



**Minutes**  
**City of Burlington Plan Commission**  
**April 9, 2019, 6:30 p.m.**

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

**APPROVAL OF MINUTES**

Alderman Grandi moved, and Alderman Preusker seconded to approve the minutes of March 12, 2019. 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 application from Bernard and Tamara Brever for property located at 6621 Brever Road in the Town of Burlington to create one lot, subject to Graef's memorandum to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained the parcel is an unusual shaped parcel and the applicant is splitting off a piece of it to form another parcel. Bernard Brever stated the property is across from 6621 Brever Road. Ms. Fonesca responded according to the GIS Map the parcel straddles both sides of the street, and may be changed to 6136 Brever Road after the lots are changed.
- There were no further comments.

Commissioner Redman moved, and Commissioner Ekes seconded to recommend approval of an ETZ CSM.

*All were in favor and the motion carried.*

**B. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map application from Arthur and Eileen Naber for property located at 1225 Browns Lake Drive in the Town of Burlington to create two lots, subject to Graef's memorandum to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca stated this is a parcel split to include the farmstead, and a new parcel to possibly build on the property, and is in compliance with the Racine County zoning.
- There were no further comments.

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

*All were in favor and the motion carried.*

**C. Public Hearing to hear public comments regarding a Conditional Use application from Michael Simonsen for property located at 732 S. Kane Street to add a new use to the western portion of the building for millwork, lumberyards, sawmills and planning mills, retail stores and services.**

- Mayor Hefty opened the Public Hearing at 6:35 p.m.
- There were no comments.

Commissioner Redman moved, and Alderman Preusker seconded to close the Public Hearing at 6:36 p.m.

*All were in favor and the motion carried.*

**D. Consideration to approve a Conditional Use and Site Plan application from Michael Simonsen for property located at 732 S. Kane Street to add a new use to the western portion of the building for millwork, lumberyards, sawmills and planning mills, retail stores and services, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the owner wanted to use this property for another business and it is an appropriate use for the space, however, a Conditional Use permit is required. Ms. Fonesca further explained there are no significant changes to the Site Plan, except the fencing.
- Michael Simonsen, owner, stated the remaining vehicles will be removed by this April 18<sup>th</sup>, 2019. Mr. Simonsen explained he would like to use the front half of the building and repair the parking lot. This is a seasonal dealership for portable sawmills, and there are direct and internet sales, so traffic will be extremely limited.

- There were no further comments.

Alderman Grandi moved, and Commissioner Redman seconded to approve the Conditional Use and Site Plan.

*All were in favor and the motion carried.*

**E. Public Hearing to hear public comments regarding a Conditional Use application from Miller Motors for property located at 1157 Milwaukee Avenue to repurpose the existing building for use as an automotive body shop, repair center, car rental, and vehicle storage.**

- Mayor Hefty opened the Public Hearing at 6:40 p.m.
- There were no comments.

Alderman Preusker moved, and Alderman Grandi seconded to close the Public Hearing at 6:41 p.m.

*All were in favor and the motion carried.*

**F. Consideration to approve a Conditional use and Site Plan application from Miller Motors for property located at 1157 Milwaukee Avenue to repurpose the existing building for use as an automotive body shop, repair center, car rental, and vehicle storage, subject to Graef's, Kapur & Associates', and Fire Department's memorandums to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca stated the applicant will need a few clarifications for outdoor storage, one additional ADA access aisle, and detail for signage.
- Tom Stelling, representative, explained Chris Miller bought the property to have more space for the use of a body shop, so the existing shop at 1196 Milwaukee Avenue could be used for service space. There will not be any cars sold on this lot, but the rentals cars will be placed on it, and on occasion cars for the big sales, until they can move them across the street.

Student Representative Ryan Stankus arrived at 6:45 p.m.

- Alderman Preusker commented that he likes the idea of the delivery for new cars to that location. Mr. Stelling stated the repair vehicles will be kept behind the fenced area. The lighting will have new poles, but the same posts will be used so the ground does not have to be dug up again.
- Commissioner Ekes was concerned about the three doors in the back that do not have an overhead. Mr. Miller replied the spray booths will be serviced from the inside.

- Megan Watkins, Assistant Administrator/Zoning Administrator, asked Mr. Stelling to explain the higher signage than what the code allows. Mr. Stelling replied the existing pole sign was approved approximately 15 years ago. Mr. Stelling further replied when coming down the street from Culvers, the sign does not seem that tall, and from the other direction the sign is back off the road.
- Alderman Preusker asked that there is a place for a retention pond, if needed, because of the DNR. Ms. Fonesca stated staff will confirm with Kapur & Associates regarding the disturbance, running into sewer and water.
- Commissioner Ekes asked when the existing cars will be removed. Mr. Miller replied April 22<sup>nd</sup>, 2019 is the closing date and expects everything to be gone. Jeff Erickson, representative for Jeff Way, explained most vehicles will be junked. Commissioner Redman questioned if there were any concerns regarding contamination from the vehicles being stored. Mr. Stelling answered there was an environmental test done for the property and nothing showed up.
- Ms. Fonesca asked for further detail regarding the new façade being added. Mr. Stelling responded it will be the same as what is on the existing body shop at 1196 Milwaukee Avenue, which is an insulated metal panel.
- There were no further comments.

Commissioner Tully moved, and Alderman Preusker seconded to approve the Conditional Use and Site Plan and allowed for the existing higher sign to be used.

*All were in favor and the motion carried.*

### **ADJOURNMENT**

Commissioner Ekes moved, and Commissioner Redman seconded to adjourn the meeting at 6:59 p.m.

*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant