

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: President Bob Bradley, Karen Fawcett, Thomas Knitter, Jonathan Schattner, Duane Michalski, Bill Folk, Trustee Kevin Wanggaard arrived at 6:13 pm.

Excused: none

Also Present: Village Administrator Thomas Christensen, Village Attorney Elaine Ekes, Village Engineer Anthony Bunkelman and Zoning Administrator Jarmen Czuta

3. Approval of Minutes

Motion by Folk to table the minutes from the February 28, 2017 Plan Commission meeting as they were not included in the packet but on the website for review. Schattner seconded. Motion carried.

4. Citizens' Comments

No Comments were made. President Bradley stated Plan Commission will be meeting on the last Monday of the month starting in June at the new Village Hall.

5. Public Hearing Items followed by Commission Recommendations

5A. Request to rezone the westerly ±2.5 acres from M-2 General Industrial District to B-3 Commercial Service District; SW 1/4 of Sec. 20, T4N, R23E, 5144 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to place one zoning district designation on the entire parcel and to further accommodate an automotive sales business known as Innovative Auto LLC. Innovative Auto LLC, Applicant.

Public Hearing

Public Hearing opened 6:02 p.m.

Czuta presented the zoning request made by the applicant. The parcel is located on Douglas Ave and the request is supported by the 2035 Land Use Plan.

Public Comments

Martha Hutsick, 4502 Harvest Ln., spoke in favor of the zoning change and against parking of more vehicles on the property.

Public hearing for 5A closed at 6:06 p.m.

Recommendation on Public Hearing

Bunkelman stated the survey included with the packet was not correct but the aerial provided is.

Schattner motioned to approve the request to rezone the westerly ±2.5 acres from M-2 General Industrial District to B-3 Commercial Service District; SW 1/4 of Sec. 20, T4N, R23E, 5144 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to place one zoning district designation on the entire parcel and to further accommodate an automotive sales business known as Innovative Auto LLC. Innovative Auto LLC, applicant, with the draft conditions outlined by the Zoning Administrator dated March 21, 2017. Folk seconded. Motion carried.

5B. Request a conditional use to construct and utilize a park known as King's Corner Land Legacy Project, 4813 Five Mile Rd., Sec. 24, T4N, R22E, Village of Caledonia, Racine County, WI. Wendy McCalvy, Applicant.

Public Hearing

Public Hearing opened 6:07 p.m.

Czuta presented the conditional use requested by the applicant for the proposed park and map of the property.

Public Comments

Wendy McCalvy, applicant, stated that the Conservancy is excited to get the project started. They have changed the layout and the east side parking area will be completed in the future. They also reduced access to the property to one entrance.

Kjell Erlandsson, 6208 Hwy 31; Martha Hutsick, 4502 Harvest Ln.; Mark Spangeberg, 4836 5 Mile Rd.; and Penny Griffiths, 7737 Botting Rd. all spoke in support of the proposal.

Public hearing for 5B closed at 6:16 p.m.

Recommendation on Public Hearing

The excluded parking lot of the east side was discussed.

The possibility of a bike path was discussed. It could be added in the future but it would require a large amount of work requiring a gravel surface, which is expensive and the conservancy would like to keep the wildlife as in tact as possible.

Schattner asked McCalvy if she read and understood the conditions provided by the Zoning Administrator. McCalvy stated she had not received the conditions. A copy was given to her for review.

Trailer parking and the entrance into the property were discussed. McCalvy stated the Conservancy will need to look at other possibilities for trailer parking off site and the current layout will allow trailers to park and turnaround. The entrance seemed narrow and there was concern of oncoming traffic. Bunkelman stated that engineering can run turn templates to determine if a change is required at the entrance.

Bunkelman stated he was concerned about impervious surface requirements and stated that a storm water management plan may be needed.

McCalvy stated she understood the conditions outlined by the Zoning Administrator.

The existing small parking lot on the far west of the property was discussed. McCalvy stated it would still be used but not as an official parking lot.

There was discussion about the activities proposed: horse trail, hiking and youth activities. Schattner advised that any other uses of the facility other than those approved would need approval.

Knitter moved to approve the request for a conditional use to construct and utilize a park known as King's Corner Land Legacy Project, 4813 Five Mile Rd., Sec. 24, T4N, R22E, Village of Caledonia, Racine County, WI. Wendy McCalvy, applicant, with the draft conditions outlined by the Zoning Administrator dated March 21, 2017 and conditions that all future uses of the facility other than those presented will need additional approval and to have the storm water management plan evaluated. Michalski seconded. Motion carried.

