



Minutes
City of Burlington Plan Commission
May 8 2018, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. Roll call: Aldermen Bob Grandi and Tom Preusker; Commissioners Chad Redman; Andy Tully; John Ekes; and Art Gardner were present. Student Representatives Samuel Jorudd was present. Student Representative Aysha Schiller was excused.

APPROVAL OF MINUTES

Commissioner Ekes moved, and Alderman Grandi seconded to approve the minutes of April 10, 2018. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Timothy & Joan Warren, for property located at 30561 Bushnell Road in the Town of Burlington to subdivide a parcel, subject to Graef's May 1, 2018 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained that Timothy & Joan Warren had this property previously reviewed on April 3, 2017 for subdividing their land three ways, with this request it will make their property divided into four sections. Ms. Fonesca stated regarding long term, it is not the highest and best use for value of land division. Scott Kyle, representative, stated this property has been in the family for years, and is subdividing this for income purposes. Mr. Kyle further stated there is an easement off the driveway for access. Ms. Fonesca responded that they may have management issues in the future if the lots were to be sold, a proper road may want to be added.
- There were no further comments.

Commissioner Tully moved, and Commissioner Ekes seconded to recommend approval of the ETZ CSM.

All were in favor and the motion carried.

B. Consideration to approve a Site Plan application from Scherrer Construction for property located at 601 Blackhawk Drive to construct a storage building for material and equipment, subject to Graef’s May 1, 2018, Kapur & Associates’ May 1, 2018 and Fire Department’s May 2, 2018 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Commissioner Redman excused himself from discussion and voting.
- Ms. Fonesca explained that this is a storage building for materials and vehicles to streamline the existing operation. Ms. Fonesca stated it is not too visible from the street and is an appropriate use. Commissioner Ekes stated there are no other pole barns in the Industrial Park, and in the past, Commissioners did not want to see them. Ms. Fonesca replied this is an accessory structure and not a primary structure, which will not decrease the value of the property.
- Commissioner Ekes commented that the future development of houses in that area will be built around it, and may have to see this pole barn. Alderman Preusker stated if pole barns are allowed, it creates a way to avoid adding on to the existing structure. Commissioner Tully asked if the pole barn could be pushed back towards the retention pond for less visibility. Connor Nimmow, applicant, answered it is more convenient to have it located closer to the building. Mr. Nimmow stated this building is to help clean up the area so materials are not sitting out in the open. The Commissioners had a discussion and agreed that the pole barn should be aesthetically pleasing, and maybe add a wainscoting so it does not have the tin shed look. Mr. Nimmow stated it is gray with red trim to match the existing building. Alderman Preusker stated that this red trim is more fire engine red and should be toned down. The Commissioners agreed that it could be made out of metal, but have it look like the primary structure. Ms. Fonesca commented that M-3 zoning district is the only district that states a pole barn is not allow to face the street side, but there are specific restrictions on building materials. Ms. Fonesca further commented that there is a large buffer area blocking the view that will be required to be maintained, but understands the concern.
- There were no further comments.

Alderman Preusker moved, and Commissioner Gardner seconded to table the Site Plan to give direction with new requirements and have a revised visual to have it look like the existing building.

Mr. Nimmow asked if the street facing side could be made to look like the primary building, and upgrade the other sides after development, if they are visible. Alderman Grandi stated if that was allowed, then it would be setting precedence for future projects, and does not feel this should be allowed. Alderman Preusker stated the entire pole barn should look like the primary building. Chad Redman, Scherrer Construction, asked if there can be a metal roof. Commissioner Ekes stated that would not be an issue.

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. Commissioner Ekes stated he personally counted 50 cars remaining on the lot. Mayor Hefty replied the Council addressed this issue to the City Attorney, and that it will be resolved within two months per the amount of vehicles remaining.

ADJOURNMENT

Alderman Preusker moved, and Commissioner Ekes seconded to adjourn the meeting at 7:17 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant