



**COMMISSION MEMBERS PRESENT:** D. Driver, J. Hewitt, J. Kis, R. Underhill, J. Maier, & J. Hansen

**COMMISSION MEMBERS ABSENT:** F. Leonard

**VILLAGE BOARD MEMBERS PRESENT:**

Staff: L. Martin, S. Schultz, A. MacDowell

**1. Call to Order**

The meeting was called to order at 1:00 pm by D. Driver.

**2. Public Comment – None**

**3. Approval of the July 20<sup>th</sup> 2016 Meeting Minutes**

J. Hewitt motioned, J. Kis seconded for approval of the July 20<sup>th</sup>, 2016 Meeting Minutes. Motion carried 6-0.

**4. Conditional Use Petition CU-05-16 located at 6300 Washington Avenue (Prairie Side Veterinary Hospital) | Tax Parcel # 151-03-22-14-036-000 | Geiss Owner/Susmilch Applicant**

Mark Bourque – 6040 39<sup>th</sup> Avenue, Kenosha

L. Martin presented the project. The applicant is proposing the operation of a small (cat and dog only) veterinary hospital at 6300 Washington Avenue, the former San Fran Grill/Ground Round location. This facility would serve as a relocation from an existing location in the City of Racine at 2111 Lathrop Avenue. The operation consists of 6 total employees, seeing an average of 20-25 animals per day with less than 2 overnight cases per week. The applicant is proposing to renovate approximately half of the existing building's interior to suit their operation, including the installation of exam rooms, operations spaces, x-ray room and laboratory space. The remainder of the facility would not be renovated at this time and be reserved for future space needs.

The property is zoned B-2 Community Business which requires a conditional use for the operation of a small veterinary clinic. The proposed use will not be materially detrimental to existing or future uses or any property in the immediate vicinity. It should also be noted that the existing fence along the western property line is required by deed restriction recorded on the property.

Village Staff recommends approval of the proposed Prairie Side Veterinary Hospital Conditional Use CU-05-16 located at 6300 Washington Avenue subject to the following conditions:

1. The applicant shall remove the existing 7 parking stalls within the 25' landscape setback along Washington Avenue and install new curb and landscape bedding within this area. A final landscape plan shall be submitted for review and approval by Village staff, with installation required prior to the issuance of a certificate of occupancy.



2. The applicant shall install three (3) deciduous street trees (min. 3" caliper) along the Washington Avenue frontage. These trees shall be included as part of the landscape plan and installation per condition #1.
3. The applicant shall execute and record a 24' wide east-west cross access easement north of the 25' landscape setback from the Washington Avenue right-of-way (aligning with the existing east-west drive aisle). The easement shall extend the entire width of the property and also include the existing access drives from Washington Avenue. This document shall be drafted, reviewed, and recorded prior to the issuance of a certificate of occupancy.
4. The parking areas south and east of the building shall be re-stripped, delineating each of the existing parking stalls.
5. The applicant shall construct a dumpster enclosure (brick, board on board, or cedar) with gates north (behind) the facility to store any refuse bins. A plan for this enclosure shall be reviewed and approved by Village staff prior to the issuance of a building permit.
6. All required permits shall be obtained prior to commencement of construction and/or occupancy.
7. The applicant shall submit a plan for the use of any outdoor landscape space for the relief of animals.
8. On-site veterinary care shall be for dogs and cats only.
9. All on-site veterinary services shall occur within the existing building.
10. Hours of operation shall be 8am – 6pm Monday through Friday, and 8am – 12pm on Saturdays. Off hour emergency calls shall be an exception to this requirement.
11. Any treatment, cage, or boarding areas within the facility shall be completely enclosed and utilize soundproofing materials as necessary to insure that no sound exceeding sixty-five decibels shall be audible on the exterior of the building. The facility shall also be provided with air-conditioning and heating that is adequate to prevent the necessity of opening doors and windows for ventilation purposes.
12. The facility shall be designed and operated in a manner so as to guarantee that no objectionable odors or noises shall be produced outside its walls. Provisions shall be made for the off-site disposal of any dead animals and of all waste materials. The removal of waste material and dead animals shall be done so as to guarantee that no obnoxious odor is produced. There shall be no burning or other disposal of dead animals on the premises.



