

1. Meeting called to order

Vice President Schattner called the meeting to order at 6:08 p.m., at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

2. Roll Call/Introductions

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

Excused: President Bob Bradley

Also Present: Village Administrator Thomas Christensen, Village Engineer Anthony Bunkelman, Building and Zoning Manager Jim Keeker and Zoning Administrator Jarmen Czuta

3. Approval of Minutes

Motion by Wanggaard to approve the minutes from the November 29, 2016 Plan Commission meeting. Seconded by Folk. Motion carried.

4. Citizens' Comments

No Comments were made.

5. Non-Public Hearing Items

There were no non-public hearings.

6. Public Hearing Items followed by Commission Recommendations

6A. Request to rezone ±.98 of an acre from B-2 Community Business District to B-3 Commercial Service District; NW 1/4 of Sec. 29, T4N, R23E, 4636 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to possibly allow for the conversion of an existing building to a self-service storage facility. Donald J. Nelson, Applicant

Public Hearing

Public Hearing opened at 6:13 p.m.

Czuta presented the location of the parcel and information for the conditional use request. Property is .98 acres located on Douglas Ave. It is currently a B-2 business and applicant is requesting to rezone to B-3 to allow for the conversion of an existing building to a self-storage facility.

Donald Nelson, Applicant, stated he would like to convert the space to add to the existing self-storage facilities already located in the back of the building.

Schattner asked if there would be restrictions on what one could store in the facility? Nelson stated the restrictions would be listed in the Lease Agreement and that there would be inside storage only.

Wanggaard asked after looking at the diagram, if there would be one unit per door. Wanggaard also asked about the accessibility to the building? Nelson stated there would be 51 doors and there would be access to the building 7am-8pm. Eventually they would like to go 24 hours. There will be security cameras and an alarm system in place with keypad entry to the facilities.

Michalski inquired if the basement would be included in the storage facilities? Nelson stated no.

Schattner asked about business hours and if there would be office staff. Nelson stated office staff would be in the building from 9am-5pm.

Public Comments

Martha Hutsik, 4502 Harvest Ln., asked the Plan Commission if it would consider a condition to improve or upgrade landscaping at the site.

Public hearing for 6A closed at 6:23 p.m. Motion by Wanggaard. Seconded by Michalski. Motion carried.

Recommendation on Public Hearing

Wanggaard stated the benefit to this request is that it is an existing building and that they would maintain the existing storefront and landscaping.

Motion by Folk to recommend approval of the request to rezone ±.98 of an acre from B-2 Community Business District to B-3 Commercial Service District; NW 1/4 of Sec. 29, T4N, R23E, 4636 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to possibly allow for the conversion of an existing building to a self-service storage facility. Donald J. Nelson, applicant. Seconded by Knitter. Motion carried.

6B. Request a conditional use to convert an existing building to a self-service storage facility, 4636 Douglas Ave., Sec. 29, T4N, R23E, Village of Caledonia, Racine County, WI. Donald J. Nelson, Applicant

Public Hearing

Public Hearing opened 6:26 p.m.

Czuta read the letter submitted by Donald Nelson describing the facilities and the self-storage business. The facility will have an added 51 units inside with the lighting and landscaping in the parking area to remain the same.

Discussion was held about the lighting in the parking lot.

Public Comments

There were no public comments.

Public hearing for 6B closed at 6:32 pm. Motion by Wanggaard. Seconded by Folk. Motion carried.

Recommendation on Public Hearing

Faucett motion to recommend approval of request for a conditional use to convert an existing building to a self-service storage facility, 4636 Douglas Ave., Sec. 29, T4N, R23E, Village of Caledonia, Racine County, WI. Donald J. Nelson, applicant, with the recommendations outlined in Czuta's memo dated January 24, 2017. The Plan Commission reiterated the conditions for fire department approval and landscaping maintenance. Seconded by Knitter. Motion passed.

6C. Request a conditional use to occupy the existing buildings and site with a horse boarding and training facility, 7447 Seven Mile Rd., Sec. 11, T4N, R22E, Village of Caledonia, Racine County, WI. Steve McQuality and Tamara Shabty, Applicants

Public Hearing

Public Hearing opened 6:34 p.m.

