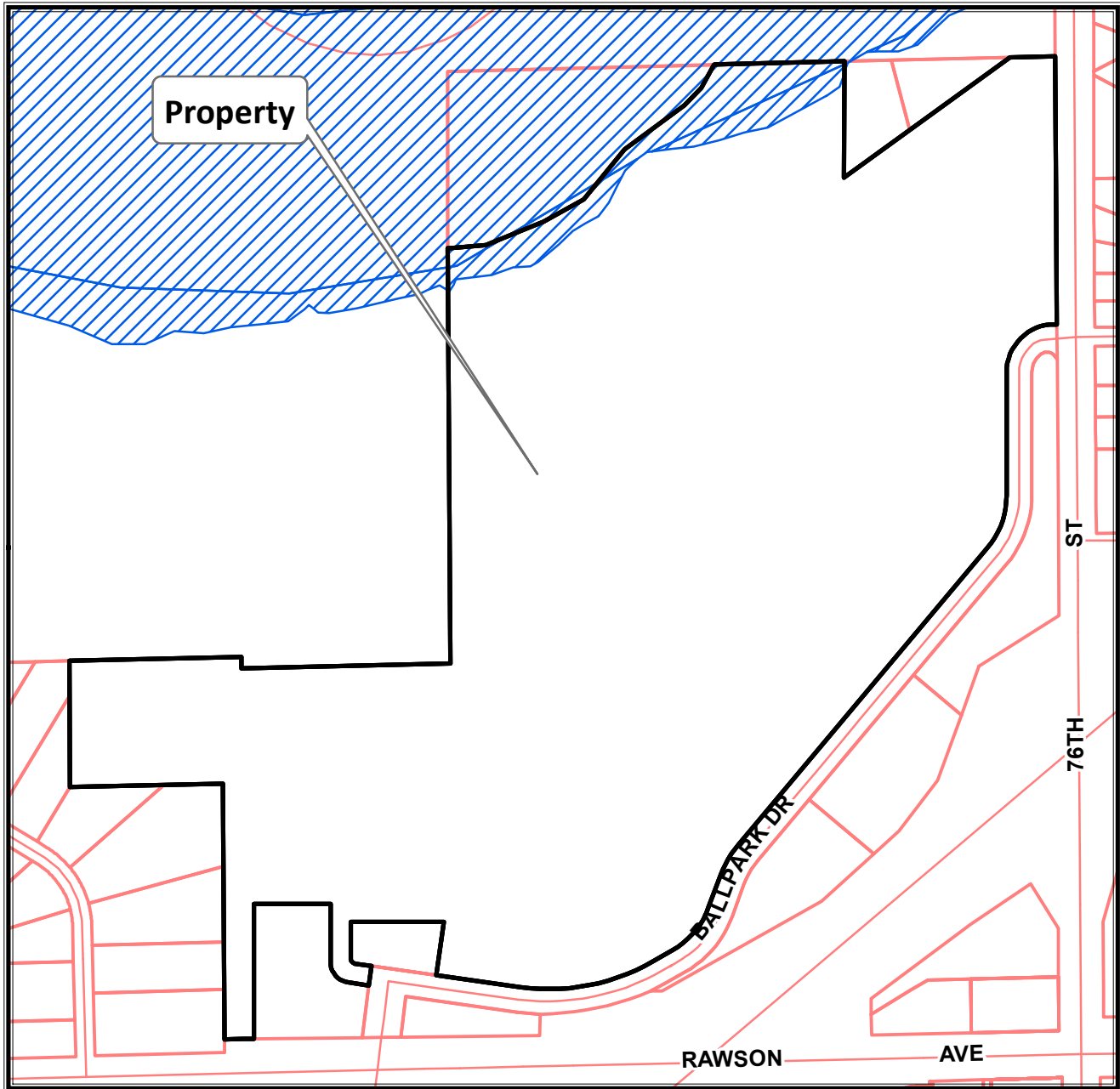


Planning Department
(414) 425-4024

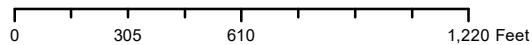


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

7011 S. Ballpark Drive
TKN: 744 1003 000



Planning Department
(414) 425-4024



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Date of Application: 9-10-20

SITE PLAN / SITE PLAN AMENDMENT APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]):

Name: Rock Snow Park, LLC
 Company: Rock Snow Park, LLC
 Mailing Address: 7011 S Ballpark Dr.
 City / State: Franklin, WI Zip: 53132
 Phone: 414-235-8818
 Email Address: mike@rocksnowpark.com

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: Michael Schmitz
 Company: Rock Snow Park, LLC
 Mailing Address: 7011 S Ballpark Dr
 City / State: Franklin, WI Zip: 53132
 Phone: 414-807-0909
 Email Address: mike@rocksnowpark.com

Project Property Information:

Property Address: 7011 S Ballpark Dr.
 Property Owner(s): ROC Ventures
 Mailing Address: 7044 S Ballpark Dr
 City / State: Franklin, WI Zip: 53132
 Email Address: _____

Tax Key Nos: _____
 Existing Zoning: _____
 Existing Use: _____
 Proposed Use: _____
 Future Land Use Identification: _____

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

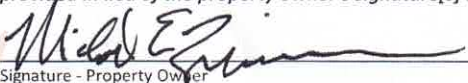
Site Plan/Site Plan Amendment submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
 - Tier 1: \$2000
 - Tier 2: \$1000 (Lot size ≤ 1 acre)
 - Tier 3: \$500 (≤ 10% increase or decrease in total floor area of all structures with no change to parking; or change to parking only).
- Legal Description for the subject property (WORD.doc or compatible format).
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)
 - Seven (7) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
 - Reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package will be at Planning staff recommendation, if applicable.
- One colored copy (11"x17") of the building elevations, if applicable.
- One copy of the Site Intensity and Capacity Calculations, if applicable (see Division 15-3.0500 of the UDO).
- Three copies of the Natural Resource Protection report, if applicable (see Section 15-7.0103Q of the UDO).
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within ten business days. Additional materials may be required.
- Site Plan/Site Plan amendment requests require Plan Commission or Community Development Authority review and approval.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

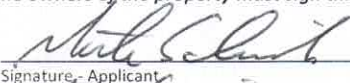
(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).


 Signature - Property Owner

Name & Title (PRINT) _____
 Date: 9-10-20

Signature - Property Owner _____

Name & Title (PRINT) _____
 Date: _____


 Signature - Applicant

Mike Schmitz
 Name & Title (PRINT) _____
 Date: 9-10-20

Signature - Applicant's Representative _____

Name & Title (PRINT) _____
 Date: _____

Rock Snow Park, LLC

Yurt Project Summary

9/17/2020

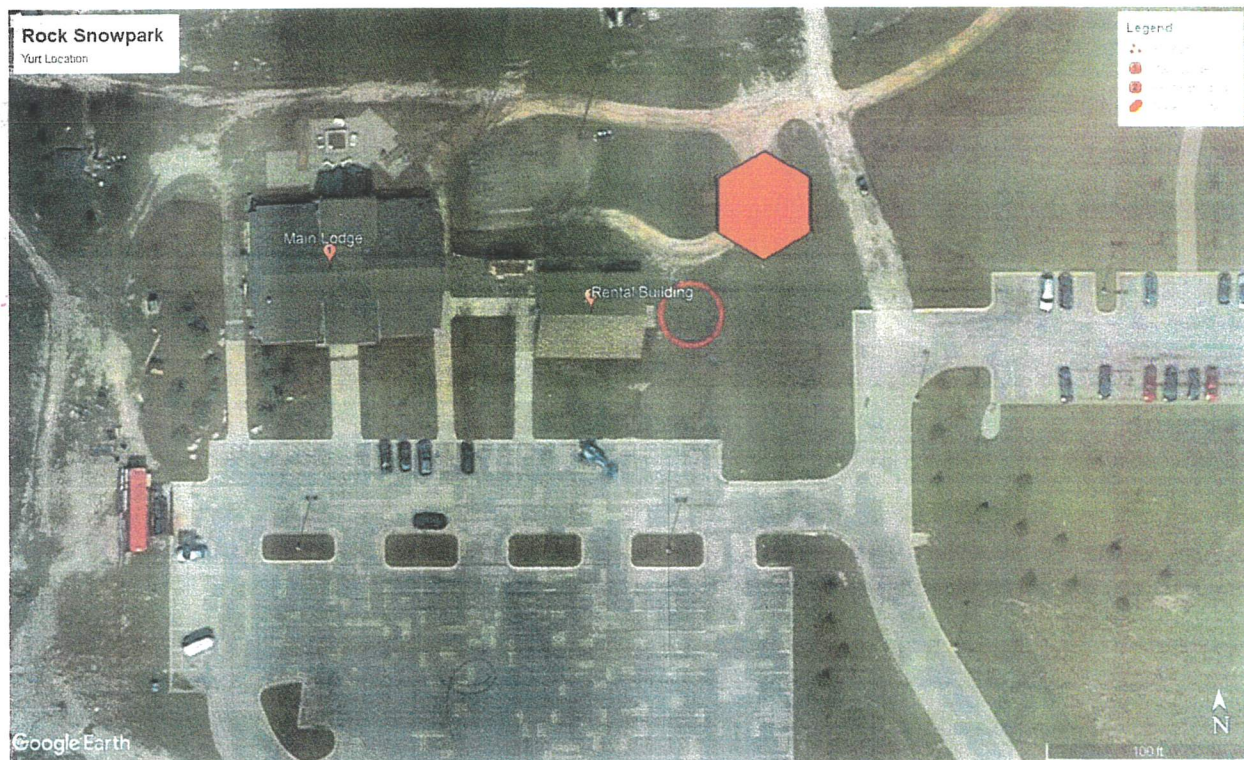
The Rock Snow Park is looking to erect a 30' diameter Yurt (706 square feet). The structure is to be used as flex space for our winter sports activities, envisioned as part of the ski and snowboard rental process. The additional space will help us to better manage COVID social distancing requirements.

What is a Yurt?

A Yurt is a circular domed tent. The manufacturer of our proposed yurt is Colorado Yurt (www.coloradoyurt.com). Our yurt is 30' in diameter and 15' tall at the center.

Location:

The location would be 10' directly east of the Rental Building located at 7011 S. Ballpark Dr.



Temporary Structure:

The Yurt will be removed at the end of the 2020/21 ski season and will not interfere with the previously approved landscape plan of the Challenge Tower. Challenge Tower construction is scheduled for spring of 2021.

Foundation:

The base/ deck of the Yurt is to be set on the existing grade and will not have a footing below grade. A plan for the deck is attached.

Landscaping:

The Yurt is to be set on an open grassy area. No additional landscaping will be added as this is a temporary structure.

Landscape Surface Ratio (LSR) calculations:

Previous LSR: 4,616,373 sq ft / 7,062,994 sq ft = 65.36%

LSR with Tower: 4,610,428 sq ft / 7,062,994 sq ft = 65.28%

LSR with Yurt: 4,609,542 sq ft / 7,062,994 sq ft = 65.26%

FAR calculations:

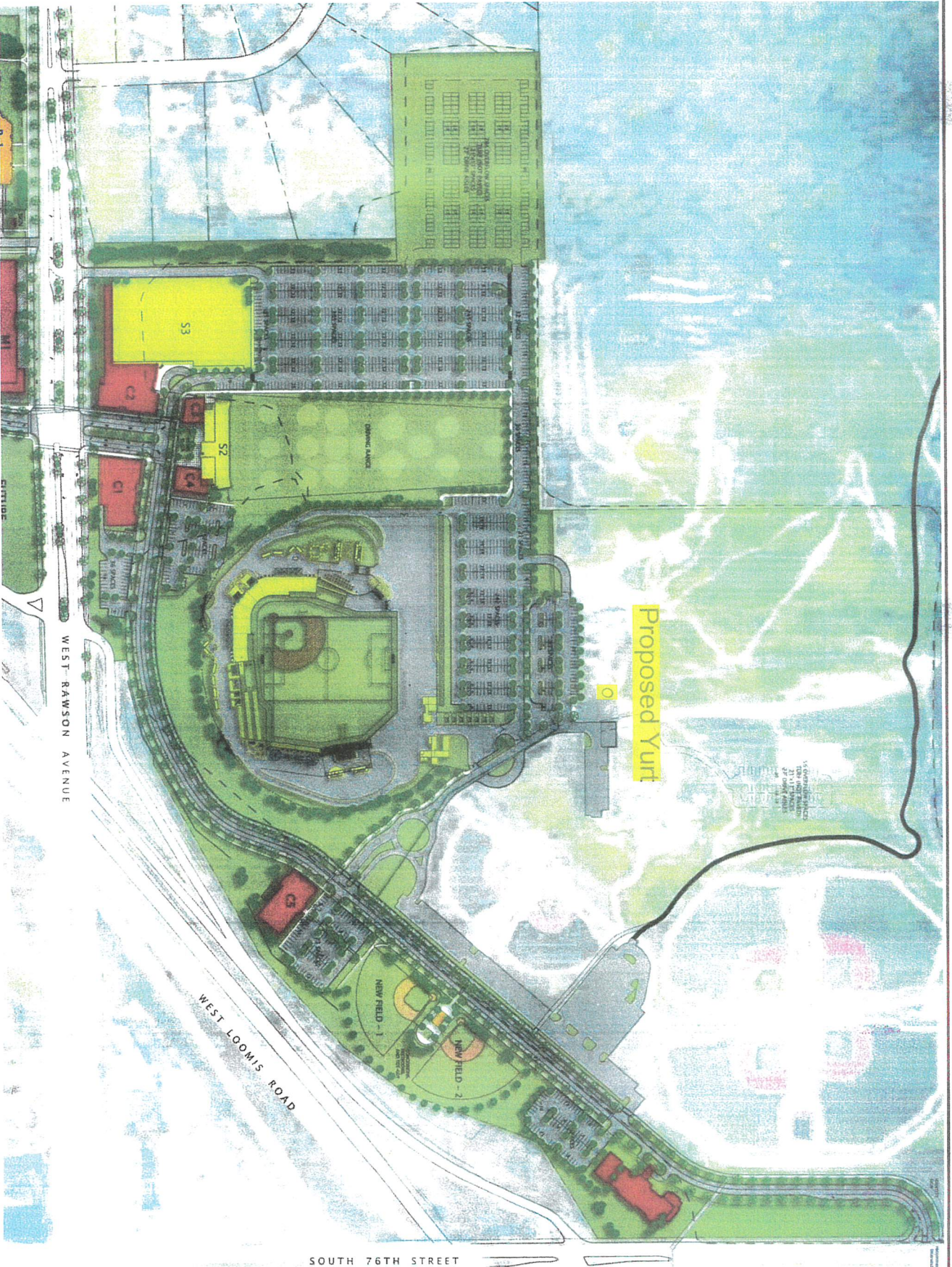
FAR Total Site: 7,854 sq ft / 7,062,994 (total site) = 0.11%

FAR Lot Development Potential: 7,854 sq ft / 4,609,542 sq ft (buildable area) = 0.17%

FAR of new Site Area: 706 sq ft (yurt) / 7,854 sq ft = 9%

Similar yurt examples:





Proposed Yurt

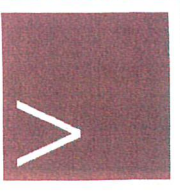
SOUTH 76TH STREET

WEST RAWSON AVENUE

WEST LOUIS ROAD



JLA
ARCHITECTS
WADSWORTH MILLWAUER
1100 17th Street
Denver, CO 80202



BALLPARK COMMONS APARTMENTS

PROGRESS DOCUMENTS
DOCUMENTS 5.8.11

MASTERPLAN - NORTH

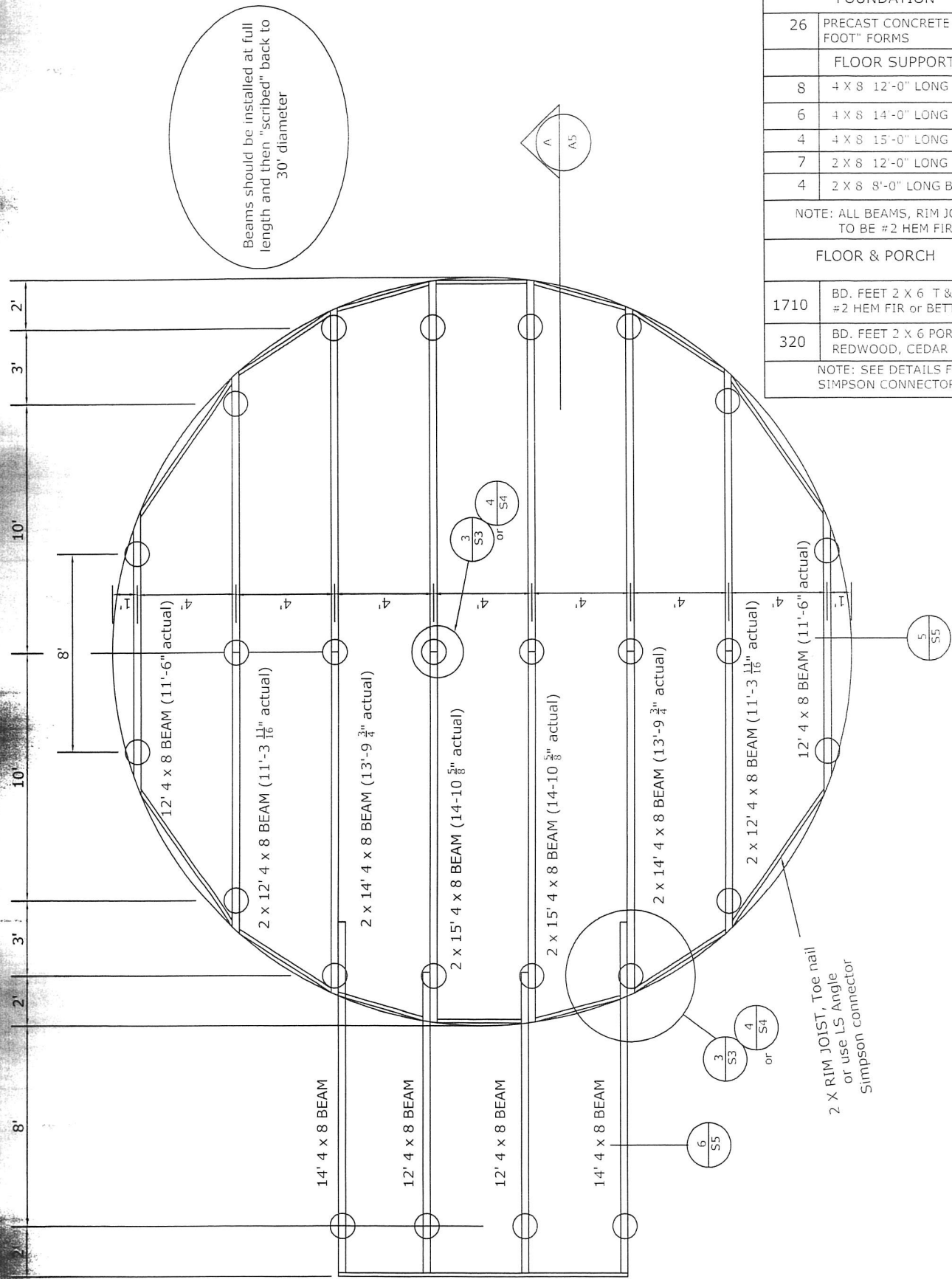
ASP-111

Challenge Tower Legal Description

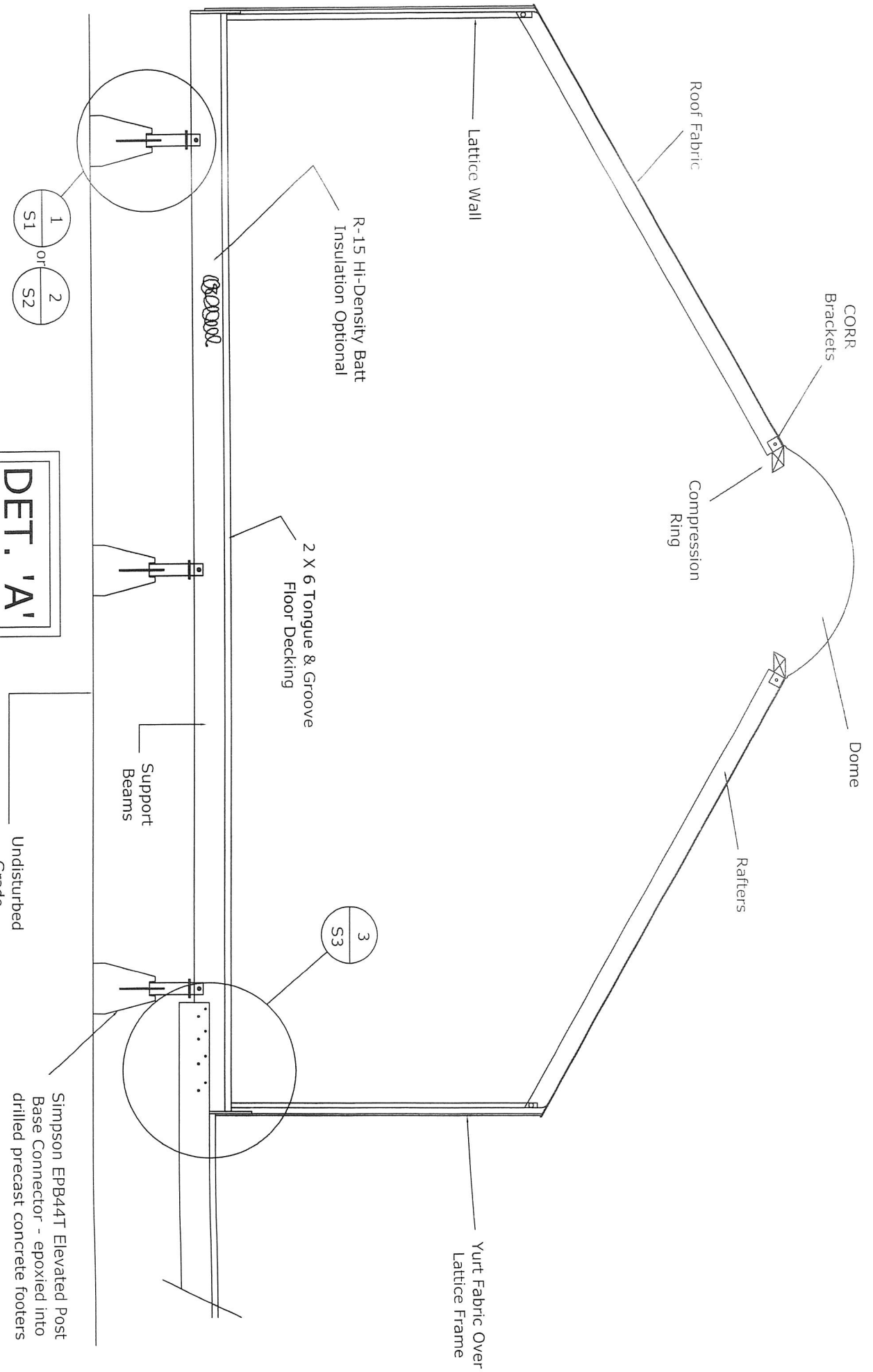
LOT 1 OF CERTIFIED SURVEY MAP NO. 9041

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AAS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10773453 AND LANDS IN THE SOUTHWEST $\frac{1}{4}$ AND SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THE NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, SOUTHWEST $\frac{1}{4}$ AND NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

MATERIAL LIST	
FOUNDATION	
26	PRECAST CONCRETE FOOTERS or "BIG FOOT" FORMS
FLOOR SUPPORT	
8	4 X 8 12'-0" LONG BEAMS
6	4 X 8 14'-0" LONG BEAMS
4	4 X 8 15'-0" LONG BEAMS
7	2 X 8 12'-0" LONG RIM JOISTS
4	2 X 8 8'-0" LONG BLOCKING (OPTIONAL)
NOTE: ALL BEAMS, RIM JOISTS AND BLOCKING TO BE #2 HEM FIR OR BETTER	
FLOOR & PORCH	
1710	BD. FEET 2 X 6 T & G FLOORING #2 HEM FIR or BETTER
320	BD. FEET 2 X 6 PORCH MATERIAL REDWOOD, CEDAR OR EQUAL
NOTE: SEE DETAILS FOR VARIOUS SIMPSON CONNECTORS NEEDED.	



30' DIA SIMPLE YURT DESIGN		
FOUNDATION, BEAM & FLOOR LAYOUT NOTE: SEE DETAILS SHEET S1-S5 FOR MORE INFO AND OPTIONAL CONSTRUCTION TECHNIQUES	SY 30	A4
		or 5



DET. 'A'
SIMPLE YURT
SECTION

A5 of 5

1

SECTION

CONSULT YOUR CONSTRUCTION MANUAL FOR INSTALLATION OF WALLS, ROOF, FABRIC, LACING, DOWN & PROPER HEIGHTS OF ALL. THIS IS A 24 FT SIMPLE YURT DECK. ALL OTHER SIZES ARE SIMILAR, USE SPECIFIC PLANS FOR FOOTER LOCATIONS, ETC

*Full Snow
and
Wind
Package*

Yurt Analysis Summary

Project Reference: Full Snow and Wind Yurt
Diameters: 16', 20', 24', 27' & 30'

To Whom It May Concern:

We are providing this letter to summarize the results of the analysis of the Full Snow and Wind Yurt with various diameters.

Referring to the truncated structural calculations, appended with this letter, the aforementioned yurts have been found to be capable of supporting the following design loads while meeting the requirements of the 2003 through the 2015 International Building Codes (IBC 2003 - 2015) and the 2002 through the 2010 American Society of Civil Engineers – Minimum Design Loads for Buildings and Other Structures (ASCE 7-02, 7-05, 7-10).

Design Loads:

- Occupancy or Risk Category = II
- Design Wind Speed, $V_{ULT} = 115$ mph ($V_{ASD} = 90$ mph) Exposure C
 - Using Simplified or Directional Design Method (values based on worst case design of 30' Diameter Yurt):
 - Maximum Average Roof Suction = -19.96 psf/-14.57 (WW/LW acting away from surface)
 - Maximum Average Roof Pressure = 0.57 psf (acting towards surface)
 - Maximum Wall Suction = -5.17 psf (acting away from surface)
 - Maximum Wall Pressure = 18.16 psf (acting towards surface)

Standard Features of Engineered Full Snow and Wind Yurts:

- 3/16" Galvanized Aircraft Cable with a 4,200 pound Break Strength.
- 2x6 (2100 F_b -1.8E MSR) Roof Rafters
- 2x4 (2100 F_b -1.8E MSR) Wall Studs
- (2) 2x4 Douglas Fir Compression Ring
- CORR Brackets attached to Compression Ring

Yurt Diameter	Number of Rafters (2100 F_b -1.8E MSR)	Maximum Sloped Roof Snow Load ^{1,2}
30'	48	45 psf
27'	45	65 psf
24'	42	80 psf
20'	36	100 psf
16'	28	115 psf

Notes:

1. Per ASCE 7, "snow loads acting on a sloping surface shall be assumed to act on the horizontal projection of that surface."
2. Equivalent ground snow loads may be reverse calculated from the equations given in ASCE 7.

A full set of stamped calculations and/or drawings are available upon request.

Structural Design Assumptions

Project 16', 20', 24', 27', & 30' YURTS				Job Ref.	
Section				Sheet no./rev. 1	
Calc. by	Date	Chk'd by	Date	App'd by	Date

WIND LOADING (ASCE7-10)

In accordance with ASCE7-10 incorporating Errata No. 1 and Errata No. 2

Using the directional design method

Tedds calculation version 2.0.15



Building data

Type of roof	Hipped	Length of building	b = 30.00 ft
Width of building	d = 30.00 ft	Height to eaves	H = 7.17 ft
Pitch of main slope	$\alpha_{90} = 30.0$ deg	Pitch of gable slope	$\alpha_{90} = 30.0$ deg
Mean height	h = 11.50 ft		

General wind load requirements

Basic wind speed	V = 115.0 mph	Risk category	II
Exponent coef (T26.6-1)	$K_d = 0.85$	Exposure category (cl.26.7.3)	C
Enclosure class (cl.26.10)	Enclosed buildings	Int pres coef +ve (T26.11-1)	$GC_{pi,p} = 0.18$
Int pres coef -ve (T26.11-1)	$GC_{pi,n} = -0.18$		
Gust effect factor	$G_f = 0.85$		

Topography

Topo factor not significant $K_{zt} = 1.0$

Velocity pressure equation $q = 0.00221 \times K_z \times K_{zt} \times K_d \times V^2 \times 1 \text{ psf}/\text{mph}^2$

Velocity pressures table

z (ft)	K_z (Table 27.3-1)	q_z (psf)
7.17	0.85	21.12
11.50	0.85	21.12

Peak velocity pressure for internal pressure

Peak velocity pressure – int $q_i = 21.12$ psf

Pressures and forces

Net pressure $p = q \times G_f \times C_{pe} - q_i \times GC_{pi}$

Net force $F_w = p \times A_{ref}$

Project 16', 20', 24', 27', & 30' YURTS				Job Ref.	
Section				Sheet no./rev. 2	
Calc. by	Date	Chk'd by	Date	App'd by	Date

Roof load case 1 - Wind 0, GC_{pi} 0.18, -C_{pe}

CONSERVATIVELY APPLIED TO ENTIRE WINDWARD HALF.

CONSERVATIVELY APPLIED TO ENTIRE LEEWARD HALF.

Zone	Ref. height (ft)	Ext pressure coefficient C _{pe}	Peak velocity pressure q _p , (psf)	Net pressure p (psf)	Area A _{ref} (ft ²)	Net force F _w (kips)
A (-ve)	11.50	-0.20	21.12	-7.39	259.81	-1.92
B (-ve)	11.50	-0.60	21.12	-14.57	259.81	-3.79
C (-ve)	11.50	-0.90	21.12	-19.96	38.16	-0.76
D (-ve)	11.50	-0.90	21.12	-19.96	114.47	-2.28
E (-ve)	11.50	-0.50	21.12	-12.78	310.31	-3.96
F (-ve)	11.50	-0.30	21.12	-9.19	56.67	-0.52

Total vertical net force

F_{w,v} = -11.46 kips

Total horizontal net force

F_{w,h} = 0.93 kips

Walls load case 1 - Wind 0, GC_{pi} 0.18, -C_{pe}

Zone	Ref. height (ft)	Ext pressure coefficient C _{pe}	Peak velocity pressure q _p , (psf)	Net pressure p (psf)	Area A _{ref} (ft ²)	Net force F _w (kips)
A	7.17	0.80	21.12	10.56	215.10	2.27
B	11.50	-0.50	21.12	-12.78	215.01	-2.75
C	11.50	-0.70	21.12	-16.37	215.01	-3.52
D	11.50	-0.70	21.12	-16.37	215.01	-3.52

Overall loading

Proj vertical plan area of wall A_{vert_w,0} = 215.01 ft²

Projected vertical area of roof A_{vert_r,0} = 194.86 ft²

Min overall horizontal loading F_{w,total_min} = 5.0 kips

Leeward net force F_l = -2.7 kips

Windward net force F_w = 2.3 kips

Overall horizontal loading F_{w,total} = 6.0 kips

Roof load case 2 - Wind 0, GC_{pi} -0.18, -0C_{pe}

Zone	Ref. height (ft)	Ext pressure coefficient C _{pe}	Peak velocity pressure q _p , (psf)	Net pressure p (psf)	Area A _{ref} (ft ²)	Net force F _w (kips)
A (+ve)	11.50	0.25	21.12	8.23	259.81	2.14
B (+ve)	11.50	-0.60	21.12	-6.97	259.81	-1.81
C (+ve)	11.50	-0.18	21.12	0.57	38.16	0.02
D (+ve)	11.50	-0.18	21.12	0.57	114.47	0.07
E (+ve)	11.50	-0.18	21.12	0.57	310.31	0.18
F (+ve)	11.50	-0.18	21.12	0.57	56.67	0.03

Total vertical net force

F_{w,v} = 0.54 kips

Total horizontal net force

F_{w,h} = 1.97 kips

Walls load case 2 - Wind 0, GC_{pi} -0.18, -0C_{pe}

Zone	Ref. height (ft)	Ext pressure coefficient C _{pe}	Peak velocity pressure q _p , (psf)	Net pressure p (psf)	Area A _{ref} (ft ²)	Net force F _w (kips)

Project 16', 20', 24', 27', & 30' YURTS				Job Ref.	
Section				Sheet no./rev. 3	
Calc. by	Date	Chk'd by	Date	App'd by	Date

Zone	Ref. height (ft)	Ext pressure coefficient C_{pe}	Peak velocity pressure q_p , (psf)	Net pressure p (psf)	Area A_{ref} (ft ²)	Net force F_w (kips)
A	7.17	0.80	21.12	18.16	215.10	3.91
B	11.50	-0.50	21.12	-5.17	215.01	-1.11
C	11.50	-0.70	21.12	-8.76	215.01	-1.88
D	11.50	-0.70	21.12	-8.76	215.01	-1.88

Overall loading

Proj vertical plan area of wall $A_{vert_w_0} = 215.01 \text{ ft}^2$ Projected vertical area of roof $A_{vert_r_0} = 194.86 \text{ ft}^2$
 Min overall horizontal loading $F_{w,total_min} = 5.0 \text{ kips}$
 Leeward net force $F_l = -1.1 \text{ kips}$ Windward net force $F_w = 3.9 \text{ kips}$
 Overall horizontal loading $F_{w,total} = 7.0 \text{ kips}$

Roof load case 3 - Wind 90, $GC_{pi} 0.18, -C_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient C_{pe}	Peak velocity pressure q_p , (psf)	Net pressure p (psf)	Area A_{ref} (ft ²)	Net force F_w (kips)
A (-ve)	11.50	-0.20	21.12	-7.39	259.81	-1.92
B (-ve)	11.50	-0.60	21.12	-14.57	259.81	-3.79
C (-ve)	11.50	-0.90	21.12	-19.96	38.16	-0.76
D (-ve)	11.50	-0.90	21.12	-19.96	114.47	-2.28
E (-ve)	11.50	-0.50	21.12	-12.78	310.31	-3.96
F (-ve)	11.50	-0.30	21.12	-9.19	56.67	-0.52

Total vertical net force $F_{w,v} = -11.46 \text{ kips}$ Total horizontal net force $F_{w,h} = 0.93 \text{ kips}$

Walls load case 3 - Wind 90, $GC_{pi} 0.18, -C_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient C_{pe}	Peak velocity pressure q_p , (psf)	Net pressure p (psf)	Area A_{ref} (ft ²)	Net force F_w (kips)
A	7.17	0.80	21.12	10.56	215.10	2.27
B	11.50	-0.50	21.12	-12.78	215.01	-2.75
C	11.50	-0.70	21.12	-16.37	215.01	-3.52
D	11.50	-0.70	21.12	-16.37	215.01	-3.52

Overall loading

Proj vertical plan area of wall $A_{vert_w_90} = 215.01 \text{ ft}^2$ Projected vertical area of roof $A_{vert_r_90} = 129.90 \text{ ft}^2$
 Min overall horizontal loading $F_{w,total_min} = 4.5 \text{ kips}$
 Leeward net force $F_l = -2.7 \text{ kips}$ Windward net force $F_w = 2.3 \text{ kips}$
 Overall horizontal loading $F_{w,total} = 6.0 \text{ kips}$

Project 16', 20', 24', 27', & 30' YURTS				Job Ref.	
Section				Sheet no./rev. 4	
Calc. by	Date	Chk'd by	Date	App'd by	Date

Roof load case 4 - Wind 90, $GC_{pi} -0.18$, $+C_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient C_{pe}	Peak velocity pressure q_p , (psf)	Net pressure p (psf)	Area A_{ref} (ft ²)	Net force F_w (kips)
A (+ve)	11.50	0.25	21.12	8.23	259.81	2.14
B (+ve)	11.50	-0.60	21.12	-6.97	259.81	-1.81
C (+ve)	11.50	-0.18	21.12	0.57	38.16	0.02
D (+ve)	11.50	-0.18	21.12	0.57	114.47	0.07
E (+ve)	11.50	-0.18	21.12	0.57	310.31	0.18
F (+ve)	11.50	-0.18	21.12	0.57	56.67	0.03

