



Minutes
City of Burlington Plan Commission
January 9, 2018, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:33 p.m. Roll call: Alderman Tom Vos; Alderman Bob Grandi was present via phone; Commissioners Chad Redman; Andy Tully; and Art Gardner were present. Commissioner John Ekes was excused. Student Representatives Samuel Jorudd and Aysha Schiller were present.

APPROVAL OF MINUTES

Alderman Vos moved, and Commissioner Redman seconded to approve the minutes of December 12, 2017. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

A. Public Hearing to hear public comments regarding a Conditional Use application from Casey's Marketing Company for property located at 100 and 124 S. Dodge Street to construct a convenience store and gas station.

- Mayor Hefty opened the Public Hearing at 6:34 p.m.
- Lauren Downing, of Arc Design Resources Engineering Company, gave a presentation showing the revised renderings of Casey's and explained that the Land Use for Commercial makes sense for the surrounding properties. Ms. Downing explained the corrections that were requested, such as; adding a sidewalk from Adams Street to southwest of the property, the hip roof, brick columns and the lighter color to match the surrounding businesses.
- Tom Preusker, 172 Karyl Street, stated he was involved in assessing the properties damaged during the flood in July and saw how severe the area was under water, as well as other areas even after the grade was raised. Mr. Preusker was concerned that if the tanks had any buoyancy and got flooded, it could cause gasoline to spill and float down the river, as well as concern for the train derailment possibilities.
- Joe Cherian, owner's son of Mobil Gas Station, 500 E. State Street, stated he is against the project. The Mobil Gas Station is already slow and may need to close the store, thus doesn't see the need for another gas station. Mr. Cherian stated Casey's is competition and will affect business. Mr. Cherian asked if the City wants to see one beautiful site, but with six boarded up.
- Brian Wanasek, Attorney for the project, stated he views this as positive addition for the City and owns a business next to this property.

- Amrik Singh, 602 N. Mink Ranch Road, stated he is against the project and owns three businesses close to the area and barely surviving, and now if Casey's opens, it will hurt even more. Mr. Singh stated Casey's has just opened in Waterford.
- There were no further comments.

Commissioner Tully moved, and Commissioner Redman seconded to close the Public Hearing at 6:47 p.m.

All were in favor and the motion carried.

Mayor Hefty stated questions and comments will now be heard from the Commissioners.

- Mayor Hefty read a letter from Alderman Grandi that depicts the cons. 1) Safety - Train derailment risks, 2) Flood - Tanks floating in case of a flood, 3) Permanency – Another type of development may have more options to fill, if they were to leave and 4) How can a gas station contribute to one of the highest visibilities and best use located in the City.
- Commissioner Tully stated the new renderings have been met with what was requested and likes the new improvements. Commissioner Tully stated there are other sites like Coaches and the old Standard Press that are still vacant and feels these sites are more of a concern to get occupied. He further stated 100 and 124 S. Dodge Street is another location that has been waiting for years for an improvement, and now Casey's is here to do that. Commissioner Redman asked if there were other locations in Burlington that Casey's considered. Tony Rabino, Casey's Corporate Real Estate, answered he was not sure, but assumes corporate did their research.
- Commissioner Gardner questioned what happens if a flood occurs and the flammable liquid is exposed, and if any other locations have experienced a flood. Ms. Downing replied the tanks are tied down and are watertight sealed. Ms. Downing stated she is unaware of any places where a flood occurred. Commissioner Gardner asked if a delivery route for the petroleum has been identified and was also concerned a driver might stop on the train tracks due to traffic. Mr. Rabino stated the route has not been determined yet, and that they have smart drivers that would not stop on the tracks.
- Alderman Vos stated that what he is hearing are concerns for the "what if" could happen, that might never happen. The competition is everywhere, in fact years ago there were many more gas stations around, and the tanks were not floating during the flood when everything was under water. Alderman Vos stated Casey's have met the requirements and requests and have his support.
- Alderman Grandi agreed with Alderman Vos that it is not the Commissioners decision to determine whether a gas station is appropriate, but if it is the highest and best land use.
- Commissioner Redman stated that if this lot is so great, then why are we bringing up all these issues regarding the flood, train and noise? Commissioner Redman stated he was originally against the project, but now is for it.

- Student Representative Samuel Jorudd stated he understands competition is an issue, and does not see this project as the best use for the land or for the surrounding businesses.
- City Administrator Carina Walters stated that Commissioner Tully and Alderman Vos had indicated the corrections have been met, and the question now is how this will affect long term vision and whether or not this is the highest and best use for this property. Ms. Walters stated this is not the decision of the Commissioners, but rather Council.
- Alderman Vos questioned who determines the highest and best use for this property. For example, the lot next to the parking structure sits empty for years. Alderman Vos stated Casey's is a company that wants to build, and residents do not want it because there is competition. Alderman Vos also stated there would be competition if it were to be a restaurant, but that is the way the world works. Tanya Fonesca, Graef, responded, the first approval is the Comprehensive Plan Amendment, two rezones, Certified Survey Map, Conditional Use and Site Plan. Currently, the highest and best use for this property is zoned for future industrial, since it is sited by the railroad. Ms. Fonesca replied it is the Commissioners decision to recommend approval to Council if a Comprehensive Plan Amendment is desired. Alderman Vos stated since no Commissioners agreed to have an industrial business, then the current Comprehensive Plan Amendment would need to be amended to change the future land use.
- There were no further comments.