Czuta read into the record a letter submitted by applicant, Tamara Shabty. Czuta presented the location of the property and site plan. Czuta also read a memorandum from Chad Sampson, Racine County Land Conservationist who met with both the applicant and property owner. The memo stated that with proper manure management, 15 horses on site at this location shall not pose a negative environmental impact. Czuta also sent a technical request to Jim Keeker, Building and Zoning Manager and asked him if the Village would require sanitary facilities be provided to accommodate the proposed use. Keeker responded that the State would require a state handicap accessible bathroom and separate sanitary facilities due to the riding facilities and public access.

Public Comments

Applicant Tamara Shabty, 5693 Alvin Howe Rd., Burlington, expressed her excitement to come to the area. She stated that it was unlikely there would be 15 horses at the facility at one time but would like the accommodation in case there is a need for that number for just in case circumstances.

Discussion was held about manure management at the facility.

Discussion was held about trailer parking, boarder parking and access for emergency vehicles.

Applicant Steve McQuality , 5693 Alvin Howe Rd., Burlington, stated they were already looking to add additional parking to the facility.

Schattner asked the applicants if they had read all the conditions that were proposed. Shabty stated yes. Schattner said he was concerned about the sanitary permit. Discussion was held about the current facilities in the home available to the public. Czuta stated that there may be a requirement that facilities would be needed in the barn and that it may not be as simple as people using the facilities in the residence.

Keeker stated that the Village is not a Class 1 City and all our approvals for all commercial properties have to be submitted to the State.

Kjell Erlandsson, 6208 Hwy 31, husband of the current owner Elizabeth Cameron, stated he thought this would be considered a small business, not a full commercial facility. Erlandsson stated that the applicants are making a positive addition to the community.

Discussion was held to describe the definition of a home based agricultural business.

Wanggaard read an email from Dave Higgens, 7417 7 Mile Rd, stating his disapproval of the request.

Schattner asked Czuta to elaborate on the number of horses allowed on the site. Czuta stated that Shabty is proposing to have up to 8 personally owned horses and board 7 additional horses at the subject site which is 10.76 acres. The Village livestock ordinance allows 10 units of livestock and since each horse is 2 units, 5 horses would be allowed on this parcel unless otherwise allowed with a conditional use permit.

Judy Grove, 8024 Nicholson Rd., stated she holds a conditional use for horse boarding and has done so since 1990. Grove read a letter into the records and stated she was not for nor against the proposed facility. She did commend them for applying for the conditional use since there are many in the Village that do not have permits to board horses.

Fran Martin, 5630 5 Mile Rd., stated she was in favor of the conditional use. School horses are far and few between and usually individuals have to own their own horse for lessons. She stated that she is familiar with the property and that there was plenty of room for parking.

Elizabeth Cameron, 6208 Hwy 31, current owner, stated there is plenty of parking and that she has had many people there for parties for the Conservancy. Cameron stated she felt the property had a good layout for convenient manure disposal.

Discussion continued about trailer parking, boarder parking and access for emergency vehicles.

Jarmen presented into record, letters in support of the proposed request from Elizabeth Cameron, Michelle Luczak and Fran Martin.

Faucett asked about the request for a sign at the address and wanted the applicant to file proper paperwork.

Public hearing for 6C closed at 7:32 p.m. Motion by Wanggaard. Seconded by Michalski. Motion carried.

Recommendation on Public Hearing

Discussion was held about the State procedure on the POWTS system and commercial buildings. Keeker stated the Village would be awaiting the States approval in order to move forward with building permits.

Faucett motioned to approve the conditional use with to occupy the existing buildings and site with a horse boarding and training facility, 7447 Seven Mile Rd., Sec. 11, T4N, R22E, Village of Caledonia, Racine County, WI. Steve McQuality and Tamara Shabty, applicants, per draft conditions outlined by the zoning administrator. The Plan Commission also added that the applicants should submit a revised parking plan including trailer parking, boarder parking and access for emergency vehicles, obtain State plan approval required prior to issuance of a zoning permit and obtain fire department approval of occupancy to existing buildings and meet all applicable fire codes and regulations. Seconded by Michalski. Motion carried.

6D. Request a conditional use to occupy a portion of an existing site and building with an automotive sales business known as Innovative Auto LLC, 5144 Douglas Ave., Sec. 20, T4N, R23E, Village of Caledonia, Racine County, WI. Innovative Auto, LLC, Applicant.

