

1. Meeting called to order

President 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, Duane Michalski, Bill Folk. Trustee Kevin Wanggaard arrived at 6:02 p.m.

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

3. Approval of Minutes

Motion by Bill Folk to approve the minutes from the July 31, 2017 Plan Commission meeting. Seconded by Thomas Knitter. Motion carried.

4. Citizens' Comments

Wendy McCalvy, 4825 Richmond Drive, Racine, WI 53406. Ms. McCalvy wanted to know if the bathrooms at the Mt. Pleasant/Franksville Joint Park were going to be made handicapped accessible especially now that the Seniors were meeting there to play cards.

President Bradley explained that will be going to the Village Board.

5. Public Hearing Items followed by Commission Recommendations

5A. Ordinance 2017-14 – An Ordinance To Create Section 16-1-1(A)(6) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Changing The Height Limitation For A Self-Service Storage Facility In A Highway Oriented Use

Jarmin Czuta explained currently 15 feet is the height allowed for a self-storage building and based on the size of recreational vehicles now, it was worth it to increase the height to 20 feet.

5A - Public Hearing

Public Hearing opened at 6:02 p.m.

5A - Public Comments

Martha Hutsick, 4502 Harvest Lane, Racine, WI 53402. Ms. Hutsick explained she is the liaison for the Community Development Authority (CDA). The CDA is against this. They feel they are struggling to upgrade the Douglas Avenue corridor and having larger self-storage facilities would be a distraction. They felt going with larger buildings is going in the wrong direction for this corridor.

Fran Martin, 5630 – 5 Mile Road, Racine, WI 53402. She basically was seconding Hutsick. She said the CDA is trying to improve Douglas Avenue as the entrance to Caledonia. This plan seems to be broadening the industrial appearance with the Village taking one approach and the CDA another.

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

5A - Recommendation on Public Hearing

Czuta explained the maximum heights in different zoning districts, i.e. in M-2 it is 45'. Schattner explained this was brought before Plan Commission to consider raising height for self-storage buildings for vehicles for winter storage. People park their recreational vehicles outside all winter in their yards. If there is a concern with height in the business district, this height could be allowed only in certain zoning districts.

Michalski stated there are businesses along Douglas that are higher than 20 feet now. Czuta pointed out that the 15 feet was specifically for self-service storage facilities when it was written, being referred to as mini warehouses. If it was a principal structure the building could be 35 feet tall. Now recreational vehicles are higher, requiring a door height of 14'. That is why this recommendation is being made. Wanggaard also felt 20 feet was doable.

Folk made a motion to recommend approval of Ordinance 2017-14 – An Ordinance To Create Section 16-1-1(A)(6) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Changing The Height Limitation For A Self-Service Storage Facility In A Highway Oriented Use. Michalski second. All in favor. Motion carried.

5B. Request a Conditional Use to occupy a portion of the existing site with an online vehicle auction platform for used undamaged and damaged vehicles, 7213 Hwy 41, Sec. 7, T4N, R22E, Village of Caledonia, Racine County, WI. / Hribar Holdings LLC, Owner / Copart Inc., Applicant

Czuta explained the street map illustrating the subject property. All acreage is B-5. On May 5, 2014 the Caledonia Village Board approved Resolution No. 2014-29 that authorized a conditional use to construct a +/- 48,000 square-foot commercial building for office, sales, rental and service of semi-tractors and trailers, including outdoor display and master sign plan at the subject site. On October 5, 2015, the Caledonia Village Board approved Resolution No. 2015-82 that authorized to amend and extend a conditional use to construct a +/- 27,840 square-foot commercial building for office, sales, rental and service of semi-tractors and trailers, including outdoor display and master sign plan at subject site. The owner was required to comply with all previous conditions of the May 5, 2014 conditional use approval unless amended and comply with all applicable Village ordinances, and other applicable Wisconsin Statutes and regulations at the time of construction. The building was constructed in 2015-2016. Applicant is now seeking approval to occupy a portion of the site with an online vehicle auction site and has submitted a written overview. Czuta explained a revised parking plan was submitted today, the size did not change it just clarified the fashion in which vehicles were parked at a 45 degree angle for easier access.

5B - Public Hearing

Public Hearing opened at 6:14 p.m.

5B - Public Comments

No one was present for or against.

Public hearing for 5B closed at 6:15 p.m.

5B - Recommendation on Public Hearing

Michalski was concerned about leakage from damaged vehicles contaminating the soil and surrounding wetland being the parking lot is crushed gravel.

Czuta stated the applicant did bring in a 41 page document with his application and that issue was addressed.

