

1. Meeting called to order

President Bob Bradley called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Roll call was taken. Members present: President Bob Bradley, Joseph Minorik, Thomas Knitter, Jonathan Schattner and Bill Folk. Duane Michalski arrived at 6:05 p.m.

Excused: Trustee Kevin Wanggaard

Also Present: Village Engineer Anthony Bunkelman and Zoning Administrator Jarmen Czuta

3. Approval of Minutes

Motion by Folk to approve the minutes from the May 30, 2017 Plan Commission meeting. Knitter seconded. Motion carried.

4. Citizens' Comments

Martha Hutsick, 5402 Harvest Lane; stated she was delighted to be in a modern building. She asked if visual presentations from staff and citizens would be a possibility with the new upgrades in the Boardroom. She also spoke about Item 6A stating she was in favor of the project at a past meeting but the applicant has not cleaned the area near their fence line as promised and asked the Commission to take this into consideration. Hutsick also questioned why the Madala property was zoned R-4 instead of R-3 like other properties in the area.

5. Public Hearing Items followed by Commission Recommendations

5A. Request a conditional use to construct a 140' mobile service support structure and associated ground equipment, 8522 Dunkelow Rd., Sec. 34, T4N, R22E, Village of Caledonia, Racine County, WI. Lance Chady and Jacqueline Wilks, Owners

5A - Public Hearing

Public Hearing opened at 6:05 p.m.

5A - Public Comments

Dick Rogers spoke on behalf of US Cellular and stated he would answer any questions.

There were no public comments.

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

5A - Recommendation on Public Hearing

Jarmen explained the location of the proposed cell tower and provided draft conditions for approval that were sent to the applicant.

Schattner asked about the 10' wide utility easement and who does it belongs to? Czuta explained that it was created by the applicant for servicing the tower so there are no encroachments.

Discussion was held in regards to the draft conditions. Legal counsel was consulted and Czuta stated that the Village was able to impose the conditions given to the applicant.

Rogers stated they did receive the draft conditions and had concerns about the Lease Agreement. The concerns were addressed as follows:

No. 5 Lease Agreement: They discussed and concluded that if the Lease Agreement doesn't specifically state co-location, that would be compliant.

No. 6 Abandonment : According to legal Counsel there is nothing in the State Statutes that precludes a Municipality from requiring this.

No. 9 Security for Removal: There is a \$20,000 bond required at this time, but the Agreement included language of a corresponding increase in the bond amount to cover future costs that may be incurred, such as the cost to remove the tower after many years. The Village would be obligated to justify the higher cost associated with activity.

No. 10 Pre Development Agreement: All Pre-Development Agreements include reimbursement of legal and engineering fees. \$3,000 is the maximum for this permit. Applicant wanted a cap on the amount. Legal Council was not able to attend the meeting so the cap amount could not be addressed. This is standard language in all Development Agreements. Applicant was given the option to have the Plan Commission lay over the item until next month to provide the opportunity for Legal Counsel to attend the meeting to hash over the details of the Agreement. Or if not, they would need to agree to all the conditions in the Agreement as written. Applicant agreed to all conditions as written in the Agreement and did not request item to be laid over.

Motion by Schattner to approve the request for a conditional use to construct a 140' mobile service support structure and associated ground equipment, 8522 Dunkelow Rd., Sec. 34, T4N, R22E, Village of Caledonia, Racine County, WI. Lance Chady and Jacqueline Wilks, Owners, subject to conditions and recommendations of Village staff and Legal Counsel as presented. Folk seconded. Motion carried.

5B. Request a conditional use to construct a ±2150 square-foot addition to an existing building and utilize the building as a liquor store, 4542 Douglas Ave., Sec. 29, T4N, R23E, Village of Caledonia, Racine County, WI. MRUP LLC, Owner

5B - Public Hearing

Public Hearing opened at 6:21 p.m.

5B - Public Comments

Pratap Singh, engineer for KSingh and Associates; stated the property is an unoccupied gas station and would like to convert it into a liquor store. Gas tanks have already been removed and they would remove the canopy and add approximately 2,000 sq ft. to the existing building.

Martha Hutsick, representative of the Caledonia Douglas Avenue Business Association; asked if in the future the items could be explained prior to public comment. The CDABA likes the new plans for the facility. They questioned the mixed cement and blacktop areas and why the applicant is building out the front closer to the highway?

Public hearing for 5B closed at 6:25 p.m.

5B - Recommendation on Public Hearing

Czuta explained the location of the subject property. Hours of operation would be 9 a.m. – 10 p.m. Applicant would like to open by the end of the year and is currently renting the property to the north.

Singh stated they did receive and accept the conditions.