C. Consideration to approve Resolution 24 to amend the Racine County Multi-Jurisdictional Comprehensive Plan for property located at 100 and 124 S. Dodge Street. This item was tabled at the December 12, 2017 meeting.

- Mayor Hefty opened this item for discussion.
- There were no comments.

Commissioner Tully moved, and Alderman Vos seconded to approve Resolution 24 to amend the Racine County Multi-Jurisdictional Comprehensive Plan.

Ayes 6, Mayor Jeannie Hefty; Alderman Tom Vos; Alderman Bob Grandi; Commissioner Chad Redman; Commissioner Andy Tully; Commissioner Art Gardner. Nays 0. Motion carried 6-0.

D. Consideration to recommend approval of a Rezone Map Amendment application from Casey's Marketing Company for property located at 100 and 124 S. Dodge Street to rezone the property from B-1, Neighborhood Business District and M-1, Light Manufacturing District to B-2, Central Business District, subject to Graef's December 5, 2017 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- There were no comments.

Commissioner Redman moved, and Commissioner Tully seconded to recommend approval to rezone the property to B-2, Central Business District.

Ayes 6, Mayor Jeannie Hefty; Alderman Tom Vos; Alderman Bob Grandi; Commissioner Chad Redman; Commissioner Andy Tully; Commissioner Art Gardner. Nays 0. Motion carried 6-0.

E. Consideration to recommend approval to the Common Council of a Certified Survey Map Amendment application from Casey’s Marketing Company for property located at 100 and 124 S. Dodge Street to combine two lots into one parcel, subject to Graef’s December 5, 2017 and Kapur & Associates’ December 4, 2017 memorandums to the Plan Commission. This item was tabled at the December 12, 2017 meeting.

- Mayor Hefty opened this item for discussion.
- There were no comments.

Alderman Vos moved, and Commissioner Gardner seconded to recommend approval of a Certified Survey Map Amendment.

Ayes 5, Mayor Jeannie Hefty; Alderman Tom Vos; Commissioner Chad Redman; Commissioner Andy Tully; Commissioner Art Gardner. Nays 1, Alderman Bob Grandi. Motion carried 5-1.

B. Consideration to approve a Conditional Use and Site Plan application from Casey’s Marketing Company for property located at 100 and 124 S. Dodge Street to construct a convenience store and gas station, subject to Graef’s December 5, 2017 and Kapur & Associates’ December 4, 2017 memorandums to the Plan Commission. This item was tabled at the December 12, 2017 meeting.

- Mayor Hefty opened this item for discussion.
- There were no comments.

Alderman Vos moved, and Commissioner Tully seconded to approve the Site Plan with the exception of the Conditional Use coming back next month, after the February 6, 2018 Common Council meeting, to outline the conditions.

Ayes 5, Mayor Jeannie Hefty; Alderman Tom Vos; Commissioner Chad Redman; Commissioner Andy Tully; Commissioner Art Gardner. Nays 1, Alderman Bob Grandi. Motion carried 5-1.

F. Consideration to approve an expansion to the Burlington Area Manufacturing and Office Park.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained there has been no new changes from the December 12, 2017 meeting and this will have a final decision at the February Plan Commission meeting for the

Comprehensive Plan Amendment. Ms. Fonesca distributed a land use table and stated the residents nearby would like to see the Comprehensive Plan Amendment process move forward.

- Alderman Vos asked what the mixed-use can be used for. Ms. Fonesca answered that it could either be multi-family residential and/or manufacturing. Commissioner Tully questioned as to why the Zang residence are not included into the area. Ms. Fonesca responded they are still deciding what they want to see in that area, but are interested in the expansion. Commissioner Redman asked how many residential lots were being proposed. Ms. Fonesca answered about 150 and some might need to be annexed into the City.
- Nancy Washburg, consulting agent for RFD Property, stated everyone is anxious in moving forward. Alderman Vos stated it would be nice to have this started as soon as possible because there are no other buildable lots, and will help with Foxconn coming.
- Jennifer Greeter, 32400 Yahnke Road, inquired what type of residents this area would attract and the values of the homes. Ms. Washburg stated it is too early to determine what class or range of residents will move in. Ms. Washburg stated that it is not envisioned to be a gated community, but possibly an association created for maintenance of common areas. Alderman Vos stated he does not see it as a cookie-cutter subdivision.
- Janice Greeter, 6138 S. Pine Street, asked about how busy the traffic would be. Ms. Walters and Ms. Fonesca replied the traffic flow will be evaluated by the State regarding the public safety and school. Also, the exit/entrance and street connectivity will be evaluated. Ms. Walters stated the timeframe to break ground could be up to 18 months, since there are so many steps for approval.
- There were no further comments.

Commissioner Tully moved, and Commissioner Redman seconded to approve the expansion.

All were in favor and the motion carried.

New Business

None

ADJOURNMENT

Commissioner Redman moved, and Commissioner Tully seconded to adjourn the meeting at 7:49 p.m.

All were in favor and the motion carried.

Recording Secretary

Kristine Anderson

Administrative Assistant