

**City of Franklin  
Plan Commission Meeting  
November 5, 2020  
Minutes**

Approved  
**November 19, 2020**

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

Mayor Steve Olson called the November 5, 2020, regular Plan Commission meeting to order at 7:02 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon and Adam Burckhardt, City Engineer Glen Morrow and Alderman Mark Dandrea. Absent was Commissioner Patricia Hogan. Also present were Planning Manager Heath Eddy, Principal Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski. Commissioner Haley participated remotely.

**B. Approval of Minutes**

- 1. Regular Meeting of October 22, 2020.

Commissioner Leon moved and Alderman Dandrea seconded approval of the October 22, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**C. Public Hearing Business Matters**

- 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-

Principal Planner Regulo Martinez-Montilva presented the request 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.

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:08 and closed at 7:08.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 26.7% (3,029 square feet) [application requests an Area Exception from table 15-3.0207 of the Unified Development Ordinance, to exceed the R-6 Suburban Single-Family

6 Suburban Single-Family Residence District; Tax Key No. 803-0167-000.

Residence District maximum lot coverage standard of 25% (2,825 square feet), for construction of a new, larger single-family residential home with an attached 3 car garage to replace an existing fire damaged ranch home, for property located at 8012 South 77th Street (lot 9, Forest Meadows Estates Subdivision). On voice vote, all voted 'aye'. Motion carried (5-0-1).

#### D. Business 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.

Principal Planner Regulo Martinez-Montilva presented the request 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.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to approve 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. On voice vote, all voted 'aye'. Motion carried (5-0-1).

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

Principal Planner Regulo Martinez-Montilva presented the request 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.

Commissioner Leon moved and City Engineer Morrow seconded a motion to approve 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.

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.

744-1003-000) On voice vote, all voted 'aye'. Motion carried (5-0-1).

**E. Adjournment**

Commissioner Leon moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of November 5, 2020 at 7:47 p.m.. On voice vote, all voted 'aye'; motion carried. (5-0-1).