Total vertical net force $F_{w,v} = 0.54$ kips

Total horizontal net force $F_{w,h} = 1.97$ kips

Walls load case 4 - Wind 90, $GC_{pi} -0.18$, $+C_{pe}$

Zone	Ref. height (ft)	Ext pressure coefficient C_{pe}	Peak velocity pressure q_p , (psf)	Net pressure p (psf)	Area A_{ref} (ft ²)	Net force F_w (kips)
A	7.17	0.80	21.12	18.16	215.10	3.91
B	11.50	-0.50	21.12	-5.17	215.01	-1.11
C	11.50	-0.70	21.12	-8.76	215.01	-1.88
D	11.50	-0.70	21.12	-8.76	215.01	-1.88

Overall loading

Proj vertical plan area of wall $A_{vert,w,90} = 215.01$ ft²

Projected vertical area of roof $A_{vert,r,90} = 129.90$ ft²

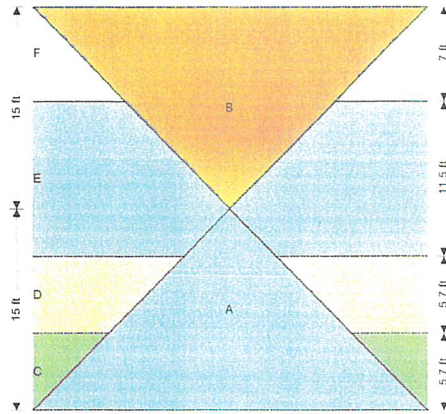
Min overall horizontal loading $F_{w,total,min} = 4.5$ kips

Leeward net force $F_l = -1.1$ kips

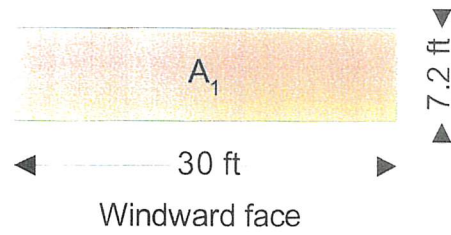
Windward net force $F_w = 3.9$ kips

Overall horizontal loading $F_{w,total} = 7.0$ kips

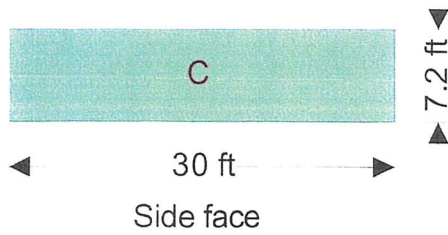
Project 16', 20', 24', 27', & 30' YURTS				Job Ref.	
Section				Sheet no./rev. 5	
Calc. by	Date	Chk'd by	Date	App'd by	Date



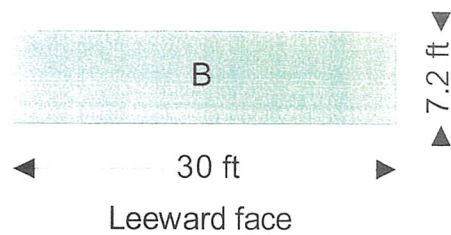
Plan view - Hipped roof



Windward face

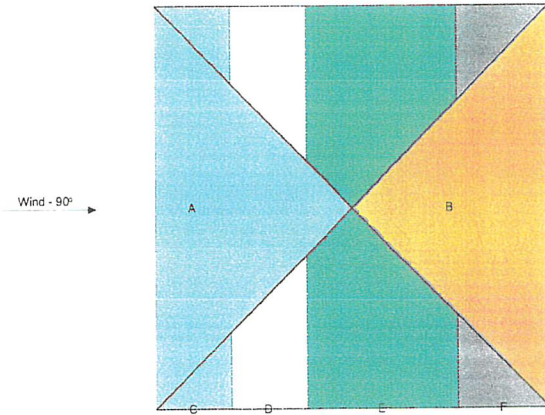


Side face

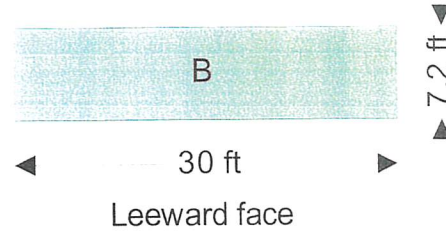
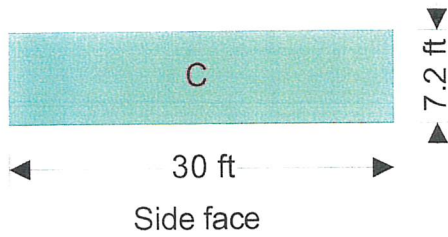
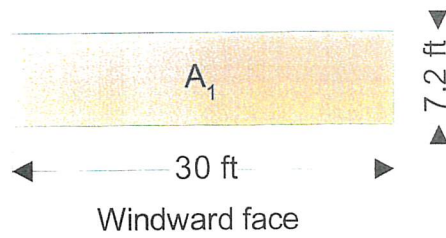


Leeward face

Project 16', 20', 24', 27', & 30' YURTS				Job Ref.	
Section				Sheet no./rev. 6	
Calc. by	Date	Chk'd by	Date	App'd by	Date

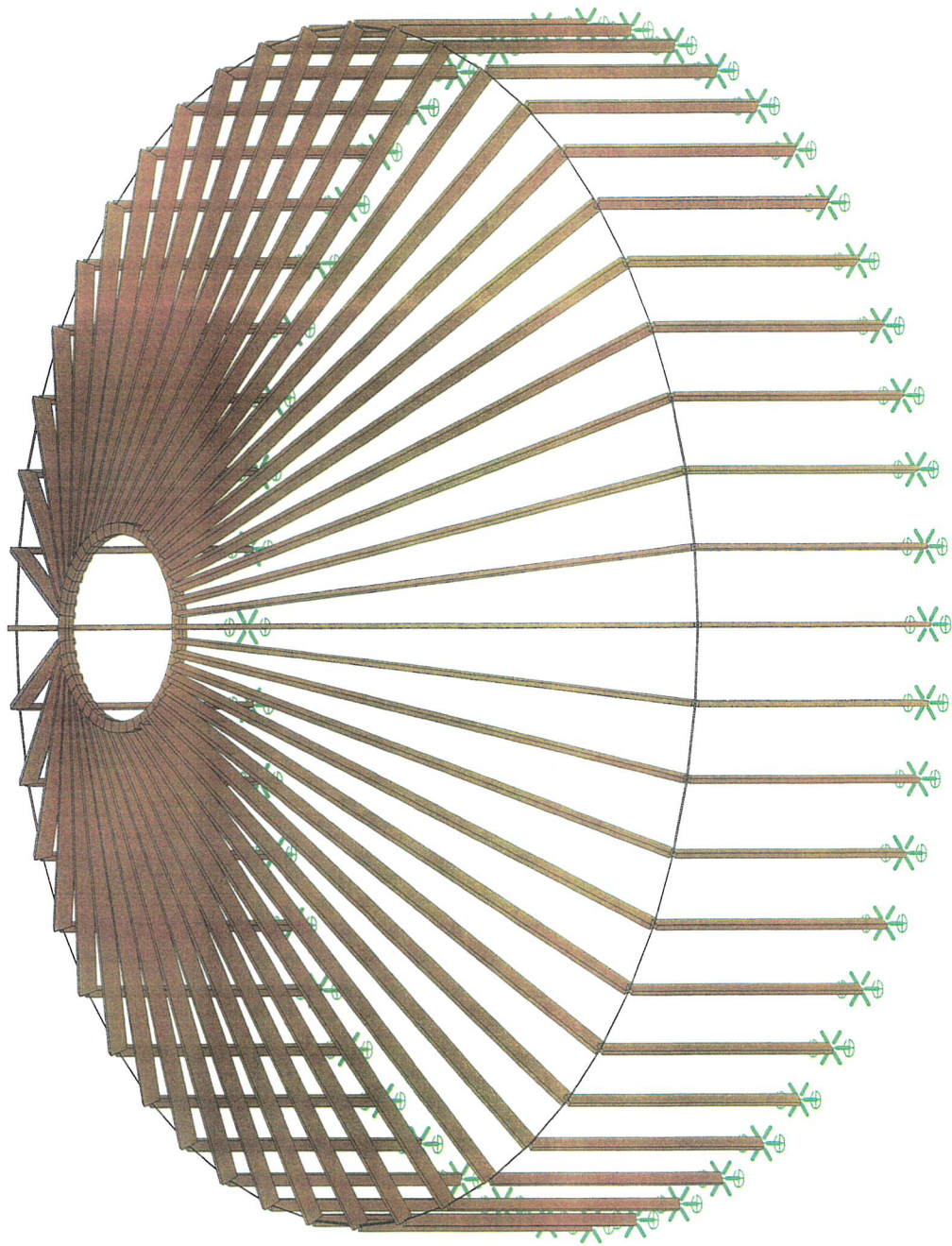


Plan view - Hipped roof



Yurt Calculations

30' Diameter Yurt

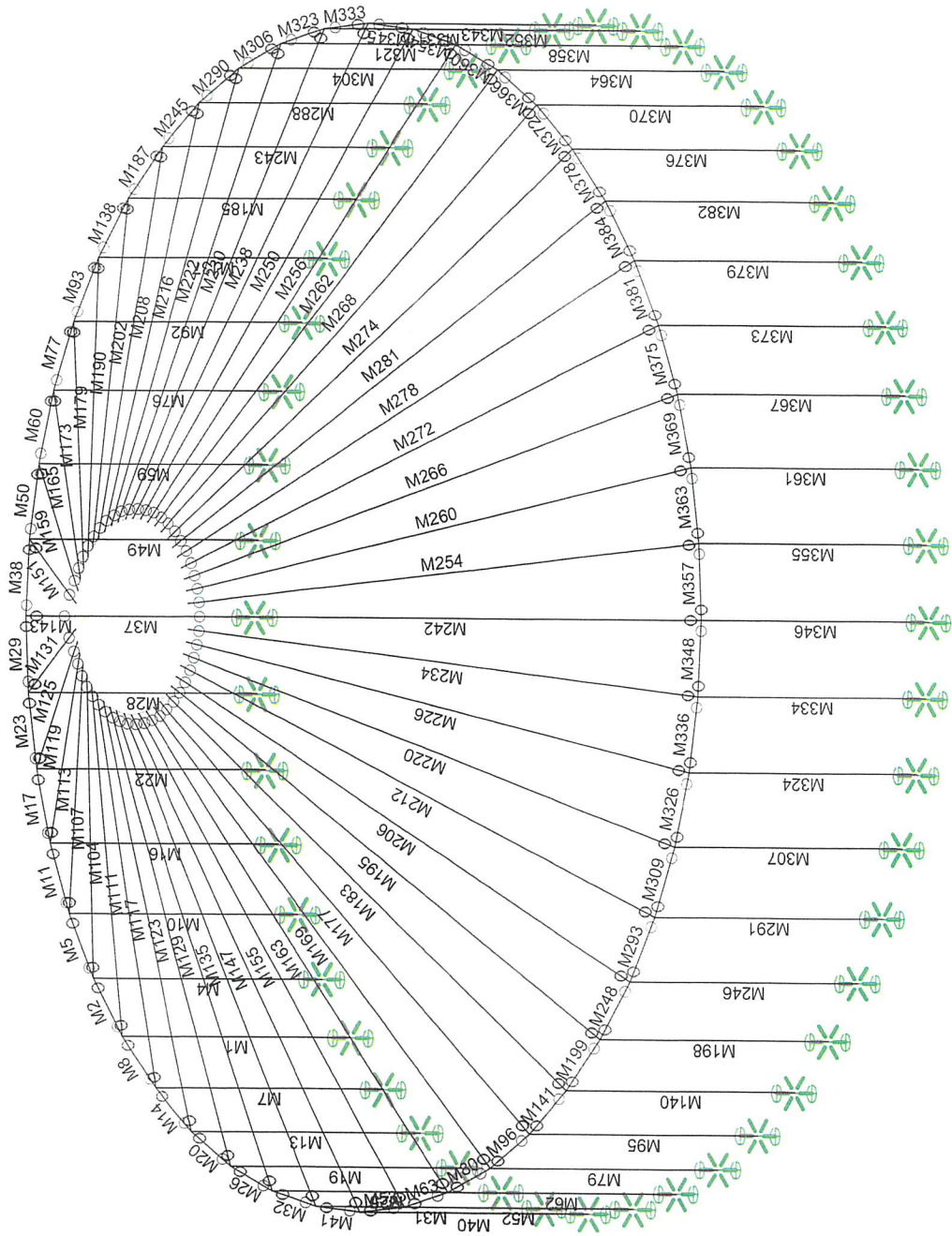
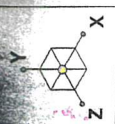