5C. Request to rezone ±1.62 acres from M-2 General Industrial District to B-3 Commercial Service District; SW 1/4 of Sec. 20, T4N, R23E, 5236 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to allow for the expansion of Finishing Touch Auto Body Inc. Robert Konecko, Applicant.

Public Hearing

Public Hearing opened 6:38 p.m.

Public Comments

Marth Hutsick, 4502 Harvest Ln., spoke in favor of the zoning change however was not in favor of the expansion due to the amount of vehicles already parked on the property.

Public hearing for 5C closed at 6:39 p.m.

Recommendation on Public Hearing

Folk moved to approve the request to rezone ±1.62 acres from M-2 General Industrial District to B-3 Commercial Service District; SW 1/4 of Sec. 20, T4N, R23E, 5236 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to allow for the expansion of Finishing Touch Auto Body Inc. Robert Konecko, applicant, with the draft conditions outlined by the Zoning Administrator dated March 21, 2017. Schattner seconded. Motioned carried.

5D. Request a conditional use to expand the vehicle parking area associated with Finishing Touch Auto Body Inc., incorporate vehicle towing into the business and increase the number of used cars for sale to twenty-five, 5336, 5306, 5246 and 5236 Douglas Ave., Sec. 20, T4N, R23E, Village of Caledonia, Racine County, WI. Robert Konecko, Applicant.

Public Hearing

Public Hearing opened 6:40 p.m.

Public Comments

Martha Hutsick, 4502 Harvest Ln., stated she was not in favor of the expansion and that the property is an eye sore.

Wendy McCalvy: 4828 Richmond Dr., stated that the Village needs to evaluate these type of requests and look to improving the of Douglas Ave area.

Public hearing for 5D closed at 6:43 p.m.

Recommendation on Public Hearing

Applicant, Robert Konecko, was present and received a copy of the conditions.

Schattner inquired if the Caledonia Development Authority had evaluated and made any recommendations on this request. President Bradley stated that Martha Hutsick was in attendance on behalf of the Douglas Avenue Business Association.

The requested fence on the property was discussed. It would not be a chain link fence but metal paneling and would not allow visibility into the area. This would address the current concerns on the area being an eye sore.

Bunkelman asked about parking in the rear of the area. Konecko stated it would only be around the perimeter.

Questions were asked about the vehicles in the storage area. Konecko stated the busses are there for repair and the vehicles are parked while waiting to be serviced. Insurance approval can delay the amount of time it takes to fix a vehicle. The vehicles will have damage but this is not a salvage business and the fence is the best option to conceal the area.

Konecko stated the main business is mechanical and auto collision repair. They also tow vehicles and use a small portion of the property to sell vehicles as well. Schattner stated he was concerned about the number of vehicles for sale and that the area looks cluttered. Discussion was held to add landscaping where possible to improve the aesthetics of the parcels. The extra parking added to the leased property business next door was discussed. Fluid management in the area was also discussed.

Bunkelman stated the maximum fence allowed by conditional use is 8 ft. unless a specific condition is added and the Plan Commission would need allow it. Konecko stated he would like to cover the busses and screen as much as possible.

Schattner would like to add the condition that there would not be salvage activities at the business.

Bunkelman was concerned about the amount of impervious surface with the proposed gravel parking and vehicle storage. Adding impervious surface may require a Storm Water Management plan.

Schattner motioned to approve the request for a conditional use to expand the vehicle parking area associated with Finishing Touch Auto Body Inc., incorporate vehicle towing into the business and increase the number of used cars for sale to twenty-five, 5336, 5306, 5246 and 5236 Douglas Ave., Sec. 20, T4N, R23E, Village of Caledonia, Racine County, WI. Robert Konecko, applicant, with the conditions outlined by the Zoning Administrator dated March 21, 2017 and with the added conditions that no salvage activities take place, storm water management evaluated and landscaping added. Folk seconded. Motion carried.

5E. Amendment Of Land Use Plan From: Governmental and Institutional TO: Commercial Part of the SE 1/4 of Sec. 18, T4N, R23E, Village of Caledonia, Racine County, WI. This property is located at 6156 Douglas Avenue & contains 0.92 of an acre, more or less. Village of Caledonia, Owner/Applicant REZONE FROM: M-1 Light Industrial and Office District TO: B-3 Commercial Service District Part of the SE 1/4 of Sec 18, T4N, R23E, Village of Caledonia, Racine County, WI. This property is located at 6156 Douglas Avenue & contains 0.92 of an acre, more or less. Village of Caledonia, Owner/Applicant.

Public Hearing

Public Hearing opened 7:08 p.m.

Czuta explained the memorandum provided to the Commission describing the request.

Public Comments

Martha Hutsick, 4502 Harvest Ln., stated she was in favor of changing the zoning but would like it to be B-1 versus the B-3.

Jeff Sarauer, 6126 Douglas Ave, asked what would be happening to the parcel. President Bradley stated it would be discussed later in the agenda.

Wendy McCalvy: 4828 Richmond Dr., asked if the property is being rezoned with the park attached?

Public hearing for 5E closed at 7:14 p.m.

Recommendation on Public Hearing

Fawcett stated she was concerned about rushing the sale of the property prior to moving into the new Village Hall.

Christensen stated that the Village did take size of the new Village Hall into consideration to replace the old Village Hall and East Side Community Center. The Village is no longer interested in spending money on the dilapidated facilities. The new Village Hall and Joint Park building can accommodate all of the current uses held at East Side and Village Hall. Needs were discussed and adequately met in the planning stages.

Discussion was held about the requested zoning change. Currently the parcels are zoned M-1 and it was questioned if B-3 would be the best fit for the sale. B-1 would be harder to sell and would limit who the buyer is and what could be done to the property. The current properties surrounding the Community Center are zoned B-3 and B-2. Fawcett stated she believes a B-1 would be a better fit in the Douglas Ave Corridor.

The Village Administrator has been directed by the Board to sell the building and park.

Folk motioned to approve the Amendment Of Land Use Plan from Governmental and Institutional to Commercial Part of the SE 1/4 of Sec. 18, T4N, R23E, Village of Caledonia, Racine County, WI. This property is located at 6156 Douglas Avenue & contains 0.92 of an acre, more or less. Village of Caledonia, Owner/Applicant. Knitter seconded. Motion carried, 6-1.

Folk motioned to approve the proposed rezone from M-1 Light Industrial and Office District to B-3 Commercial Service District Part of the SE 1/4 of Sec 18, T4N, R23E, Village of Caledonia, Racine County, WI. This property is located at 6156 Douglas Avenue & contains 0.92 of an acre, more or less. Village of Caledonia, Owner/Applicant. Schattner seconded. Motion carried, 6-1.

5F. Request to rezone ±11.1 acres from A-2 General Farming and Residential District II and M-3 Heavy Industrial District to P-1 Institutional Park District; NE 1/4 of Sec. 16, T4N, R22E, 6922 Nicholson Rd., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to place the proper zoning district designation on these parcels consistent with the adopted 2035 Village of Caledonia Land Use Plan. Village of Caledonia, Applicant.

Public Hearing

Public Hearing opened 7:27 p.m.

Czuta explained the memo provided to the Commission to rezone the property currently housing the Village Hall, Highway Department, Police Department and Fire Station.

Public Comments

Martha Hutsick, 4502 Harvest Ln., stated she was in favor of the zoning change.

Public hearing for 5F closed at 7:30 p.m.

Recommendation on Public Hearing

Michalski moved to approve the request to rezone ±11.1 acres from A-2 General Farming and Residential District II and M-3 Heavy Industrial District to P-1 Institutional Park District; NE 1/4 of Sec. 16, T4N, R22E, 6922 Nicholson Rd., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to place the proper zoning district designation on these parcels consistent with the adopted 2035 Village of Caledonia Land Use Plan. Village of Caledonia, applicant. Folk seconded. Motion carried.

6. Non-Public Hearing Items

6A. Christian Faith Fellowship Church Concept CSM - Nicholson Rd

Bunkleman stated there are 2 zoning classifications on the parcel, R3 and R3A with frontage requirements. The Land Use Plan in this area is low density residential. It meets the Land Use Plan except lot 1 does not have the minimum frontage requirements and recommends a land swap with the neighbor to obtain frontage. The lots are irregularly shaped and flag lots and do not conform to the Village ordinance. Modification waivers would need to be obtained and brought to the Plan Commission and Village Board. Access to the parcels was discussed. The church is not interested in constructing a local road and intends to use the profit from the sale to build an addition to the church.

Flag lots were discussed. They do not conform with the current Village ordinance and modification waivers would need to be obtained if the Plan Commission were to approve the lots.

Applicant Willie Scott, was present and stated when they bought the land, they were going to sell the lots off of the proposed road that was going to run through the property, but once the Village decided to not install the road, they cannot afford to put the road in themselves. Schattner stated that it is unfortunate this has occurred but that the best possible way to sell the land is to put in a road and develop accordingly. Pastor Scott stated that the church contacted two developers who said that they would not recoup the costs if they were to put in the road.

It was asked if the church had contacted the neighbors about the land swap. Pastor Scott stated no.

Folk recommended to deny the Christian Faith Fellowship Church CSM because the concept creates two irregularly shaped flag lots which is not allowed by Village ordinance. Schattner seconded. Motion carried, 6-1.

6B. Request Site Plan Review to utilize a 20' x 40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2017; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant.

Czuta stated this is an annual fireworks request and recommends approval. The conditions are identical to what was required and approved last year. No changes in the request approved in 2016.

Schattner motioned to approve the requested Site Plan Review to utilize a 20' x 40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2017; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant. Folk second. Motion carried.

6C. Request Site Plan Review to utilize a 30' x 45' temporary canopy tent for sales of fireworks from June 11 through July 11, 2017; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant.

Czuta stated this is an annual fireworks request and recommends approval. The conditions are identical to what was required and approved last year. The size of the tent did change in the request that was approved last year.

Schattner motioned to approve the requested Site Plan Review to utilize a 30' x 45' temporary canopy tent for sales of fireworks from June 11 through July 11, 2017; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant. Folk seconded. Motion carried.

6D. Request a Conditional Use Amendment to expand the vehicle service area to the west portion of the existing building and to expand the vehicle parking area to include an area west of the existing building, 5144 Douglas Avenue; Innovative Auto LLC, Applicant.

Czuta presented the conditional use to occupy the rear portion of the building. Applicant requests the amendment to expand the vehicle parking area west of the building. Czuta read the request.

Applicant Antoine Louly was present and received the conditions.

Louly stated he is not planning on opening a body shop but will service his current customers and use the area to prep vehicles for sale.

Schattner questioned how many vehicles would be for sale on the lot. Louly stated approximately 20 and Bunkelman stated 19 were approved at a previous Plan Commission meeting.

Folk motioned to approve the request for a Conditional Use Amendment to expand the vehicle service area to the west portion of the existing building and to expand the vehicle parking area to include an area west of the existing building, 5144 Douglas Avenue; Innovative Auto LLC, Applicant. Knitter seconded. Motion carried.

6E. Request Site Plan Review to expand the truck and trailer parking area at Amston Supply Inc.; 7213 Hwy 41; Hribar Holdings LLC. Applicant.

Czuta presented the memo provided to the Commission.

Applicant was present.

Schattner motioned to approve the requested Site Plan Review to expand the truck and trailer parking area at Amston Supply Inc.; 7213 Hwy 41; Hribar Holdings LLC. Applicant. Michalski seconded. Motion carried.

6F. Resolution PC 2017-01 - Resolution Of The Plan Commission For The Village Of Caledonia Recommending The Sale By The Village Of A Parcel Of Land With Parcel No. 104-04-23-18-300-190, 6156 Douglas Avenue Known As The East Side Community Center, And A Parcel Of Land Adjacent Thereto Known As Woodland Park With Parcel No. 104-04-23-18-122-010

Christensen stated he has been directed by the Village Board to negotiate the sale of East Side Community Center and Woodland Park. The Village solicited offers for the parcel and Robert Konecko has offered to purchase both the building and the park area for a proposed used car lot.

Christensen read into the record correspondence from Mark and Sue Schuitt and the Caledonia Development Authority expressing their concerns on the sale of East Side Community Center and Woodland Park.

Trustee Wanggaard questioned quotes Schuitt's correspondence stated he made at a previous Board Meeting.

Martha Hutsick, 4502 Harvest Ln., stated she felt that the sale of East Side Community Center and sale of Woodland Park should be addressed separately.

Wendy McCalvy, 4825 Richmond Dr., stated she agreed with waiting on the sale of the building and Woodland Park.

Christensen stated that the Village is committed to designating at least 4 acres of park land near the new Village Hall and Crawford Park.

Discussion was had as to why the Village is selling the property. Fawcett stated she thinks the Village is rushing into the decision and should sell after the Village moves into the new building. The new Village Hall and Joint Park building can accommodate the current uses in East Side and Village Hall.

Folk recommended approval of Resolution PC 2017-01, recommending The Sale By The Village Of A Parcel Of Land With Parcel No. 104-04-23-18-300-190, 6156 Douglas Avenue Known As The East Side Community Center, And A Parcel Of Land Adjacent Thereto Known As Woodland Park With Parcel No. 104-04-23-18-122-010. Michalski seconded. Motion carried, 6-1.

Resolution will be forwarded to the Park and Recreation Commission then will proceed to the Village Board.

7. Adjournment

Motion by Trustee Wanggard to adjourn. Folk seconded. Motion carried. Meeting adjourned at 8:32 p.m.

Respectfully submitted,

Sara Spencer
Deputy Village Clerk