Trent Coleman, Agent for Copart, Inc. was present. He explained they are a publically traded national company. These vehicles will not be coming directly from an accident. They do not dismantle, crush or stack vehicles. Leaks are hydrocarboned and a program is in place where staff is instructed on how to look for leaks and handle it. The main operation will stay in Cudahy. They plan on using this as a temporary location for 2 or 3 years until they can find a larger location. The operation will be completely screened from the public.

Schattner made a motion to approve the Conditional Use to occupy a portion of the existing site with an online vehicle auction platform for used undamaged and damaged vehicles, 7213 Hwy. 41, Sec. 7, T4N, R22E, Village of Caledonia, Racine County, WI. / Hribar Holdings LLC, Owner / Copart Inc., Applicant, subject to putting a time table of 2 years on temporary use. If after that time, they can reapply, and the Village can monitor the way the operation is going. Folk second. Motion carried 6/1 with Michalski against.

This will go to the Village Board on Tuesday, Sept. 5, 2017.

5C - Request a Conditional Use to occupy an existing site and building with an automotive sales and service business, 6156 Douglas Ave., Sec. 18, T4N, R23E, Village of Caledonia, Racine County / Village of Caledonia, Owner / Robert Konecko, Applicant

Czuta explained this is the East Side Community Center property owned by the Village. On 4/17/2017 the Village Board adopted resolutions 2017-5 and 2017-6 to amend the 2035 Land Use Plan for property and rezoning. The applicant is requesting a conditional use for an automotive business. The applicant did submit a written overview.

5C - Public Hearing

Public Hearing opened at 6:29 p.m.

5C - Public Comments

Marth Hutsick, 4502 Harvest Lane, Racine, WI 53402. Hutsick felt this also was part of the Douglas Avenue corridor situation. She would like all conditions submitted under #10. Landscaping, #16. No Accumulation for Refuse and Debris, and #17. Property Maintenance Required to be enforced. She felt a problem at the location was there was not any landscaping and could something be done with the side yards and berm.

Wendy McCalvy, 4825 Richmond Drive, Racine, WI 53406. She felt some green space near the road, like Milaeger's, could be done without blocking the view of the cars for sale.

Robert Konecko, 2039 Sullivan Trail, Racine, WI, Applicant. Konecko stated the south side yard was not on the subject property. He would be willing to do something, like planters, in the front of the building and by the road, and he would maintain the berm side.

Public hearing for 5C closed at 6:38 p.m.

5C - Recommendation on Public Hearing

Michalski asked if this business was going to be part of Finishing Touch.

Konecko explained they are separate entities. He would only be selling cars and doing mechanical work at this location.

Bradley reminded the commission the property on the south side would not be Konecko's responsibility. Wanggaard thought planters would be a good idea, working with the CDA and Milaeger's. Bunkelman explained the grass area up front was partly in the right-of-way and partly on the property.

Minorik asked if what is presented is conditional use for storage, if the conditional use is approved what sort of latitude does he have for items outside of just selling cars.

Czuta explained he would be restricted to what was in the Public Hearing Notice, sales and service. He also said the attorney advised him of an additional condition today, the applicant must acquire the property prior to getting a zoning permit. He must take title of the property before he can occupy. Konecko said that was okay.

Konecko also explained he would not be doing any body work at the site, he has his other business, Finishing Touch, for that kind of work. This would be servicing vehicles that he sells and

if someone came in and wanted mechanical work, he could do it, but the majority of his business would be sales.

Schattner made a motion to approve the Conditional Use to occupy an existing site and building with an automotive sales and service business, 6156 Douglas Ave., Sec. 18, T4N, R23E, Village of Caledonia, Racine County / Village of Caledonia, Owner / Robert Konecko, Applicant, subject to condition the staff presented this evening. Folk second. Motion carried.

5D. Request a R-3 Suburban Residential District (Sewered)/Planned Unit Development Overlay District (PUD) amendment of the preliminary plat for Cascade Ridge Subdivision, at the north terminus of Dutchess Drive, Sec. 30, T4N, R23E, Village of Caledonia, Racine County, WI. / NCS LLC – ERF LLC, Owner / Nancy Washburn, Agent

Czuta gave a history of the property. In 2005 and 2006 the subject properties, which contain approximately 20.92 acres, were rezoned to R-3/PUD and the property owner received preliminary plat approval for a twenty-five lot conservation subdivision. On May 30, 2017, the Village of Caledonia Plan Commission recommended approval of a revised Concept Subdivision configuration that was drastically different from the original configuration of Cascade Ridge Subdivision as previously illustrated on the preliminary plat. At this time the applicant is requesting approval of the modified preliminary plat for Cascade Ridge Subdivision that is reflective of the previous version as illustrated in Option "C". They are looking at extending Dutchess Drive with a cul-de-sac and proposing 6 lots at +/- one acre each and one outlot over eleven acres in size. Previously the subdivision was going to have 25 lots, they are now reducing it down to 7 lots.

5D - Public Hearing

Public Hearing opened at 6:48 p.m.

5D - Public Comments

Debbie Swenson, 4222 West Johnson Ave., Racine, WI 53405. She wanted to know what the changes were from the original. Czuta stated nothing has actually changed, the process starts off at a concept level, the neighbors are notified and throughout the process you are able to give more input. Bunkelman explained a looped road with 20 some lots is now going down to 7 and what was presented in May 2017 stays the same. He also stated in the near future the neighbors will be notified again that the final plat is up for approval, giving a final opportunity to comment.

Steven Swenson, 4222 West Johnson Ave., Racine, WI 53405. Stated this property is being destroyed by dirt bikes, bon fires, and kids coming out with junk furniture to party. His vote is yes.

Public hearing for 5D closed at 6:56 p.m.

5D - Recommendation on Public Hearing

Folk moved to approve a R-3 Suburban Residential District (Sewered)/Planned Unit Development Overlay District (PUD) amendment of the preliminary plat for Cascade Ridge Subdivision, at the north terminus of Dutchess Drive, Sec. 30, T4N, R23E, Village of Caledonia, Racine County, WI. / NCS LLC – ERF LLC, Owner/ Nancy Washburn, Agent with conditions outlined. Knitter second. Motion carried.

6. Non-Public Hearing Items

6A. Cascade Ridge Preliminary Plat Review – Parcel ID 51-104-23-30-089-010 and 51-104-04-23-30-059-010 / NCS LLC. – ERF LLC., Owner / Nancy Washburn, Agent

Bunkelman stated the concept plan previously in 2005 was at 25 units. Now the developer decided in May 2017, to revise that down to 7 lots, with 4 waiver modifications approved by Plan Commission and Village Board. He recommends approval subject to conditions.

Schattner made a motion to approve Cascade Ridge Preliminary Plat Review – Parcel ID 51-104-23-30-089-010 and 51-104-04-23-30-059-010 / NCS LLC. – ERF LLC., Owner / Nancy Washburn, Agent, subject to conditions by the Zoning Administration and Village Engineer. Knitter second. Motion carried.

6B. Creekview Estates Subdivision Preliminary Plat Review – Parcel ID 51-104-04-23-21-040-030 / Riverview Development LLC., Owner / Nancy Washburn, Agent

Bunkelman stated the owner received preliminary plat approval for a nine-lot conservation subdivision in 2005 and 2006 for the approximately 8.6 acre site. At this time the applicant is request approval of a modified preliminary plat for Creekview Estates Subdivision that is very similar in nature to the originally approved preliminary plat and also includes nine lots and 3.57 acres of open space. The right-of-way for Brookside Court will need to be adjusted. Bunkelman recommends the preliminary plat approval subject to conditions between the Engineering memo and Zoning Administration memo.

Michalski made a motion to approve Creekview Estates Subdivision Preliminary Plat Review – Parcel ID 51-104-04-23-21-040-030 / Riverview Development LLC., Owner / Nancy Washburn, Agent as written with conditions. Minorik second. Motion carried.

6C. Massenza CSM – Parcel ID 51-104-04-22-33-016-000 – NE ¼ of Section 33, T4N, R22E / TNG 19 LLC, Owner / Nancy Washburn, Agent

Bunkelman stated the Village received a certified survey map, basically located on the North side of Dunkelow Road between 9608 and 9720 Dunkelow Road. The property also falls between Prairie Pathways and Karen Jean North Subdivisions. The existing property is approximately 6.93 acres in size and currently vacant. The owner would like to created two lots for single family residences and two outlots. Outlot 1 is proposed for open space, Outlot 2 will be sold to the abutting property owner. This CSM will require the installation of the construction of public utilities and roadway. The developer will also need to execute a development agreement and any necessary security deposits. In order to create two buildable lots, Dana Drive will need to be

extended approximately 125 feet to the Northeast, and then approximately 60 feet of Scenic Drive will need to be extended South to connect to Dana Drive. This will provide a public road connection between Prairie Pathways and Karen Jean North Subdivisions. After additional title work was performed by developer, it was discovered that there is a 66' perpetual road easement along the Eastern property line and appears to meet the concerns of how the properties to the East will obtain road access. Bunkelman recommends approval of the CSM subject to conditions.