Setback requirements were discussed. The right of way indicated on the survey may be incorrect. Setback requirement is 50 ft. The proposal is 55.85' and looks like the right of way is in the roadway. Singh stated they could adjust the design if the setback is found to be incorrect.

Deliveries will be made in the back and on the side of the building. Applicant is willing to make minor improvements to the landscaping in the rear of the building. Dumpsters will be located in the back near the wide service door and will have screening.

Signage is proposed on the front of the building. A separate sign and lighting will be included on the next plan after approval.

Schattner stated there are businesses that have very bright lights outlining their buildings and windows. President Bradley stated we could look into this subject in the future.

Motion by Minorik to approve the request for a conditional use to construct a ±2150 square-foot addition to an existing building and utilize the building as a liquor store, 4542 Douglas Ave., Sec. 29, T4N, R23E, Village of Caledonia, Racine County, WI. MRUP LLC, Owner with conditions outlined in Czuta's memo dated June 19, 2017 and to verify the 50' setback of the property. Michalski seconded. Motion carried.

6. Non-Public Hearing Items

6A. Request a 6 month extension of a previously approved 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 Road; Jerold Franke, Applicant

Jarmen explained that the Plan Commission approved the initial request in December 5, 2016. The applicant is requesting a 6 month extension.

Jerald Franke, applicant; addressed the removal of the pavers near the fence line as mentioned in the public comments. They have been purchased and are being removed slowly. There have been delays in the self-storage plan. There are no ownership, environmental or building issues. They are just making sure they are making proper investments.

Motion by Michalski to approve the request for a 6 month extension of a previously approved 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 Road; Jerold Franke, Applicant. Knitter seconded. Motion carried.

6B. Concept Development Plan to construct and utilize three self-service storage facility buildings and a future office/warehouse building; vacant lot directly east of 8600 Storage Drive; Robert Peterson, Applicant.

Jarmen explained the location and read a letter from the applicant.

The proposed storage facility was discussed. With the size of recreational equipment now days, this would be a great place to store these items and residents with small lots have no place to put them. The applicant will need a variance for the height of the building. The current maximum is 15' and the applicant would like 20' buildings. The possibility of taking the subject to License and Legislative for an ordinance amendment to accommodate requests like this was discussed.

Minorik asked why there was so much space between the buildings? Robert Peterson Jr. stated that with a 30'-45' range for RVs it is nearly impossible to get the units in the building without the 60' space. He owns another facility that is similar with the same space in-between.

The combination of asphalt and gravel was discussed. The applicant has found that when you swing and turn vehicles of this size, it chews the asphalt in the summer and the combination is easier to maintain.

Minorik asked why there were dead ends in between the buildings? The applicant's engineer stated they are pull through units. You can pull through and continue to the outlet of the facility. That way there is no backing up and the units are covered storage with no doors on the ins and outs. Minorik asked if there would be a concern for emergency equipment?

The outside would be earth tone. Fifth wheel trailers and motor homes are typically housed in these units. There would be no maintenance of the vehicles allowed and would be strictly used for storage. Boats are allowed in the facility but only on a trailer. The applicants stated they have not had problems with vehicle leaks in the past.

The combination of asphalt and gravel was discussed again. The applicant understood the concern and stated this is what they have found to work best in this type of a facility.

Motion by Schattner to recommend to approve the Concept Development Plan to construct and utilize three self-service storage facility buildings and a future office/warehouse building; vacant lot directly east of 8600 Storage Drive; Robert Peterson, applicant, subject to staff recommendations, address the concern for maneuvering emergency equipment and include lighting, landscaping and security on the site plan. Schattner also recommended the applicant petition the Licensing and Legislative committee to amend the Ordinance for the height requirement of a storage facility from a maximum of 15' to 20'.

Minorik seconded. Motion carried.

6C. Madala Trust CSM – Parcel ID 51-104-04-23-21-24-001 – NW ¼ of Section 21, T4N, R23E, Charles Street, Village of Caledonia, Racine County, WI – Owner William G. Madala Trust

Bunkelman read his memo. The Madalas would like to divide the land into 2 lots. One will contain the existing house and accessory buildings and the other would be vacant. Applicants were present and did receive the conditions.

Motion by Minorik to approve the Madala Trust CSM – Parcel ID 51-104-04-23-21-24-001 – NW ¼ of Section 21, T4N, R23E, Charles Street, Village of Caledonia, Racine County, WI – Owner William G. Madala Trust as submitted with conditions outlined in Bunkelman's memo dated June 19, 2017. Michalski seconded. Motion carried.

7. Adjournment

Motion by Michalski to adjourn. Schattner seconded. Motion carried. Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Sara Spencer
Deputy Clerk