Envelope Only Solution

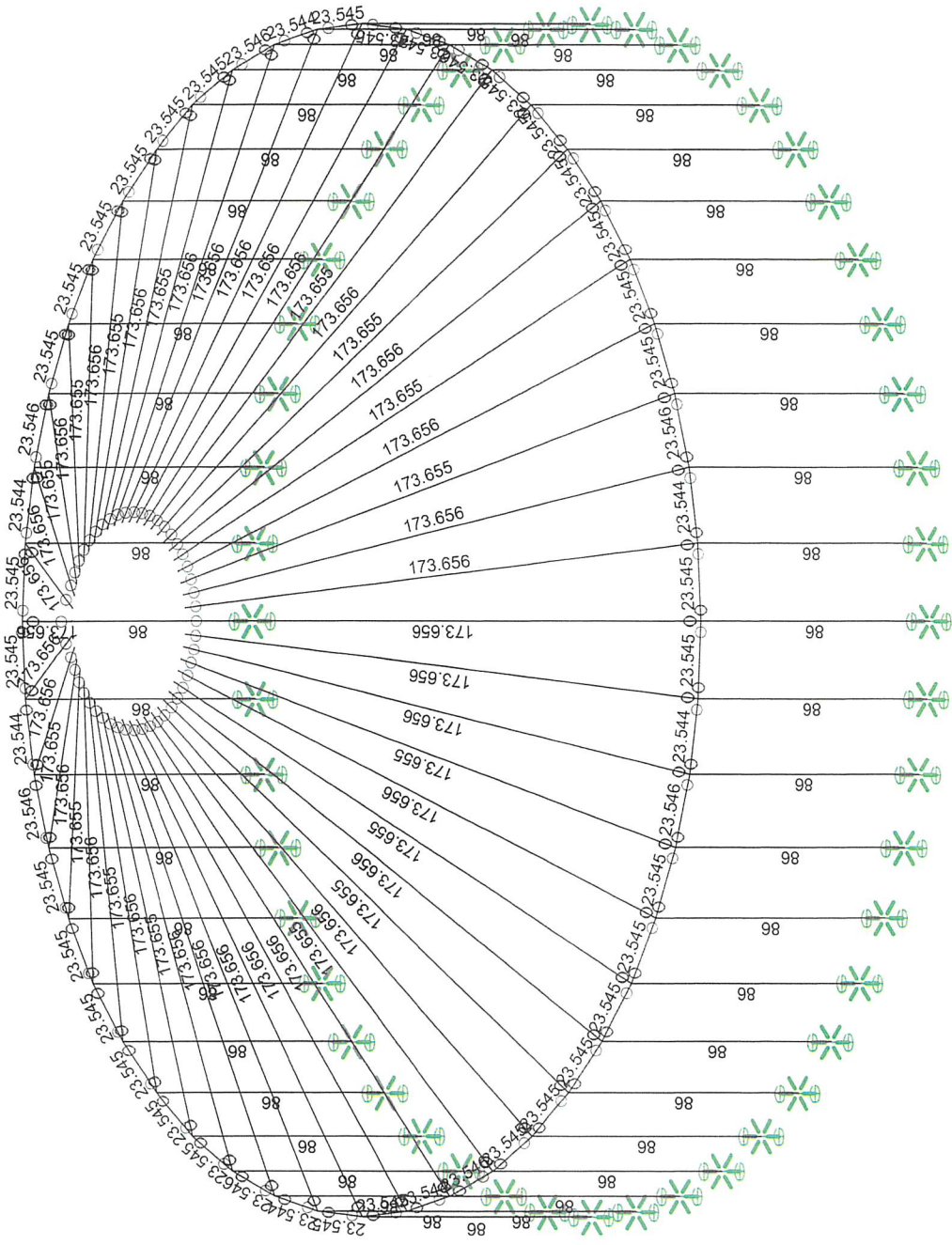
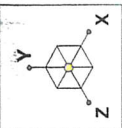
30' FULL SNOW & WIND
BASIC MODEL

CO YURT COMPANY

30'.FULL SNOW & WIND.r3d



30' FULL SNOW & WIND
MEMBER LABELS



Member Length (in) Displayed
Envelope Only Solution

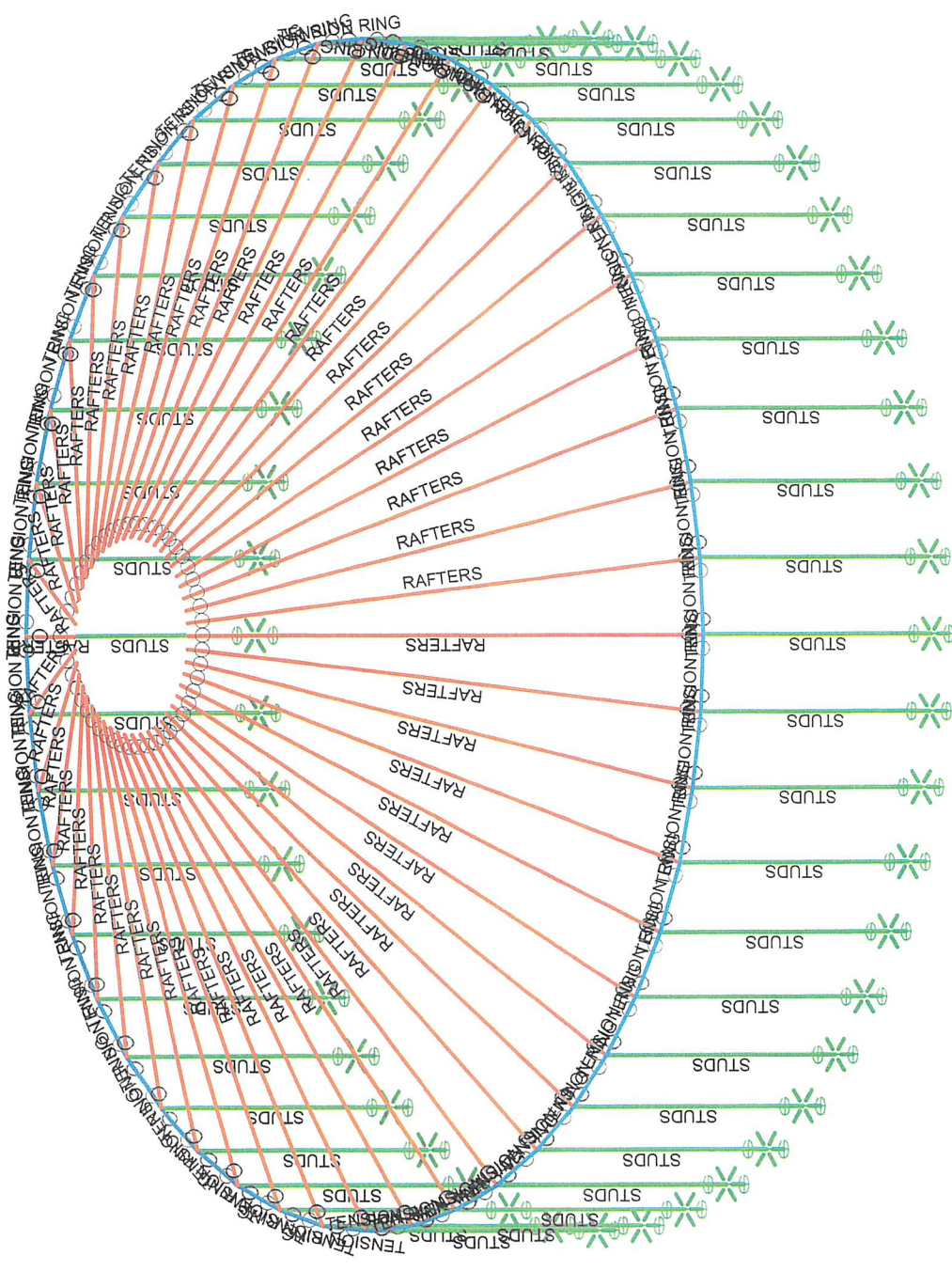
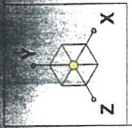
30' FULL SNOW & WIND
MEMBER LENGTHS (INCHES)

CO YURT COMPANY

30' FULL SNOW & WIND.r3d

Section Sets

- TENSION RING
- STUDS
- RAFTERS
- WD COMP RING
- RAFTER BLOCKING
- 40 MIL MEMBRANE



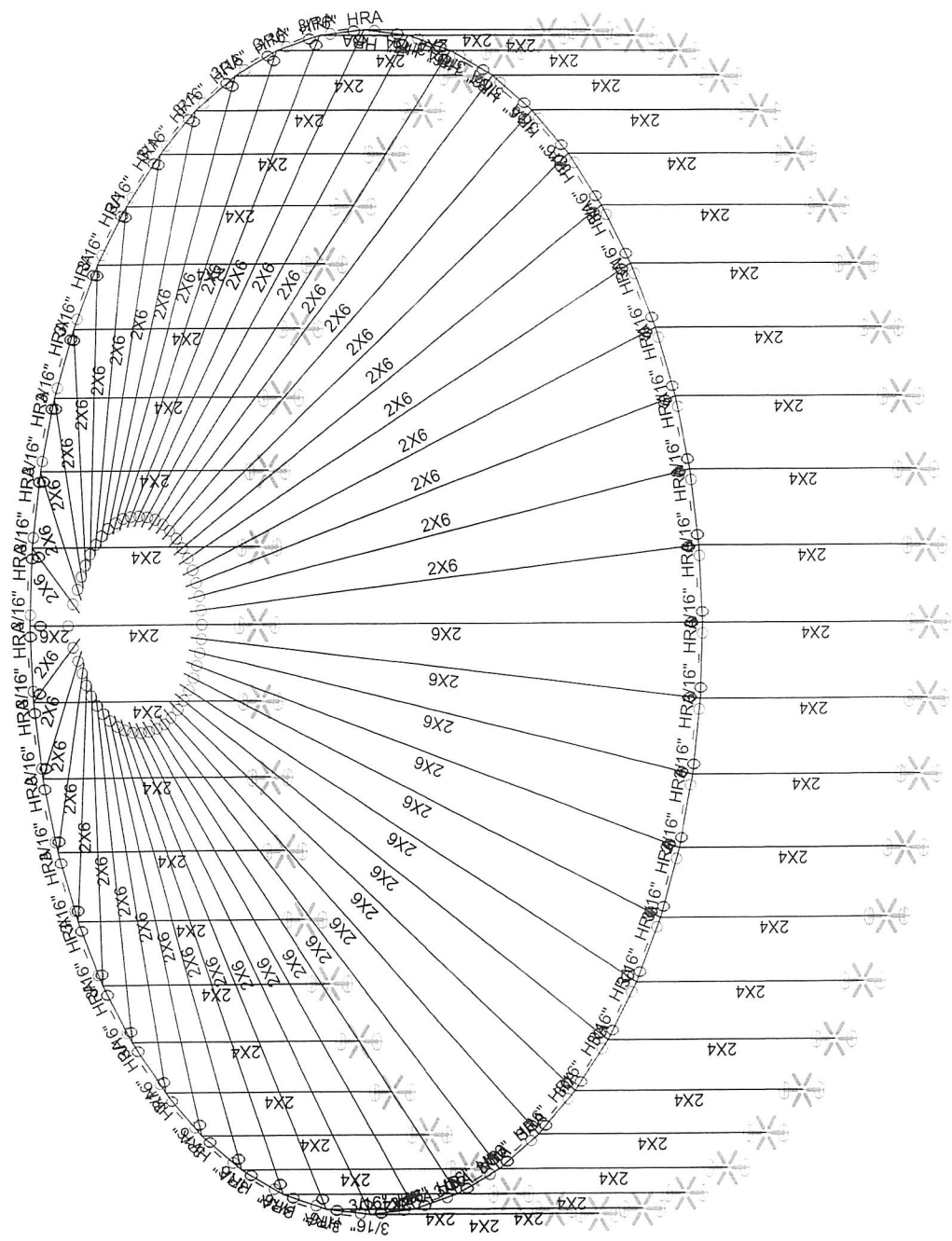
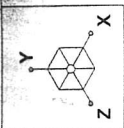
Envelope Only Solution

30' FULL SNOW & WIND

SECTION SET

30' FULL SNOW & WIND.r.3d

CO YURT COMPANY

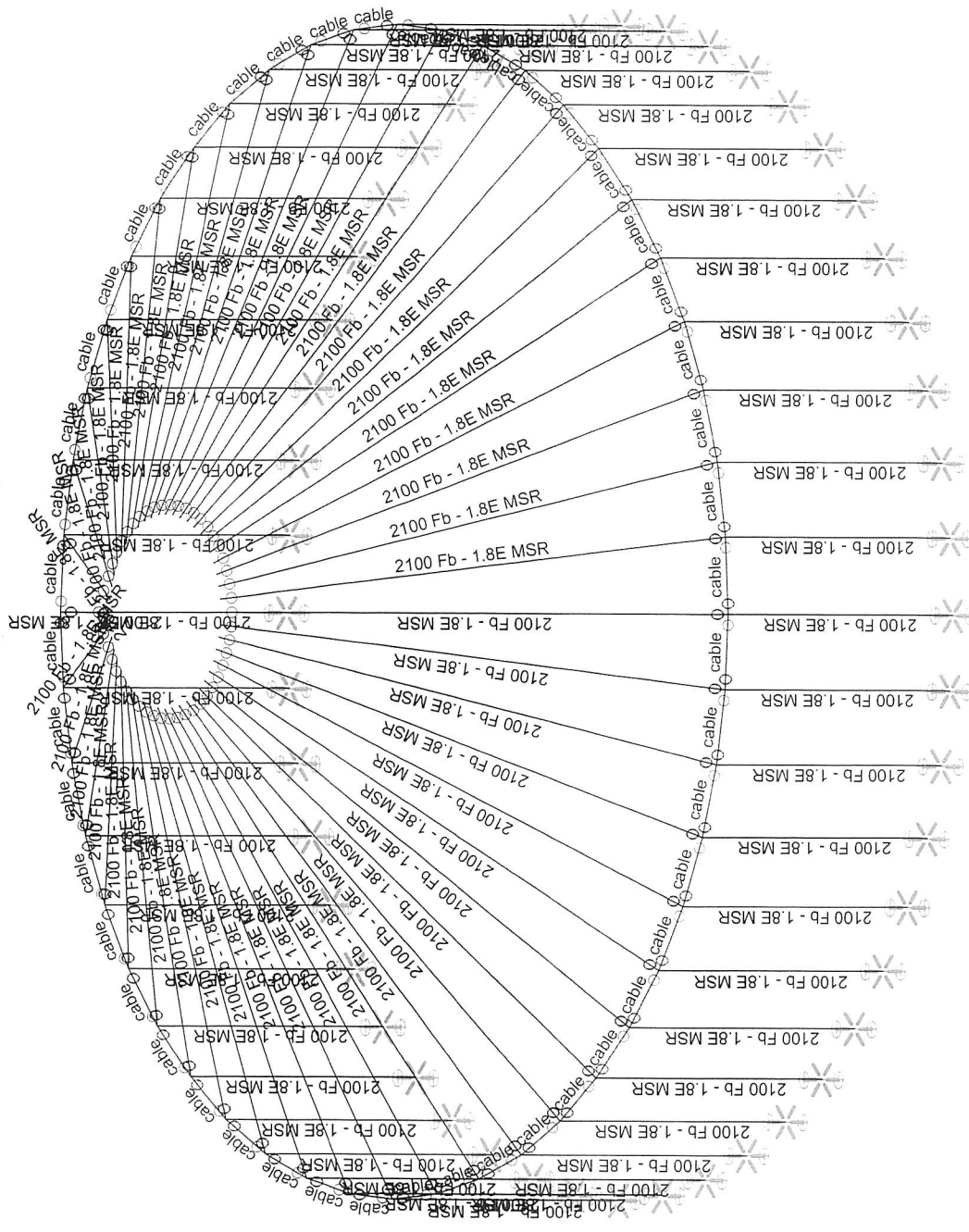


Envelope Only Solution

30' FULL SNOW & WIND
MEMBER SHAPES

30' FULL SNOW & WIND.r3d

CO YURT COMPANY

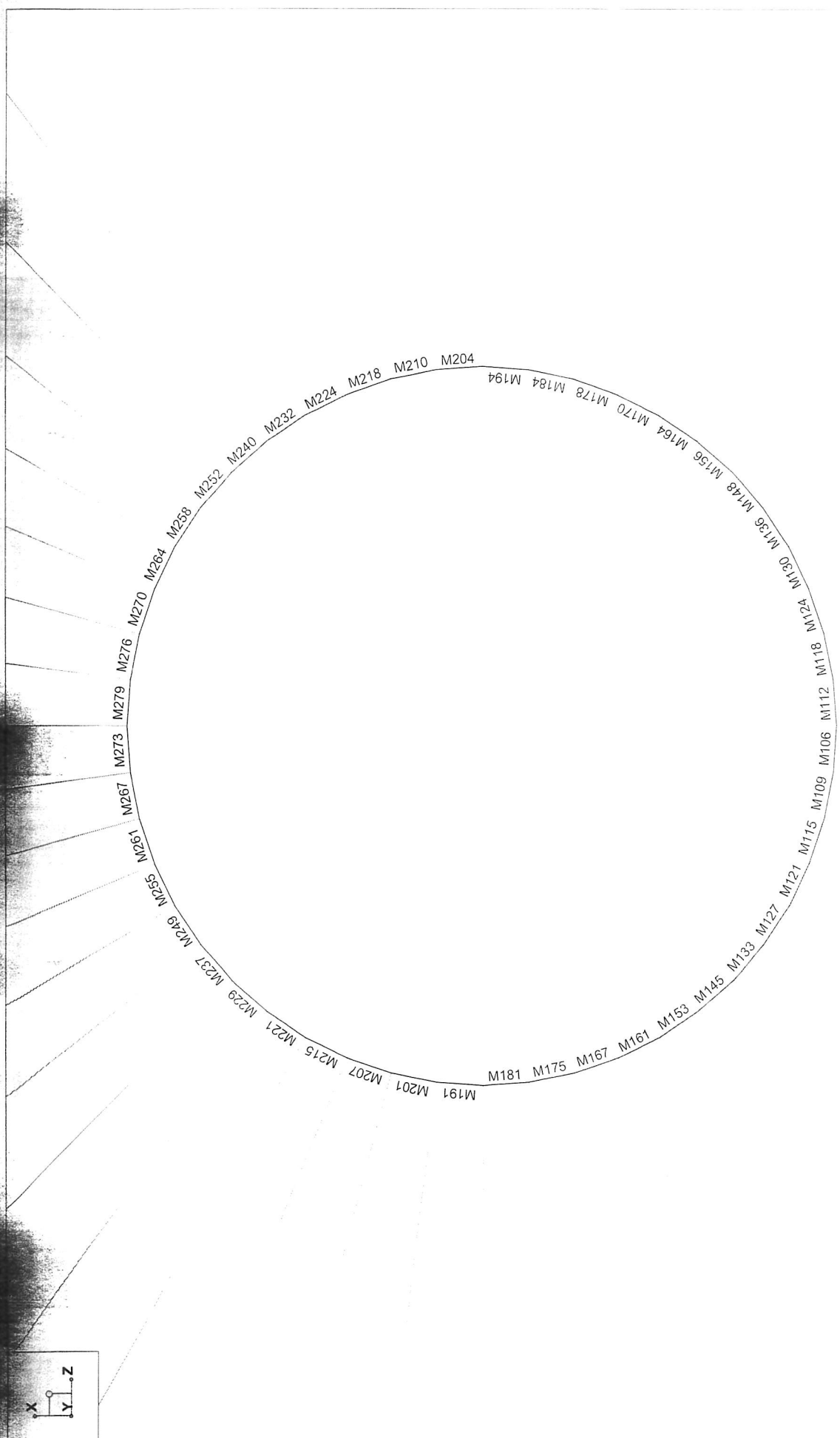


Envelope Only Solution

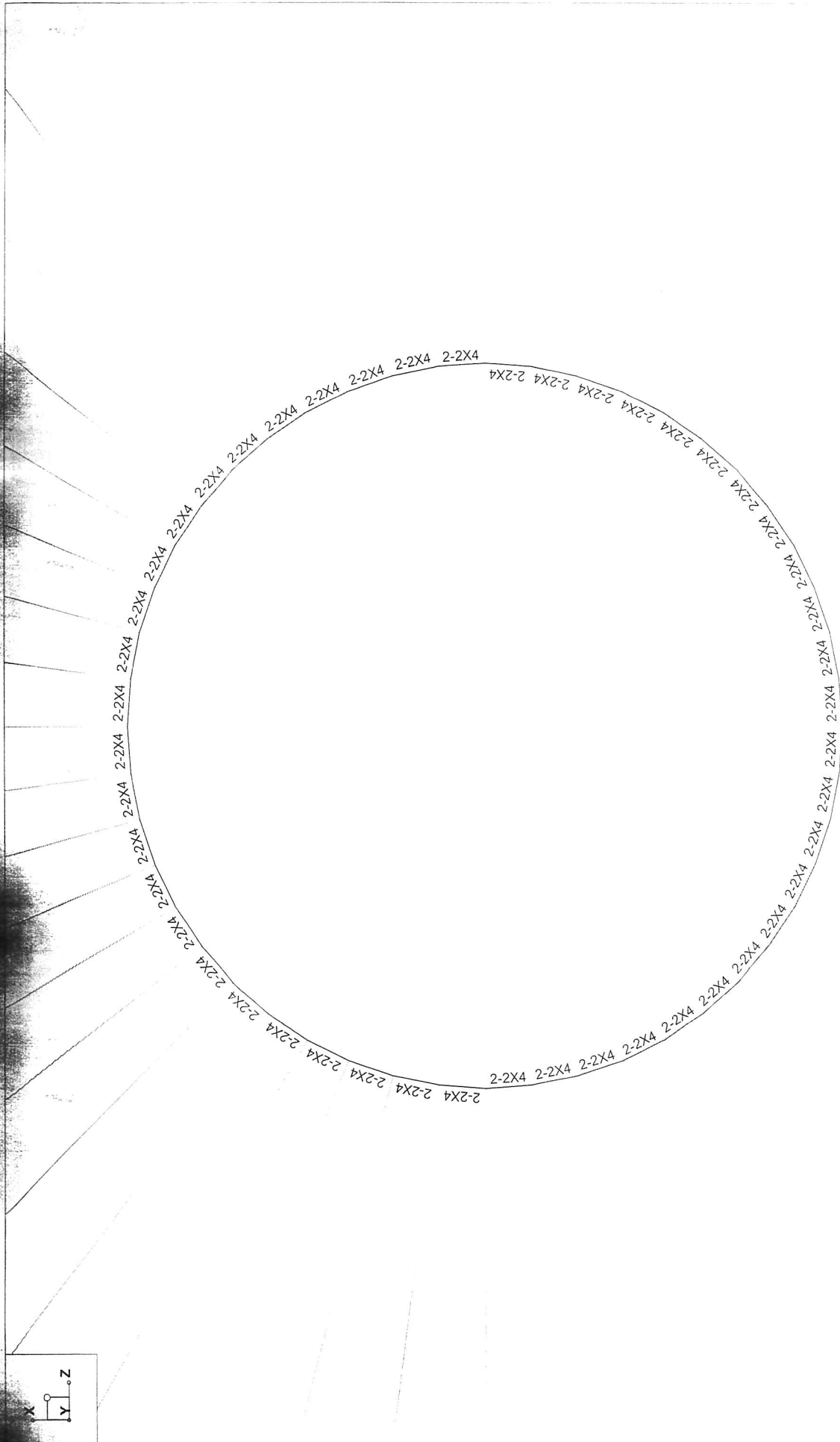
30' FULL SNOW & WIND
MEMBER MATERIALS

CO YURT COMPANY

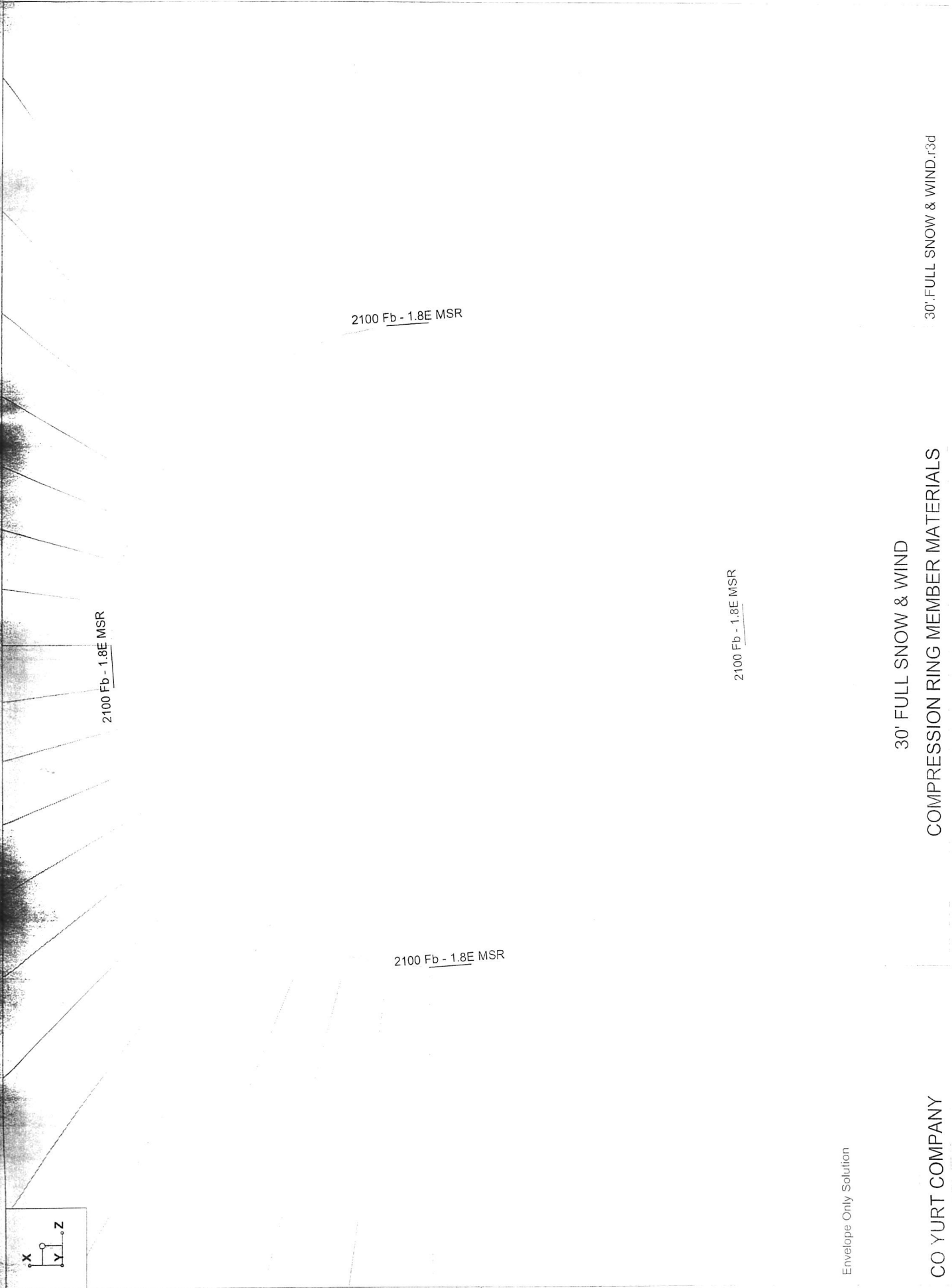
30' FULL SNOW & WIND.r3d



30' FULL SNOW & WIND
