



Minutes
City of Burlington Plan Commission
March 13, 2018, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:31 p.m. Roll call: Alderman Bob Grandi; Commissioners Chad Redman; John Ekes; and Art Gardner were present. Alderman Tom Vos and Commissioner Andy Tully were excused. Student Representatives Samuel Jorudd and Aysha Schiller were excused.

APPROVAL OF MINUTES

Commissioner Ekes moved, and Alderman Grandi seconded to approve the minutes of February 13, 2018. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Public Hearing to hear public comments regarding a Conditional Use application from US Cellular Operating Company LLC for property located at 756 McHenry Street to construct a 185' multi-carrier self-support cell tower.

- Mayor Hefty opened the Public Hearing at 6:32 p.m.
- There were no comments.

Commissioner Redman moved, and Commissioner Ekes seconded to close the Public Hearing at 6:33 p.m.

All were in favor and the motion carried.

B. Consideration to approve a Site Plan and Conditional Use application from US Cellular Operating Company LLC for property located at 756 McHenry Street to construct a 185' multi-carrier self-support cell tower, subject to Graef's March 6, 2018 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Tanya Fonesca, Graef, explained it is formality that the State Statutes overrule the local ordinance. The signed statement as to why this specific location was chosen has been submitted, but the applicant is still waiting for FAA's approval for the height of the tower and the Fall Zone Certifications.
- Commissioner Redman questioned even though the 8-foot barbed wire fence seems solid, would the commissioners like to see more of a wood or slotted fence to give a more appealing look. Todd Anderson, N64W1283 Daylily Court, Menomonee Falls, stated a chain link fence is more secure.
- Commissioner Ekes asked if the tower is staying within 75 feet of the fall zone area for the 185 foot tower. Mr. Anderson replied that the FAA has to give approval for the height of the tower, which will determine the fall zone area. Commissioner Ekes also questioned if a property can be built near this area. Commissioner Grandi inquired who decides if this area is satisfactory. Ms. Fonesca answered that it is up to the State, and Graef, along with City Attorney John Bjelajac, felt it was appropriate. Commissioner Gardner does not agree that the fence should be solid, because with a see-through fence there is more protection from vandalism. Commissioners Grandi and Ekes were concerned about the looks and would like a privacy fence.
- There were no comments.

Commissioner Redman moved, and Commissioner Ekes seconded to approve the Site Plan and Conditional Use to construct a cell tower as long as the applicant provides the Fall Zone Certification, has FAA approval of height and privacy fence slats added.

All were in favor and the motion carried.

C. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Bryon Perona of Country Craftsmen, for property located at 33911 Hillcrest Drive in the Town of Burlington to subdivide a parcel, subject to Graef's March 5, 2018 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the applicant proposes to subdivide his property into two lots and both property owners should be aware of the accessory structure built on the Lot 1, if the sale of the property occurs. Bryon Perona, applicant, 3910-348th Avenue, Burlington, stated both owners are aware of the structure built on the other lot without a primary principal structure.
- There were no further comments.

Alderman Grandi moved, and Commissioner Gardner seconded to recommend approval of an ETZ CSM.

All were in favor and the motion carried.

D. Consideration to approve a Site Plan application from Veterans Truck Line for property located at 800 Blackhawk Drive to construct an addition to the truck terminal to the existing, subject to Graef’s March 5, 2018 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained that Veteran’s Trucking is expanding their business. Ms. Fonesca stated there are a few additional changes that need to be corrected, such as additional accessible parking lanes, painting of the lanes in the rear and Erosion Control plans are required to be reviewed by the city engineer.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to approve the Site Plan for the addition.

All were in favor and the motion carried.

Commissioner Ekes asked what the update was for Jeff Way’s property located at 1157 Milwaukee Avenue. Mr. Guidry responded that Mr. Way had not cleared his lot as requested and this item is going into closed session at the Common Council meeting March 20, 2018. Mr. Guidry also stated Mr. Way was sent a letter informing him of this meeting.

ADJOURNMENT

Commissioner Redman moved, and Commissioner Ekes seconded to adjourn the meeting at 6:58 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant