



Minutes
City of Burlington Plan Commission
August 12, 2014, 6:30 p.m.

Mayor Robert Miller called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Ruth Dawidziak; Commissioners Darrel Eisenhardt; John Lynch and Chris Reesman were present. Alderman Tom Vos and Commissioner Mike Deans were excused.

APPROVAL OF MINUTES

Commissioner Eisenhardt moved and Commissioner Lynch seconded to approve the minutes of July 8, 2014. All were in favor, and the motion carried.

CITIZEN COMMENTS

None

LETTERS & COMMUNICATIONS

None

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Site Plan application from Todd Foskett for property located at 365 W. Market Street to utilize the building for storage space and office space.

- Mayor Miller opened this item for discussion.
- Lynch stated that he understood a fence will be installed in the back and questioned if the entire property is also going to be somewhat cleaned up. Todd Peterson, the contractor stated the entire property around the loading dock will be cleaned up as well as the building repainted and grass maintained.
- There were no more comments.

Commissioner Lynch moved, and Commissioner Reesman seconded to approve the use of this building for storage and office space subject to Patrick Scherrer's July 31, 2014 memorandum to the Plan Commission as follows:

- The proposed use is strictly for warehousing and one office space. Any cabinet fabrication or assemblage of any kind is not included in this proposed use and no outside storage of any material is being proposed.
- It appears from the aerial photo this building is very close to or on the North property line. Previous use of this building and property occupied two separate parcels. This new use is a change of use and these two parcels (two separate tax key numbers) need to be combined via a land consolidation with proof of consolidation provided to the City before occupancy of the building.

All were in favor and the motion carried.

B. To recommend approval of an annexation request with permanent zoning of B-1, Neighborhood District from Lorette Yanny and Cook Property, LLC for property located at 1062 Spring Valley Road in the Town of Lyons.

- Mayor Miller opened this item for discussion.
- Mayor Miller stated this is the property for the proposed Aurora Surgeon Center which lies in Walworth County.
- Pat Somers, 1091 Spring Valley Road, questioned if the property owner will be paying Racine County or Walworth County taxes. Mayor Miller stated some taxes will be for Racine County, Walworth County and City of Burlington.
- Lou Haske, 1061 Spring Valley Road, questioned what the difference is between the types of zonings.
- Lahner explained the zoning of B-1, Neighborhood District is for typical businesses where the commercial and office buildings are found within. This property will have a master plan and a Planned Unit Development Overlay, which will show exactly where the buildings are and will accompany the medical uses on the site.
- Lou Hakse stated as a home owner in a rural area, what can be done about opposing the annexation since the area will change and no longer be rural. Lahner stated the intent is to build a medical complex and this is what they are requesting the zoning for. There are going to be additional public hearings as the process moves forward. It will be up to the Plan Commission members and Common Council of the City to determine if the zoning will be approved. Lahner stated the citizens have other rights according to the State Statues, which he does not have enough information to give the detail, but the citizens can do their own research.
- Scott Dix, 1101 Spring Valley Road, questioned where the entrances are going to be and if roads will be changing. He also wanted to know when the citizens find out about these changes. Lahner stated the Site Plan has not been submitted yet. The Site Plan is what will show where the entrance and roads will be. Lahner explained, first is the annexation process for this parcel, then the Site Plan to provide input on the design process. Lahner stated most

likely an entrance will be on Spring Valley Road and there may be changes to the intersection.

- Pat Somers questioned where the City sewer and water will be going in. Lahner stated the main water source will come down the right-of-way on Hwy 36. The additional waterline will be on an easement on the KW Precast property.
- Pat Somers questioned if anyone could have access to the sewer and water that live there, if they wanted. Lahner stated anyone would be able to, but first would need to be annexed to the City.
- Scott Dix wanted to know if the road change would change the drainage system so the run-off would not go into the properties. Lahner stated the plans would have to be designed and engineered to handle all the run-off to avoid this problem.
- Linda Somers, 1091 Spring Valley Road, questioned if the front yards will be taken away to widen Spring Valley Road.
- Lahner stated since the plans for the road have not been submitted he cannot answer that. The City will ask them to stay on their side of the right-of-way to avoid taking the home owners land.
- Pat Somers stated the noise, traffic and dust from construction will be terrible, can Aurora buy the neighbors out. Lahner stated that has not been discussed yet. Mayor Miller commented Aurora could buy property owners out, but he has no idea if they will.
- Lou Haske inquired what the use of this building is for. Mayor Miller stated it is a surgical and clinic facility for out-patient procedures with no overnight patients.
- Linda Somers stated she has heard rumors of the hospital planning to move there. Mayor Miller responded he has not heard that, considering Aurora spent about \$10 million for upgrades at the current hospital.
- There were no more comments.

Commissioner Lynch moved, and Commissioner Reesman seconded to approve the annexation request for 1062 Spring Valley Road.

All were in favor and the motion carried.

C. Consideration to approve Resolution 18 to amend the Racine County Multi-Jurisdictional Comprehensive Plan for property located at 1062 Spring Valley Road.

- Mayor Miller opened this item for discussion.
- Lahner stated both parcels of the annex request signed the petition and will be using the

1062 Spring Valley Road address.

- There were no further comments.

Commissioner Eisenhardt moved, and Commissioner Reesman seconded to approve Resolution 18 to amend the Racine County Multi-Jurisdictional Comprehensive Plan for 1062 Spring Valley Road.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Eisenhardt moved and Commissioner Reesman seconded to adjourn the meeting at 6:46 p.m. *All were in favor and the motion carried.*

Recording Secretary
Kristine Anderson
Administrative Assistant