Public Hearing

Public Hearing opened 7:44 p.m.

Czuta explained the building is located on the west side of Douglas Ave. just north of 4 Mile Rd. It is zoned B3 in the front of the building and M2 in the rear. Czuta read a letter from the applicant describing the proposed business as a high end car dealership.

Public Comments

Applicant Greg Dorf stated he was excited and looking forward to grow his business in Caledonia. Innovative Auto will lease half of the total warehouse and the front sales office.

Czuta explained that the west/rear portion of the building was rezoned to M2 in the past to accommodate a crane type business and the eastern portion designated as the commercial service district. Czuta informed Dorf that the western portion of the building cannot be utilized for this use and that if the business were to expand that the remaining portion of the building would need to be rezoned.

Schattner asked about the 23 parking spaces indicated on the draft layout and asked if this included employee parking. Dorf stated there will be 23 vehicles for sale and that employees could park in the rear of the building. Customer parking was also discussed.

Christensen asked if the space would continue to include the current scooter business. Dorf stated that it was unclear at this time and Innovative Auto may use that space as their sales office.

Discussion was held in regards to the right of way in front of the facility and if the proposed layout infringed on this area.

Schattner asked if there would be service repair and detail on premise. Dorf stated there would but typically only for current and past customers. They may take extra jobs as needed but it will be primarily for vehicles they sold.

Schattner asked where they would park the cars waiting to be repaired. Dorf stated in the back of the building awaiting service. Schattner brought up that this is not indicated on the plans that were submitted. Dorf stated that there may be one or two potentially outside the building and that most of them would then be located in the facility. It will not be a volume business, only 5-7 cars sold per week.

Discussion was held if Dorf could park vehicles in the back of the building. Jarmen stated no that the zoning of the rear of the building does not allow it to be used for this type of business. Dorf stated that when they signed the lease they were told that it was zoned for this type of business. Dorf agreed that it was an owner/tenant problem and that the State required the conditional use permit prior to them issuing the license to sell vehicles. He is willing to work with the owner to rezone the facility if needed to be compliant.

Knitter asked how many cars will fit in the facility for repairs. Dorf responded with probably 6 cars at one time to be serviced and 2-3 cars parked inside. Folk asked if the maintenance of the vehicles would be in the rear portion of the building. Dorf responded with yes. Czuta stated that wasn't what was indicated with the application and reiterated that the rear portion of the building is zoned differently and cannot be used for that type of business. Czuta stated that it was discussed that Dorf would occupy the front portion and as his business grew that he could apply to have the rear of the building rezoned.

Discussion was held in regards to the site plan and if the current parking stall locations should be approved or changed.

Martha Hutsik, 4502 Harvest Ln., stated she has been helping with the beautification of the Douglas Avenue corridor. She wondered if the new applicant could submit a better site plan so that they could get a better idea of what the outside would look like. She asked that the Plan Commission take improvements of the Douglas Avenue corridor into consideration.

Trustee Dave Prott asked if these types of businesses had a square footage requirement for cars to space. Parking requirements are 9x20ft and no talk of maximum amount and it would need to be approved by the village board.

Public hearing for 6D closed at 8:27 p.m. Motion by Wanggaard. Seconded by Michalski. Motion carried.

Recommendation on Public Hearing

Jarmen did send the request to the DOT regional planner because of its location and did not receive a response.

Schattner requested the item should be laid over to the next Plan Commission meeting because the information does not properly portray the placement of the vehicles and that there is not enough detail as to what is going to take place on the property.

Wanggaard asked that with recommendations from the Plan Commission, could the applicant submit a revised site plan to the February 6th Village Board meeting for approval instead of continuing the request to the next meeting. This would delay the progress another month or two. There was positive reaction from the committee. It was agreed upon that Dorf would submit plans to Czuta by Friday morning to be included in the Village Board packet for approval.

Schattner motioned that Innovative Auto, LLC would submit a revised parking plan which outlines the location of vehicles for sale, employee parking and customer parking and the plan would be presented to the Village Board for approval. Seconded by Folk. Motion carried.

7. Adjournment

Motion by Wanggaard to adjourn. Seconded by Michalski. Motion carried.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Sara Spencer
Deputy Village Clerk