

**Planning Commission Meeting  
Monday, March 27, 2023**

**1. Meeting called to order**

Trustee Weatherston called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, Scott Olley, Joseph Kiriaki

Absent: Tim Just

Excused: President Dobbs

Also Present: Development Director Peter Wagner

**3. Approval of Minutes**

Approval of February 27, 2023, meeting minutes.

**Motion by Knitter** to approve the minutes as presented.

**Seconded by Pierce.**

**Motion carried unanimously.**

**4. Citizens' Comments**

**Trustee Fran Martin** spoke about the timeline for and process of sending Public Hearings notices.

**5. Public Hearings and Possible Action on Items set for Public Hearing**

**A. REZONE & CONDITIONAL USE REVIEW** – Review a request to rezone a parcel consisting of ±4.225 acres from R-4, Single Family Residential to I-1, Institutional District for the operation of a church and a commercial licensed children's daycare facility located at 10402 Northwestern Avenue, submitted by Rod Parsons, Applicant, Faithbridge Inc., Owner. **(Parcel ID No. 104-04-22-33-075-000)**

Wagner read from his report submitted with the Plan Commission packet.

Trustee Weatherston opened the Public Hearing at 6:04.

Trustee Weatherston asked three times if anyone wanted to speak in favor of the request.

*None.*

Trustee Weatherston asked three times if anyone wanted to speak against the request.

*None.*

Trustee Weatherston closed the Public Hearing at 6:09.

**5A. Commission Deliberation**

**Motion by Pierce** that the Plan Commission recommends to the Village Board that the parcel consisting of ±4.225 acres located at 10402 Northwestern Avenue be rezoned from R-4, Single Family Residential District to I-1, Institutional District with a Conditional Use to operate a commercial licensed daycare facility as outlined in Exhibit A, for the following reasons:

1. The proposed daycare facility is allowed through the conditional use review process.
2. The I-1 Zoning District is consistent with the current use as a church.

**Seconded by Knitter.**

**Motion carried unanimously.**

**B. LAND USE AMENDMENT REVIEW** – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, for three parcels located along 7 ½ Mile Road, north and west of 8420 CTH V, from Medium Density Residential to Commercial, submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. **(Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010)**

And,

**C. REZONE REVIEW** – Review a request to rezone three parcels, consisting of ±11.136 acres, located along 7 ½ Mile Road, north and west of 8420 CTH V, from A-2, Agricultural District to B-3, Highway Business District for future commercial development, submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. **(Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010)**

Trustee Weatherston opened the Public Hearing at 6:13.

Trustee Weatherston asked three times if anyone wanted to speak in favor of the request.

*None.*

Trustee Weatherston asked twice if anyone wanted to speak against the request.

**Robert Grieshaber**, 12610 7 ½ Mile Road, had concerns about how the proposal would impact the neighborhood, which he said has about 40 residences in a 4-mile radius. His concerns include light pollution; increase in noise from business activities, for example, using a soil pulverizer; wetland protection on adjacent properties; traffic at the intersection of 7 ½ Mile and CTH V, which he described as increasingly more perilous as a result of development in the Village and in the City of Oak Creek; maintenance of the business site, and upkeep of general aesthetics to maintain the look of the neighborhood.

**David Nikolic**, 2106 Hope Lane, Oak Creek, owner of vacant land one parcel west of the westernmost of the three parcels under consideration (Parcel 104-04-22-060-019-015), said he is concerned about what the site will look like and noted there is wetland on his property. He asked what the Comprehensive Plan is for the area and the other parcels.

**Scott Grall**, 12512 7 ½ Mile Road, said his property is directly (north) of one of the subject properties. He is concerned about noise, which he said is already prevalent with quad axels and semis driving by in the area. He asked if commercial traffic going to be allowed on 7 ½ Mile Road, noting there is a driveway (Right-of-Way) access to the property off 7 ½ Mile. Will activities like sifting dirt cause a problem with dust on cars and houses? He said there is a marsh that splits the properties, and he is concerned about what is going to happen with it, asking what activities are taking place on that section of the site and whether there will be lighting back there. He is concerned about dirt or mud being deposited on the roads, and the safety of

residents, especially children. Lastly, he said residents should be notified earlier about Public Hearings. He said he had not received notification of the original proposal for the site development, adding that he is not against it, he just wants to be notified of all development proposal in the area in a timely manner.

**Eric Plaatenberg**, 12502 7 ½ Mile Road, said he understands the need for business like (landscaping firms). He asked what will be on the property and where, specifically, dirt piles, gravel piles, and a pulverizer. He asked, if it is going to be noisy, when, and what are the business days and hours (of operation)? Will it operate on weekends? He said he is not necessarily against the business expansion but said he wants to keep the quality of the neighborhood and also for the residents to have a good relationship with the business owner.

Trustee Weatherston asked for the third time if anyone wanted to speak against the proposal.