13. All kennel/storage space or overnight boarding space shall be contained within the existing building. No outdoor keeping of animals is permitted. Overnight boarding is limited to a maximum of five animals.
14. No business-related outdoor storage is allowed.
15. Any exterior modifications of the existing building or site may require a full site plan application for review and approval by the Village Plan Commission. Operational modifications will also require amendment of this conditional use.
16. Review/approval of final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
17. Any signage for the site and buildings shall require a future sign permit submittal for staff review/approval.

Janet Sabel – 6328 Washington Avenue spoke about a possible flooding issue due to the placement of snow in the past and would like that looked into.

J. Kis motioned, J. Hewitt seconded to approve the Conditional Use Petition located at 6300 Washington Avenue subject to the above 17 listed conditions. Motion carried 6-0.

- 5. Site Plan Request for Gorton Farms Cellular Communications Tower located at 2245 Airline Rd. Tax Parcel # 151-03-22-02-028-000 | Gorton Farms, Inc. Owner/American Towers Applicant**  
**Applicant:** Mark Ninneman – 8100 N 45<sup>th</sup> St, Brown Deer, WI – stated the tower will support up to 3 carriers and T-Mobile will be the first.

L. Martin presented a map and showed location in proximity to the property. The applicant is proposing to construct a 125' cellular tower on vacant farmed land behind (east of) 2215 Airline Road. The overall proposed lease area (to be enclosed by a 6' vinyl fence) includes 3,600 sq. ft., and is setback 89'11" from the west property line and 101'6" from the north property line. The lease area includes the tower, the initial T-Mobile 9' x 14' steel equipment platform, as well as two future mobile carrier lease areas. The proposed tower placement is 126'10" from the north property line, 129'11" from the west property line, and 230'11" to the nearest residential structure. In the event of a catastrophic failure, the tower is designed to collapse and fall within a theoretical radius of 40' from the footing of the tower (see attached Valmont Structures fall radius letter). Also, the applicant has provided an affidavit of collocation, stating that collocation was not viable on an existing tower within the search ring per State Statute 66.0404(2)(b)(6). The equipment area, as mentioned, is screened with a vinyl fence as well as 36 arborvitae plantings – see sheet A-1.

In 2013, State Statute 66.0404 was adopted and in turn left little room for local regulation of new cellular antenna structures or collocations, limiting the Village's power relating to regulation on aesthetics, height, setbacks, etc. Village Ordinance Chapter 86 is no longer enforceable with respect to mobile service transmission towers.



Village Staff recommends approval of the proposed Gorton Farms – American Tower Corp. Cellular Tower and site/landscape plan (*plans by American Tower/Concordia Wireless, Inc. – submittal package dated 7.18.16*) with the following conditions:

1. The applicant shall modify the landscape plan to denote the species of the proposed arborvitae plantings and their expected size at time of maturity. Submission/approval of a final modified landscape plan with denoted planting schedule/species shall be required prior to the issuance of any building permits.
2. The existing gravel access drive connection at Airline Road shall be paved with asphalt for a distance of 15-20’ from the existing road pavement edge to reduce the tracking of gravel onto the roadway surface.
3. Review/approval of final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
4. All utilities serving the site and equipment shall be constructed underground.
5. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

Kathleen Hoffman- 2214 Raintree Lane – wanted clarification of exact location in regards to her property and asked if there were plans for more towers in the future.

J. Hewitt motioned, J. Kis seconded to approve the Site Plan request for Gorton Farms Cellular Communications Tower located at 2245 Airline Road subject to the 5 listed conditions. Motion carried 6-0.

**6. Commissioner & Staff Reports-** L. Martin reported that Racine Hyundai had their ground breaking this week. Also, the Willkomm Development is waiting on final civil review and approval and will soon pull their building permit.

**7. Adjournment**

J. Kis motioned, J. Maier seconded to adjourn at 1:39 p.m. Motion carried 6-0.

\*Next meeting is scheduled for **Wednesday, September 21, 2016 at 1:00 p.m.**

Cc:	L. Martin	M. Pierce	L. Hannula	S. Schultz
	T. Beyer	D. McHugh	S. Houte	