Christopher Smith, 9608 Dunkelow Road, Franksville, WI. He stated the plat shows differences along the common property line. Bunkelman will bring it to the surveyor.

Doug Seeger, 9812 Dana Drive, Franksville, WI. He has concerns of the roads connecting. He would like them to not connect or get a traffic study of how much traffic will be added to Karen Jean. He stated there are lots of children in the area and there is an area where they are meant to play. They have lots of children on the streets and if that is going to be a thoroughfare, he has serious concern for the safety of the children. He feels, along with a number of neighbors, it will turn into a race track and bring down property value. They would like to have only one connection, either extend Dana Drive or Scenic Drive as access, as opposed to connecting the two. If that's not an option, get a traffic impact study first.

Andrew Doerflinger, 3629 Monica Drive, Franksville. He stated he has the same concerns. He is not opposed to development, just connect one road or the other. The reason they bought there was because the single loop added privacy.

Mark Kelermen, 801 Kentwood Drive, Racine, WI 53402. He wanted to comment on Creekview Estates Subdivision. He felt the road they are cutting in to turn around is in his backyard and the streetlight in the cul-de-sac will be shining in his windows.

Bunkelman stated that alternative routes to the properties were not looked at. It was proposed Dana Drive extend to east property line, more of a T-intersection with future road extension to the east. The access easement would not be used by the two properties created. The actual road in the Northwest corner would have frontage and access for these parcels. Lot 1 has wetland and would only be accessed for maintenance and the easement is shown for that. Lot 2 will be sold to the property owner to the South by Quit Claim Deed.

Miguel Villarreal, 9914 Dana Drive, Franksville, WI 53126. Stated if you were going to extend Dana Drive just bend around and come out on Dunkelow further to the east.

Bunkelman explained both of the lots will have frontage on a Village constructed road. The title work found that there is a perpetual road easement for a future road connection for property to the east that could be used in the future to have that area developed. If a connection between Dana Drive and Scenic Way is not desired, it can be redrawn.

Czuta recommended laying over Massenza CSM and get input from Emergencies Services. They would be a big player in that road connection.

Knitter though maybe a cul-de-sac at the end of Dana Drive, if Emergency Services approves, could be considered.

Christensen recommended to send it back for further review and to take into consideration comments received.

This will be come back to Plan Commission after receiving feedback from Emergency Services and the impact of a cul-de-sac at the end of Dana Drive.

6D. Temporary Use to occupy an existing commercial building with a Halloween related business; 5055 Douglas Avenue / Greentree Station LLC, Owner / Spirit Halloween, Applicant

Czuta stated this is the former Block Buster Building. The site is zoned B-3. The Applicant is requesting a temporary Halloween related business. They will have a 4'x30' banner above the entrance.

Al Rico, District Sales Mgr. for Sprit Halloween was present. He stated everything will be contained in the building other than the banner over the entrance.

Schattner made a motion to approve the Temporary Use to occupy an existing commercial building with a Halloween related business, 5055 Douglas Avenue / Greentree Station LLC, Owner / Spirit Halloween, Applicant, subject to conditions set forth by the Zoning Administration and a condition that would state there are no outside displays. Folk second. Motion carried.

6E. Toscano Concept CSM – Parcel ID 51-104-04-22-29-005-030, Hwy H / Adams Road. / Juan Toscano, Owner

Bunkelman stated this property is located on the Northwest corner at the intersection of Hwy H and Adams road. It is a 25.21 acre parcel now being used as agricultural. They would like to make two lots, Lot 1 would be a 5 acre lot for a residential home, and the rest of the land (Lot 2) remaining agricultural. Approval of this CSM in no way authorizes the use of Lot 2 with soccer fields, parking areas, etc. There is no water service to Lot 1 at this time. If the concept plan is approved, a storm water management plan will be required. Bunkelman recommended approval of the CSM subject to conditions in the Engineering memo.

Discussion followed on the past zoning change to P2 to have soccer fields. They were given 2 years to complete the soccer fields or it would revert back to the original zoning. This is not for resurrecting this as a soccer field.

Owner stated he has not had any soil tests done, he was going to move forward if he received approval.

Schatter made a motion to approve Toscano Concept CSM – Parcel ID 51-104-04-22-29-005-030, Hwy H / Adams Road / Juan Toscano, Owner, subject to condition in the Village Engineer's memo and the Zoning Administrator's memo. Michalski second. Motion carried.

7. Adjournment

Motion by Wanggaard to adjourn. Seconded by Michalski. Motion carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mary Jo Schmidt
Adm. Asst. II