*None.*

Trustee Weatherston closed the Public Hearing at 6:23.

#### **5B. & 5C. Commission Deliberation**

Wagner read from his report submitted with the Plan Commission packet and addressed concerns raised during the Public Hearing, including the process by which the Village notifies property owners of Public Hearings.

Applicant, Eric Ross, addressed the Commission and described the activities, equipment and personnel that would be present on the site to support the proposed new business activity of trailer sales. Ross said he expected up to five customers per day would pick up trailers at the site. Sales and reservations are done online. Nationwide, the company has about 70 business sites and this would be the second in Wisconsin. He described the company as neat and clean and said their stock is newer open or closed utility and landscape trailers, up to 14 feet in length. They will be stored behind Lot 1. The operation will require no additional lighting; the lighting will be the same as what is on his existing building. There will be a berm with pine trees to block views.

The noise level is at its noisiest will be from his existing business because of the topsoil sifter. This request is not to expand Ross Landcare but to be able to lease his land to other businesses. The kind of tenants he is looking for wouldn't house semis or have a lot of lighting. He noted the lack of municipal sewer and water services limits the types of business and number of employees the site can support. He estimated the new business would have 10 to 15 employees. Their hours of operation are from 9:30 a.m. to 5 p.m., while Ross Landcare is open from 7 a.m. to 5 p.m. He said he tries to avoid screening during the weekends, but weather conditions may necessitate Saturday work.

The access point to the site will be off of CTH V.

**Motion by Knitter** that the Plan Commission adopts Resolution 2023-001 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Medium Density Residential to Commercial for the properties located directly north and west of 8420 CTH V (**Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010**), for the following reasons:

1. This land use amendment is compatible with the land use classifications of surrounding properties.

2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-3, Highway Business District.

**Seconded by Olley.**

**Motion carried unanimously.**

**Motion by Knitter** that the Plan Commission recommends to the Village Board that ±11.136 acres of the properties located directly north and west of 8420 CTH V (Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010) be rezoned from A-2, Agricultural District, to B-3, Highway Business District for the following reasons:

1. Due to the subject property's proximity to other parcels zoned B-3, commercial uses should be encouraged in this area.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation of commercial for the subject property.

**Seconded by Pierce.**

**Motion carried unanimously.**

**D. CONDITIONAL USE AMENDMENT** – Review a request to amend the Conditional Use Permit allowing for the operation of a trailer sales business with outdoor storage located at 12333 7 ½ Mile Road, submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. **(Parcel ID No. 104-04-22-06-019-010)**

Wagner read from his report submitted with the Plan Commission packet.

Trustee Weatherston opened the Public Hearing at 6:54.

Trustee Weatherston asked three times if anyone wanted to speak in favor of the request.

*None.*

Trustee Weatherston asked three times if anyone wanted to speak against the request.

George Herold, 12417 7 ½ Mile Road asked how the development would affect the value of his property. Trustee Weatherston explained the Members are not able to answer that question.

Trustee Weatherston closed the Public Hearing at 7:10 p.m.

#### **5D. Commission Deliberation**

**Motion by Knitter** that the Plan Commission recommends that the Village Board approves the Conditional Use amendment allowing the operation of a commercial trailer sales business with outdoor storage of related commercial equipment for the property located at 12333 7 ½ Mile Road with amended conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.

2. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

**Seconded by Pierce.**

**Motion carried unanimously.**

**6. New Business**

**A. BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a ±528 square-foot, storage building located at 6025 Douglas Avenue, submitted by David Cecchini, Applicant, S&P Holdings LLC, Owner. **(Parcel ID Nos. 104-04-23-18-175-000, 104-04-23-18-177-000, & 104-04-23-18-181-000)**

Wagner read from his report submitted with the Plan Commission packet.

**6A. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that the building, site, and operational plan for a ±528 square-foot storage building located at 6025 Douglas Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed building is consistent with the existing use on the property.

**Seconded by Pierce.**

**Motion carried unanimously.**

**B. BOUNDARY AGREEMENT REVIEW** – Review a master sign plan for an existing commercial development located at 3516 Ten Point Lane, Village of Raymond, submitted by Gateway Industrial Power Inc., Applicant, National Retail Properties LLC, Owner. **(Parcel ID No. 168-04-21-01-003-000)**

Wagner read from his reports submitted with the Plan Commission packet.

**6B. Commission Deliberation**

**Motion by Pierce** that the Plan Commission recommends that the Village Board approve the sign plan submitted by Gateway Industrial Power Inc. as presented for the property located at 3516 Ten Point Lane for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall and pole sign will not create sign clutter or create confusion along the freeway corridor.

**Seconded by Olley.**

**Motion carried unanimously.**

**7. - Adjournment**

**Motion by Knitter** to adjourn.

**Seconded by Pierce.**

**Motion carried unanimously.**

Meeting adjourned at 6:21 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician