



COMMISSION MEMBERS PRESENT: M. Pirk, J. Maier, J. Mallon, J. Kis, D. DeGroot & D. Driver

COMMISSION MEMBERS ABSENT: J. Hewitt

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin & B. Sasse

1. Call to Order

The meeting was called to order at 1:00 pm by M. Pirk.

2. Approval of the July 17, 2013 meeting minutes

D. Driver motioned, D. DeGroot seconded to approve the July 17, 2013 meeting minutes. Motioned carried unanimously.

**3. Site Plan Request for American Roll-Off Services located at 3027 Norton Ave.
Liefbroer Applicant**

Representatives: Don Liefbroer, 4035 Royal Oaks Dr, Mount Pleasant

The applicant previously met with staff regarding potential purchase of the subject property for use as a second location for his dumpster container business – American Roll-Off Services. The property is entirely impervious with no changes proposed to the building or site plan geometrics. The operation consists of one staff member (the owner) storing containers on site for pick-up and delivery to customers. No refuse will be delivered on site as all containers will leave and return empty.

D. Driver motioned, J. Maier seconded to recommend approval of the Site Plan Request for American Roll-Off Services located at 3027 Norton Avenue subject to the following conditions:

1. Activities on-site are limited to empty dumpster/refuse container storage only. Any debris or refuse transfer is prohibited.
2. Stacking of dumpster containers is prohibited.
3. The existing vegetation along the Norton Avenue frontage shall be cut back and maintained to improve the street-view appearance of the property.
4. Compliance with state/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce to schedule a walk-through to determine any potential safety concerns within the building. Any modifications to the structure, electrical, HVAC, or plumbing within the facility will require the issuance of a building permit.
5. Any installation of freestanding lights shall not exceed 20' in total height from ground to top of luminere. All lumineres shall include cut-off provisions to preclude off-site lighting impacts.



6. The applicant/landowner shall submit and receive approval of a Village sign permit prior to any sign construction and installation.
7. All dumpster containers shall be rinsed and washed upon dumping at landfill or waste disposal facility, making them clean prior to returning to site for storage.

Motion carried unanimously.

**4. Halmarc, LLC Certified Survey Map request located at 5910 Washington Avenue
Tax Parcel #151-03-22-13-103-000**

Representative: None

The existing property (9.498 acres) at 5910 Washington Avenue is the home of the former Towne Ford dealership, and is currently split zoned B-3 General Business along Washington Avenue and AUH Agricultural Urban Holding on the northern half. The landowner wishes to divide the property for potential sale, creating two parcels. Proposed Lot 1 includes the Washington Avenue frontage and existing structures and would total 5.0 acres. The proposed Lot 1 is partially zoned B-3, and will require a rezone for the remaining AUH acreage at time of future redevelopment or site plan approval. This future rezone concurs with the intent of the 2030 Master Plan, illustrating commercial uses fronting Washington Avenue. At the time of future development, Lot 2 would also require a rezone.

J. Maier motioned, D. Driver seconded to recommend approval of the Halmarc, LLC certified survey map request located at 5910 Washington Avenue subject to the following conditions:

1. Submission and approval of a grading and drainage plan, prepared by a state of Wisconsin licensed professional engineer, prior to the issuance of any building permits within proposed lot 2 or redevelopment of Lot 1.
2. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
3. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
4. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously.

**5. Rezone Petition RZ-02-13 1023 Stuart Road, Tax Parcel #151-03-22-15-023-000
Larsen Applicant**

Representative: None



Rezone petition RZ-02-13 to rezone 3.615 +/- acres from AUH (Agriculture-Urban Holding) to R-100 (Residential Single Family) in conjunction with the splitting of the parcel/formation of a new residential parcel via certified survey map. Once rezoned and divided, a new 100' wide lot will be available for future sale and home construction. The proposed rezoning is in alignment with the existing nature of the neighborhood. Zoning Public Hearing was held on Tuesday, August 20, 2013.

J. Mallon motioned, J. Kis seconded to approve the rezone petition RZ-02-13 1023 Stuart Road, Tax Parcel #151-03-22-15-023-000. Motion carried unanimously.

**6. Larsen Certified Survey Map request located at 1023 Stuart Road
Tax Parcel #151-03-22-15-023-000**

The landowner wishes to divide the existing 3.615 acre AUH property to create a second residential lot in conjunction with a rezone to R-100. Lot 1 (the existing home) is proposed to be 2.171 acres and Lot 2 (new lot) is proposed to be 1.234 acres. Most of the properties along Stuart Road are zoned AUH, but maintain a residential character. Therefore, the splitting of the property for the creation of a second residential lot – future R-100 – compliments the existing nature of the neighborhood.

D. Driver motioned, J. Kis seconded to recommend approval of the Larsen certified survey map request located at 1023 Stuart Road, Tax Parcel #151-03-22-15-023-000 subject to the following conditions:

1. Submission and approval of a grading and drainage plan, prepared by a state of Wisconsin licensed professional engineer, prior to the issuance of a building permit on Lot 2.
2. The face of the C.S.M. shall be modified to denote a dedication of forty (40) feet of land fronting Stuart Road as Village right-of-way (R.O.W.). Stuart Road is a collector street with a scheduled 80' wide R.O.W.
3. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
4. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
5. The landowner shall provide a copy of the recorded C.S.M. to the village planning department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

Motion carried unanimously.

7. Persons Desiring to be Heard – None

8. Commissioner & Staff Reports - None



**Plan Commission
MEETING MINUTES**

August 29, 2013

D. DeGroot motioned, J. Kis seconded to adjourn at 1:17 p.m. Motion carried unanimously.

*Next meeting is scheduled for ***Wednesday, September 18, 2013 at 1:00 p.m.***

Cc: K. Wahlen L. Martin M. Pierce M. Schmidt L. Hannula
R. Pucely B. Sasse T. Beyer D. McHugh