



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

**COMMISSION MEMBERS ABSENT:**

**VILLAGE BOARD MEMBERS PRESENT:** A. Clausen

Staff: L. Martin, B. Sasse

**1. Call to Order**

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

**2. Public Comment - None**

**3. Approval of August 19, 2015 Meeting Minutes**

R. McCluskey motioned, J. Hewitt seconded to approve the August 19, 2015 meeting minutes. Motion carried 7-0.

**4. Site Plan Amendment for Palmen Jeep/Dodge of Racine located at 8320 Washington Avenue  
Tax Parcels # 151-03-22-15-048-050 & 151-03-22-15-048-060 | Partners-In-Design Architects  
Applicant**

Representative: Eric Migrin, Partners-In-Design Architects, 600 52<sup>nd</sup> St, Kenosha, WI

Palmen Jeep/Dodge currently stores overflow vehicle inventory on a paved parking lot north of Charcoal Grill along Corporate Drive. Due to increased inventory, the applicant is requesting a 23,525 SF (88 spaces) expansion of the parking area. The expansion would occur on land between the existing parking lot and stormwater detention pond.

**RECOMMENDATION:**

Village Staff recommends approval of the Palmen parking lot expansion site/landscape plan, and photometric plan (*site/landscape plan & photometric plan by Partners In Design – dated 8.18.2015*) with the following conditions:

1. The photometric plan shall be modified to relocate or adjust the two eastern most light poles. The proposed foot candle intensity along the eastern property line shall be reduced to a range of 0.0 – 1.0
2. The pavement/grading plan shall be modified to create a paved driveway connection between the existing and proposed parking towards the eastern end, thus creating a second entrance/exit drive for the parking expansion area. The center drive aisles of the existing



and proposed parking expansion shall be connected at both the western and eastern end of the pavement area. This modification shall be reviewed and approved by staff prior to the issuance of any permits.

3. Submission/approval of a final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any permits.
4. All utilities shall be constructed underground.
5. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

J. Kis motioned, J. Maier seconded to approve, subject to the 5 conditions, and subject to approval of final grading along with review by the Fire Department.

After discussion, the motion and second was withdrawn because grading plan approval is already listed as one of the 5 conditions.

J. Kis motioned, J. Maier seconded to approve subject to the 5 conditions listed and review by the South Shore Fire Department. Motion carried 7-0.

**5. Site Plan Request for Treasures Media Cellular Comm. Tower located at 2745 Chicory Road  
Tax Parcel # 151-03-23-32-064-000 | Mark Ninneman/American Tower Applicant**

Representative: Mark Ninneman, 8100 N 45<sup>th</sup> Street, Milwaukee, WI

In January 2015, the Plan Commission approved a 150' cellular tower for the Piper Farms property located at "4545" Lathrop Avenue. After approval, there was objection from adjacent residential property owners. This objection brought about the applicant proposing the subject location at 2745 Chicory Road as an alternative (the tower was never constructed at Piper Farms). The subject proposed tower is 160' in height plus an additional 4' tall lightning rod. The overall proposed lease area (to be enclosed by chain link fence and graveled) is 3,600 sq. ft. (60' x 60') and is setback off the Chicory Road right-of-way 185.5 feet. The lease area includes the tower, the initial T-Mobile equipment platform, as well as three future carrier equipment areas. The proposed tower placement is 215'8" from the Chicory Road right-of-way, 145'7" from the eastern property line, 699'4" from the western property line, 763'2" from the southern property line, and 514'5" to the closest residential structure. The subject site allows for significantly increased setbacks and greatly reduces any impact to surrounding properties. In the event of catastrophic failure, the tower is designed to collapse and fall within a radius of 107' from the footing of the tower (see attached Michael Plahovinsak fall radius letter).

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.

**RECOMMENDATION:**

Village Staff recommends approval of the proposed Treasures Media – American Tower Corp. Cellular Tower and site/landscape plan (*plans by American Tower/Concordia Wireless, Inc. – submittal package dated 8.12.15*) with the following conditions:

1. Additional techny arborvitae plantings shall be added along the entire western boundary/fencing of the lease area. 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. Review/approval of final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any fill or building permits.
3. All utilities serving the site and equipment shall be constructed underground.
4. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

J. Hewitt motioned, J. Kis seconded to approve subject to the 4 conditions listed. Motion carried 7-0.

**6. Zoning Text Amendment: Section 90-1012 Private Residential Parking**

This item was originally discussed at the July 22, 2015 Plan Commission meeting. At that time, it was motioned and agreed to move the following zoning text amendments to public hearing:

**Section 90-1012 Private Residential Parking**

Amend Section 90-1012(c) to read:

(c) No truck, ~~house trailer, camp trailer,~~ **unoccupied tentcamper, travel trailer, motor home, boat** or vehicular equipment of a commercial nature, shall be parked regularly on a lot in any district, except where permitted as a use in commercial, industrial or agricultural districts, unless:

Create Section 90-1012(c)(3) to read:

**(3) As an exception to (2) immediately above, licensed tentcampers, travel trailers, boats or motor homes shall not be required to be parked only in the side or rear yards between May 1 and November 30.**

A zoning public hearing for this item will be held on Tuesday, September 15, 2015 at 6:30 pm.



**RECOMMENDATION:**

Village Development Staff recommends that the Plan Commission approve the proposed zoning text amendments to Sections 90-1012(c) and 90-1012(c)(3) of the municipal code and recommend adoption to the Village Board.

J. Maier motioned, J. Hewitt seconded to approve and recommend to the Village Board for approval. Motion carried 7-0.

**7. Commissioner & Staff Reports**

L. Martin reported that Mount Pleasant Day is approaching on September 19, 2015 from 9-3 p.m. At this time there are approximately 67 vendors which include restaurants and local business. L. Martin was also pleased to announce they have collected over \$11,000 in sponsorship funds.

L. Martin also announced an open house for the Racine Urban Garden Network center on the corner of Racine Street and 21<sup>st</sup> Street on Friday from 4-6 p.m.

**8. Adjournment**

J. Hewitt motioned, R. McCluskey seconded to adjourn at 1:40 p.m. Motion carried 7-0.

\*Next meeting is scheduled for **Wednesday, October 21, 2015 at 1:00 p.m.**

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