



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

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Bob Grandi; Commissioners Chad Redman; Andy Tully; and Art Gardner were present. Commissioner John Ekes was excused. Alderman Tom Preusker will be late.

APPROVAL OF MINUTES

Commissioner Tully moved, and Alderman Grandi seconded to approve the minutes of September 11, 2018. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

A. Consideration to approve a Conditional Use and Site Plan application from Square One Investments for property located at 616 Droster Avenue, to allow for a cold storage building, subject to Graef's, Kapur's and Burlington Fire Department's memorandums to the Plan Commission. This item was tabled at the August 14, 2018 meeting.

- Mayor Hefty opened this item for discussion.
- Ben Block, Graef, explained the applicant re-submitted plans with corrections for a cold storage building, which are now compliant.
- Alderman Grandi asked if the parking area is paved. Steve Hansen, owner, replied the area by the dumpster is gravel, but the main parking area is paved.
- Commissioner Tully asked for clarification as to why this item was tabled August 14, 2018. Commissioner Gardner responded that the previous plans were missing information regarding the fence, landscaping, and parking.
- Alderman Grandi stated the Commissioners came down hard on an applicant regarding a pole building, and would like to be consistent with all applicants. Commissioner Gardner stated he does not like seeing pole buildings on Milwaukee Avenue, but the majority of the view is blocked. Commissioner Gardner further stated the pole buildings should be determined on a one-on-one basis, because of location.
- There were no further comments.

Commissioner Redman moved, and Alderman Grandi seconded to approve the Conditional Use and Site Plan for a cold storage building.

All were in favor and the motion carried.

NEW BUSINESS

A. Public Hearing to hear public comments regarding a Conditional Use application from Sudrok Properties for property located at 856 Midwood Drive, to allow for commercial warehouse storage, construction services, and general building services.

- Mayor Hefty opened the Public Hearing at 6:35 p.m.
- Dan Rehberg, 840 Midwood Drive, stated he was concerned for the safety of the children in the area, since they use the parking lot like a playground. Mr. Rehberg mentioned he had to add parking stalls to his lot at 840 Midwood Drive (A to Z Refrigeration).
- There were no further comments.

Alderman Grandi moved, and Commissioner Redman seconded to close the Public Hearing at 6:38 p.m.

All were in favor and the motion carried.

B. Consideration to approve a Conditional Use and Site Plan application from Sudrok properties for property located at 856 Midwood Drive to use for commercial warehouse storage, construction services, general building services, and add a parking lot, subject to Graef's and the Burlington Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Mr. Block stated the Site Plan shows there are 5 parking stalls, but a more detailed Site Plan with parking dimensions is required. The use of this building would be for storage.

Alderman Tom Preusker arrived at 6:40 pm.

- Robert Kordus, owner, explained there are no employees at this time, and will use the building for commercial storage or renting out spaces for storage. All storage of tools and equipment will be kept inside the building, no work trucks will be left outside. There are future parking spaces available, up to 9 parking stalls, but does not see anything being used until something happens to the building. Mr. Kordus stated he may rent out a space or two for use of storage to a contractor for a small business.
- Commissioner Tully asked if this would be used for his asphalt business; storage of equipment, trucks or pavers. Mr. Kordus responded his father owns the asphalt business, but

would not allow this building to be used for the asphalt business, unless a new renter received approval from the City.

- Commissioner Tully questioned if he foresees any parking on Midwood Drive. Mr. Kordus replied no, I do not see Midwood Drive being used for any set businesses. Commissioner Tully asked what the code states on how many parking spaces are required. Mr. Block answered it is one parking stall per employee.
- Mr. Kordus stated he would like to paint the exterior before the end of the year. Commissioner Tully stated he can see how residents would not like the parking on Midwood Drive. Alderman Preusker stated it is not a high traffic street, and would like to see the building fixed up to look nice. Alderman Grandi stated if the commissioners are happy with the current use, the applicant could come back for a yearly review if something changes. Commissioner Redman agrees with the one year renewal for the Conditional Use. Mr. Kordus does not see any more traffic than what A-Z Refrigeration has. Commissioner Redman stated the parking is a concern, since Mr. Kordus is not sure who will be renting out the business. Mr. Kordus replied the renter would provide information on what services would be conducted.
- Mr. Rehberg, stated he understands the greenspace and landscaping is being taken out, but asked if there is enough remaining to be in compliant with the city. Mr. Kordus responded there is enough buffer space around the area, but if parking stalls and asphalt were added, it would be on the south side of the building, which is where the main stream of traffic is. Commissioner Tully asked if there could be landscaping added in front of the building. Mr. Kordus replied it could be added, but currently there is grass. Mr. Kordus stated that if the greenspace was paved for parking, he would add landscaping to the front of the building. Mr. Kordus further stated he is concerned about repainting the building, repairing the parking lot, and giving the garage doors a facelift.
- Megan Watkins, Assistant City Administrator/Zoning Administrator, stated that any new tenant would need to fill out a zoning application with the City to verify if the business is compliant.
- Mr. Kordus explained the ordinance states there shall not be any overnight parking without fencing. Mr. Kordus further explained there are no plans to have long-term parking, since there is so much storage space inside.
- Commissioner Gardner questioned about the lighting and how it shines into the neighbors' home. Ms. Watkins explained the lighting is existing and will not change.
- There were no further comments.

Commissioner Tully moved, and Commissioner Gardner seconded to approve the Conditional Use and Site Plan provided the owner adds landscaping to the front of the building, if the owner removes the greenspace to add more parking stalls, and is subject to a one year renewal.

All were in favor and the motion carried.

C. Consideration to approve a Site Plan application from PSG for property located at 492 N. Pine Street, to construct a balcony to The Liar's Club, subject to Graef's and the Burlington Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Mr. Block explained there are no provisions in the ordinance regarding balconies, so it was referred to the Fire Department and the Department of Public Works to make sure the height clearance was acceptable. Ms. Watkins stated the height clearance has been approved by both departments, and there is an easement agreement currently being worked on.
- There were no further comments.

Commissioner Preusker moved, and Commissioner Gardner seconded to approve the Site Plan contingent on the easement agreement.

All were in favor and the motion carried.

Commissioner Grandi stated that he and Commissioner Tully attended a seminar regarding Comprehensive Planning. Commissioner Grandi explained the State commented that all municipalities needed a plan, and found out that the City of Burlington is one of the few communities that adopted the Racine County Comprehensive Plan. All other villages, townships, and cities have a Comprehensive Plan specific to their community. Commissioner Grandi encourages the city to look at more specific plans to identify residential areas, and not adopt the County Plan anymore. Commissioner Tully asked if the City of Burlington does not have our own master plan. Ms. Watkins answered the city had several master plans in place, but when the Racine County master plan was adopted in 2008, the city was under the impression that the City of Burlington's Plan was washed away. Commissioner Gardner questioned who puts the plans together, whether it is independent municipalities or consultants. Mr. Block answered municipalities can do them in house or use a specific law that was passed which dictates regulations. Commissioner Gardner asked how long it takes to create a plan and the costs involved from start to finish. Mr. Block replied he has not worked with this, but can get back with an answer. Commissioner Preusker suggested each department could work on their own areas. Mayor Hefty stated that planners have been involved with land owners for new single-family development.

ADJOURNMENT

Alderman Grandi moved, and Commissioner Gardner seconded to adjourn the meeting at 7:18 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant