

**1. Meeting called to order**

President Bob Bradley called the meeting to order at 6:00 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

**2. Roll Call/Introductions**

Roll call was taken. Members present: Kevin Wanggaard, Thomas Knitter, Jonathan Schattner, Bill Folk, Duane Michalski and President Bob Bradley.

Excused: Karen Fawcett

Also Present: Engineer Anthony Bunkelman and Zoning Administrator Jarmen Czuta

**3. Approval of Minutes**

Motion by Folk to approve the minutes from the October 25, 2016 Plan Commission meeting. Second by Knitter. Motion carried.

**4. Citizens' Comments**

No Comments were made.

**5. Non-Public Hearing Items**

**5A. Ahrndt CSM – NE ¼ of Section 36, T4N, R22E, Three Mile Road/Newman Road Village of Caledonia, Racine County, WI – Owner Howard G. Ahrndt Family Trust – Conditional Approval**

Czuta presented the memorandum written by Bunkelman in regards to the CSM. The parcel is approximately 23.3 acres in size. The CSM proposes to create 2 lots. Lot 1 is to be retained by the Ahrndt Family Trust and Lot 2 is to be sold for a single family residence.

Schattner asked if there was a potential for wetlands or if there were existing wetlands. Bunkelman stated that there is a potential for wetlands on the property. Due to the time of year, if wetlands are present, an affidavit of correction would be needed to show the wetlands on the CSM.

Mark Madsen, Nielsen, Madsen & Barber, Engineer Consultant for the Ahrndts, stated the Ahrndt family has seen and agreed to the conditions.

James W. Schroeder, 5228 3 Mile Rd, asked what they planned to build on these parcels of land? Bradley stated it was read into the minutes that it was to be single family housing. Bunkelman stated that Lot 2 has a potential buyer and that they were proposing to place a single family home on that lot. Lot 1 to be retained and may be developed in the future.

Carl Kramer, 5610 3 Mile Rd, asked what type of zoning is the Trust asking for and will it permit multi-family units? Bunkelman stated the current zoning on the parcel is A2 and can be single family and there is no mention of multi-family development.

Julie Algrim, 3715 Newman Rd, asked how streets would be configured between the properties? Bunkelman stated there may be a neighborhood plan, but the Village is not recognizing that as part of the land use plan.

Wayne Tourdot, 5200 3 Mile Rd, asked if there is a minimum size house that needs to go on the property? Bradley stated there is no mention of the size of a residence or of a Home Owners Association.

Gerald Szejna, 5326 3 Mile Rd, asked if there is a minimum setback off 3 Mile Rd? Bunkelman stated 75 feet is the minimum zoning standard?

Alicia Villa, 5001 3 Mile Rd, asked where drainage be placed on the east side? Bunkelman stated the drainage will be assessed. A pond should be added and size not yet determined. Details would come later.

Tom Ward, 5523 3 Mile Rd, asked if it is zoned strictly single family residential? Bunkelman stated it is currently zoned A2 which permits one/two family homes.

Motion by Folk to recommend approval of CSM request – NE ¼ of Section 36, T4N, R22E, Three Mile Road/Newman Road Village of Caledonia, Racine County, WI – Owner Howard G. Ahrndt Family Trust with the conditions outlined by Bunkelman. Michalski seconded. Motion passed.

**6. Public Hearing Items followed by Commission Recommendations**

**6A. Request a conditional use to allow up to 2 personally owned horses at 7714 Douglas Avenue (only 1 unit of livestock allowed by Village livestock ordinance without conditional use approval); Sec. 12, T4N, R22E, Village of Caledonia. Teresa Dowden, Owner.**

Czuta presented into record, letters from David and Mary Gobis, 7630 Douglas Ave, which stated their disapproval of the request and Paul Mozejewski, 7702 Douglas Ave, stated his disapproval of the request and his concern of the horse manure.

Eddy Rennpferd, 5115 7 Mile Rd, stated he owns horses himself and approves of the request.

Dave Gobis, 5630 Douglas Ave, stated he disapproved of the request and was concerned about the smell of the manure.

Martha Hutsick, 4502 Harvest Ln, stated she could not find the location of the property and that there was no number on the mailbox. She inquired about the sign the Village placed at the property. Bunkelman stated its a general sign and posted by ordinance to notify the residents of the proposal.

Andy Small, 2307 Blake Ave, stated that he and Dowden used the manure spreader in the back of the property to see how the spreader would work.

Schattner mentioned that in the letter a dumpster was to be used and inquired if it would be emptied monthly when the manure could not be spread. Dowden stated yes. Schattner also expressed his concern for the mound system.

Bradley asked if she received the proposed conditions and approved of them. Dowden stated yes.

Michalski asked what the requirement is for placing fencing around the pastures near the busy roadway. Bunkelman stated a fence permit would need to be pulled and requirements followed depending upon the type of fence used.

Bradley stated a fence permit would be added to the proposed conditions.

Gobis inquired about the neighboring mound system and its location to Dowden's property.

Motion by Knitter to recommend the request of the conditional use to allow up to 2 personally owned horses at 7714 Douglas Avenue (only 1 unit of livestock allowed by Village livestock ordinance without conditional use approval); Sec. 12, T4N, R22E, Village of Caledonia, Racine County, WI – Teresa Dowden, Owner with conditions outlined in memo dated November 22, 2016 from Czuta and to include the condition of the fence requirement. Michalski seconded. Motion passed.

**6B. Request a conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Rd., Sec. 29, T4N R23E, Village of Caledonia. Jerold Franke, Applicant.**

Czuta read a letter provided by Anderson Ashton, Architects for the Applicant, in regards to the request.

Robert Betchkal, 2927 4 Mile Rd, asked what exactly was to be placed on the property. Jerry Franke provided the site plans and building locations of the proposed storage units. Betchkal expressed his disapproval of the proposal.

Jerry Franke 6332 Berkshire Ln, Mount Pleasant: stated that the 53,000 sq. ft. building has been empty and is not a good standalone office location. The building has no windows or elevator and does not meet today's ADA standards. Climate control self-storage would be perfect for the location.

Martha Hutsick, 4502 Harvest Ln, stated she approved of the proposal and that it would be a good use of the property.

Wanggaard asked if there would be access afterhours. Franke stated there would be access 24/7 with the use of a gate code.

Schattner stated he was concerned about commercial and industrial storage including flammables and hazardous materials. Franke replied they would comply with the local fire ordinances for fire protection and suppression.

Folk asked what the plan would be for refuse. Brian Fisher stated there would be no refuse receptacles which would reduce the amount of trash at the facility.

Bunkelman inquired how far the fence to the west of the building would be placed. Fisher stated it will go into the proposed green space.

Motion by Folk to recommend the request of the conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Rd., Sec. 29, T4N R23E, Village of Caledonia, Racine County, WI – Jerold Franke, Applicant with conditions outlined in memo dated November 22, 2016 from Czuta. Knitter seconded. Motion passed.

**7. Adjournment**

Motion by Wanggaard to adjourn. Seconded by Michalski. Motion carried. Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Sara Spencer  
Deputy Village Clerk