COMPRESSION RING MEMBER LABELS



30' FULL SNOW & WIND
COMPRESSION RING MEMBER SHAPES

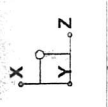


2100 Fb - 1.8E MSR

2100 Fb - 1.8E MSR

2100 Fb - 1.8E MSR

2100 Fb - 1.8E MSR

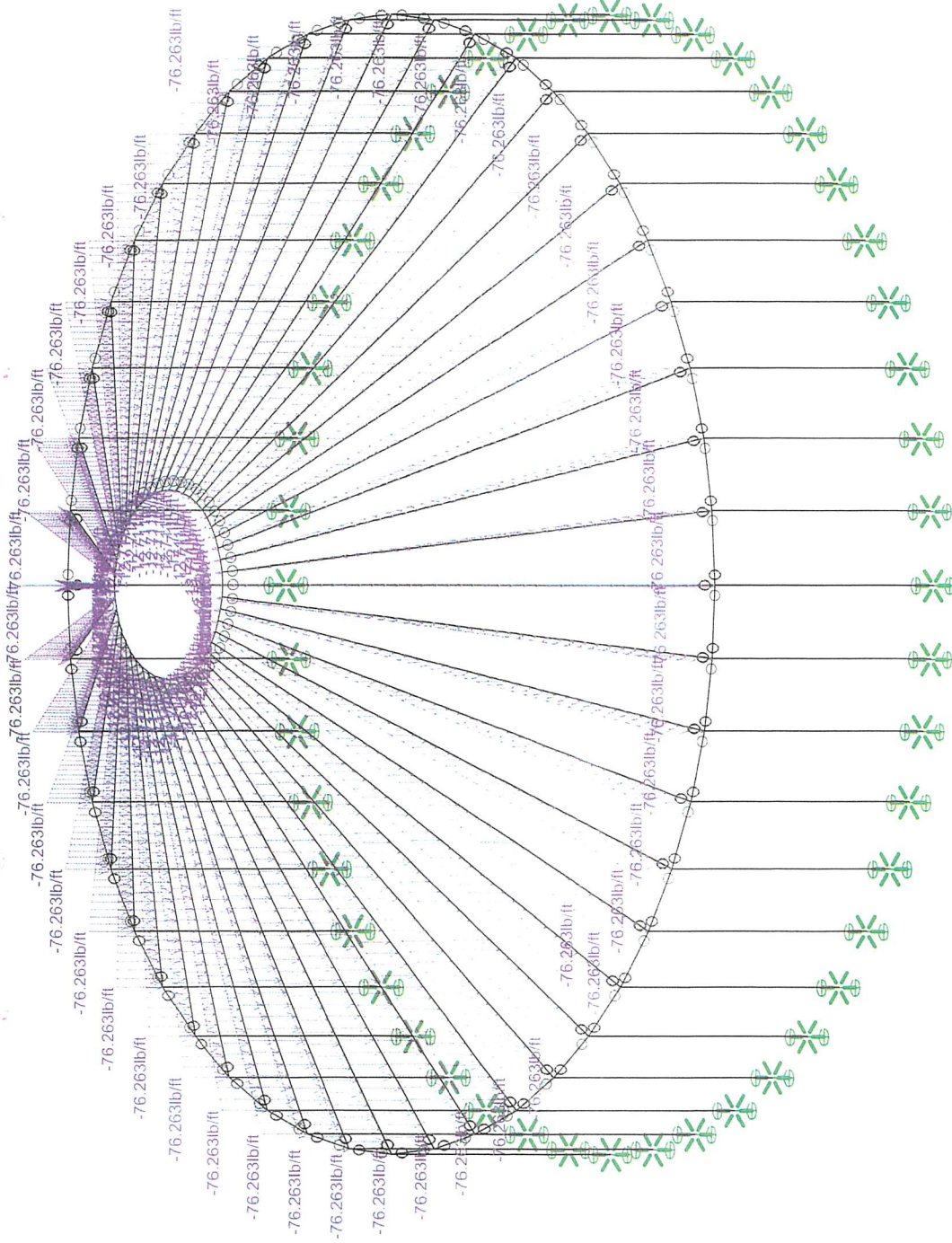
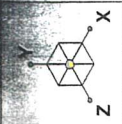


Envelope Only Solution

30' FULL SNOW & WIND
COMPRESSION RING MEMBER MATERIALS

30' FULL SNOW & WIND.r3d

CO YURT COMPANY

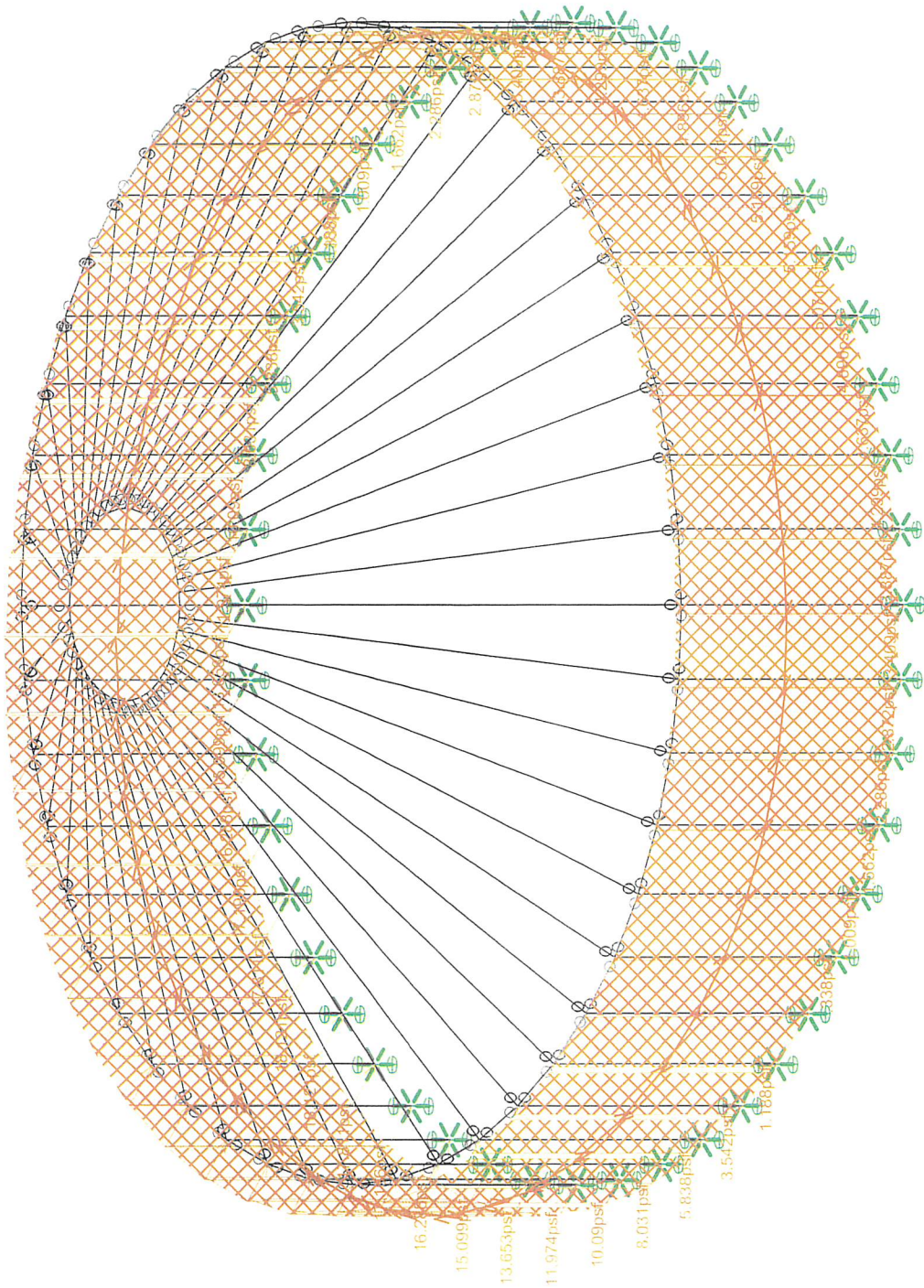
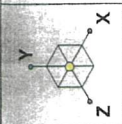


Loads: LC 1, SL BAL
Envelope Only Solution

30' FULL SNOW & WIND
SLOPED ROOF SNOW LOAD

CO YURT COMPANY

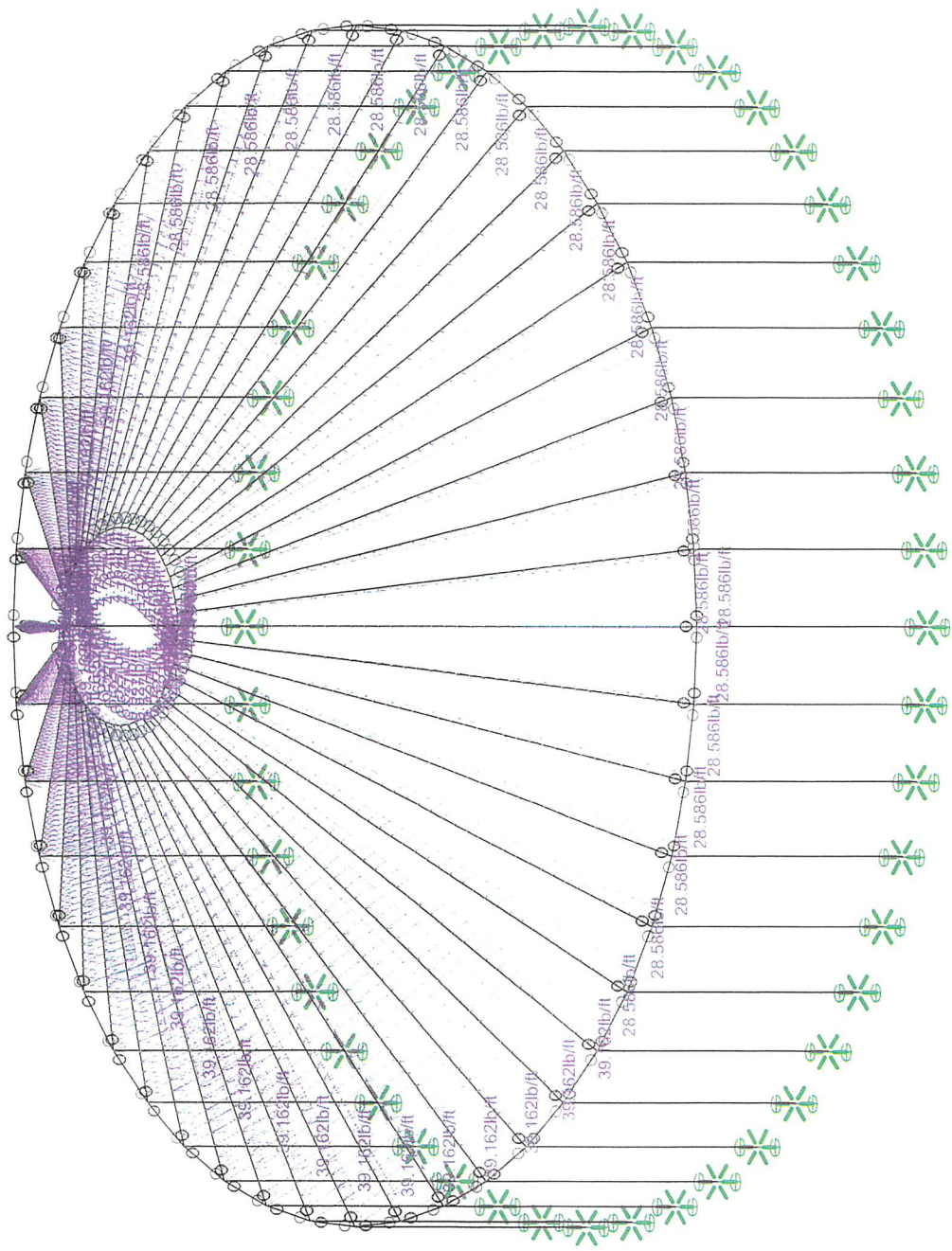
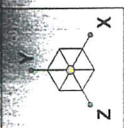
30' FULL SNOW & WIND.r3d



Loads: LC 3, WALL WL
Envelope Only Solution

CO YURT COMPANY

30' FULL SNOW & WIND.r3d



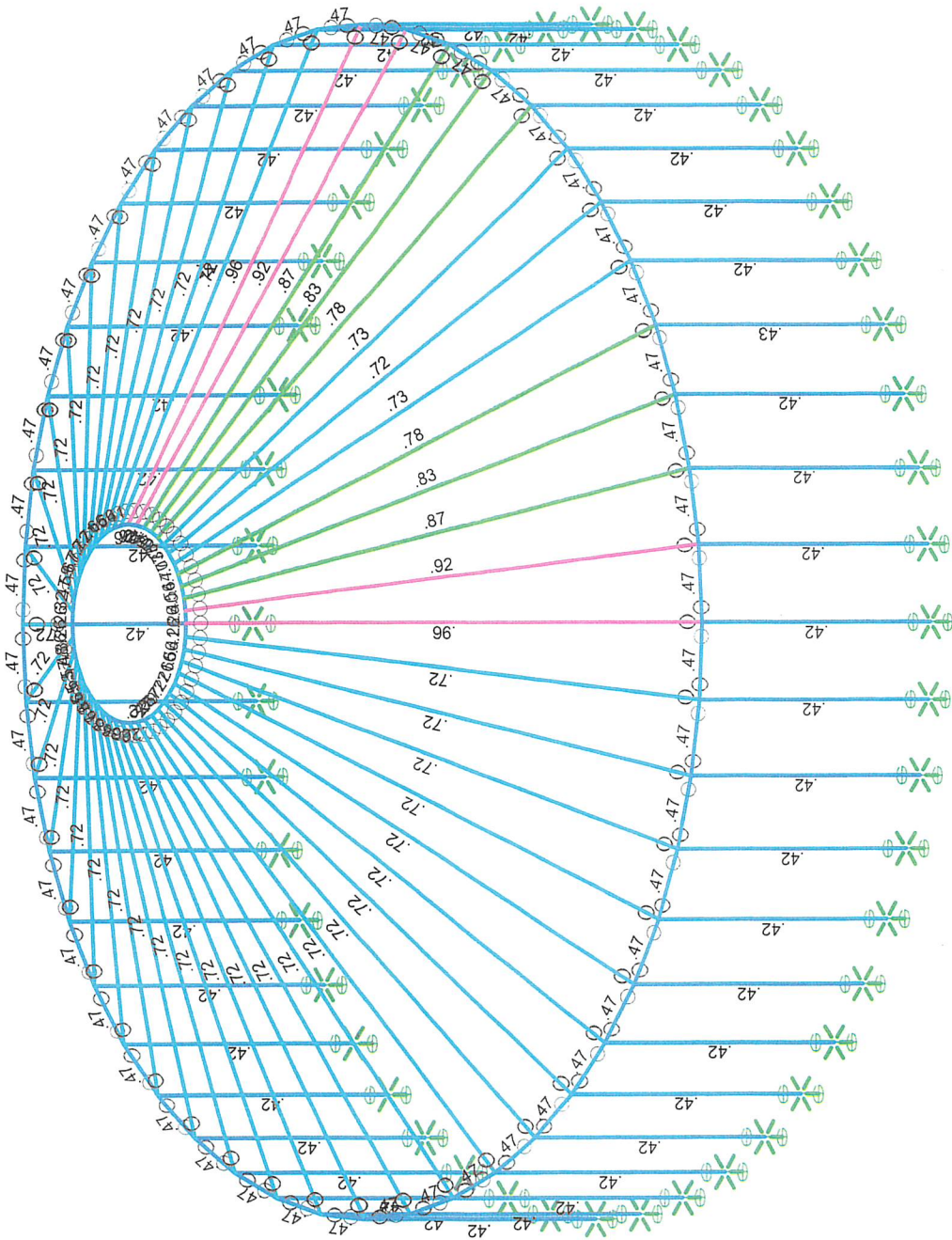
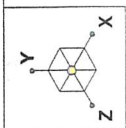
Loads: LC 4. ROOF WL
Envelope Only Solution

30' FULL SNOW & WIND ROOF WIND LOADS

30' FULL SNOW & WIND.r3d

CO YURT COMPANY

Code Check (Env)	
No Calc	
> 1.0	
90-1.0	
75-90	
50-75	
0-.50	

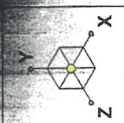
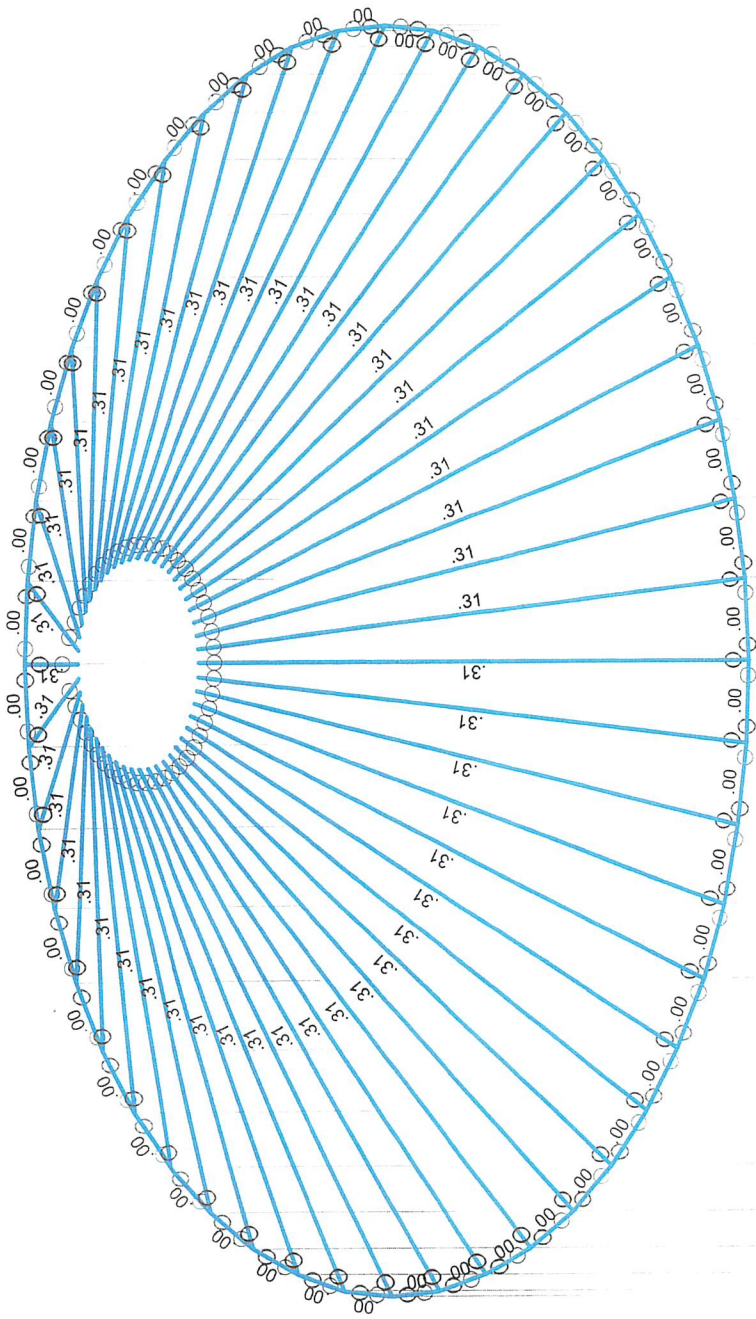
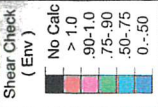


Member Code Checks Displayed (Enveloped)
Envelope Only Solution

30' FULL SNOW & WIND
ENVELOPE CODE CHECK (BENDING)

CO YURT COMPANY

30' FULL SNOW & WIND.r3d



Member Shear Checks Displayed (Enveloped)
Envelope Only Solution

30' FULL SNOW & WIND
ENVELOPE CODE CHECK (SHEAR)

CO YURT COMPANY

30' FULL SNOW & WIND.r3d