

**PLAN COMMISSION MEETING  
MONDAY, MARCH 26, 2018**

**1. Meeting called to order**

President Dobbs 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 Jim Dobbs, Trustee Kevin Wanggaard, Thomas Knitter, Duane Michalski, Joseph Minorik,

Excused: Bill Folk, Jonathan Schattner

Also present: Village Administrator Tom Christensen, Zoning Administrator Jarmin Czuta, Utility District Director Anthony Bunkelman, P.E., Public Works Director Tom Lazcano, P.E., Village Attorney Chris Geary

**3. Approval of Minutes**

Motion by Trustee Wanggaard to approve the minutes from the February 26, 2018 Plan Commission meeting. Second by Duane Michalski. Motion carried.

**4. Citizens' Comments**

**Gary Miller, 13332 6 ½ Mile Road.** He stated he has spoken with some members on the commission about Copart Auto Parts Salvage on East Frontage Road. He brought in a letter from the neighbors who are affected by this and pictures of Copart's operation. They were told by Racine County that this operation would not be visible. He lives directly north and stated it is very visible. All the trees were cut down and he sees over 6 acres of cars and the place looks like a junk yard. He was also concerned about property value and what is leaking from the ground being all the neighbors have wells. He would like direction on what he could do. President Dobbs explained at some point this will come back to Plan Commission and asked that he give his materials to Jarmin Czuta.

**Sandy Dewalt, 13212 6 ½ mile.** She is also affected by the cars/semis at the Copart location. She was concerned because they had no idea what was coming in. They were never contacted because they were not abutting neighbors, but live across the street. The place is a mess with the trees torn down and a fence put up.

**Troy & Julie Carriveau, 6548 Charles St.** They are the owners of the vacant lot at 4 Mile Road and Charles Street. Julie Carriveau read the 2017 Act 67 for informational purposes for the citizens at the meeting who may not know this Act:

“The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:  
Section 2. 59.69(5e) of the state is created to read:

“Conditional use” means a use allowed under a conditional use permit, issued by a county.

If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

“Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit. The County’s decision to approve or deny the permit be supported by substantial evidence. The reason this law was enacted was due to the Wisconsin Supreme Court case AllEnergy Corp. v. Trempealeau County Environment & Land Use Committee where the committee acted outside its scope of authority denying a conditional use permit application based in part by general opposition raised by the public.”

**Rubin Guardiola, 5100 Charles St.** Case in point to that state statute, it must meet all requirements. I have not seen the traffic study or the requirements of that traffic study, but it clearly showed it was going to be surpassed within a 10 year gap. The words of that very document shows it does not meet the requirement.

## **5. Public Hearing Items followed by Commission Recommendations**

**A. Request to rezone ±8.08 acres from A-2 General Farming and Residential District II, B-4 Planned Business District and B-5 Highway Business District to B-3 Commercial Service District; SW 1/4 of Sec. 30, T4N, R22E, 13629 Northwestern 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 possibly accommodate the construction of a Blue Beacon Truck Wash. Blue Beacon International Inc., Applicant**

Czuta presented. The subject property property consists of ±8.08 acres of land that is located at the southwest corner of Northwestern Avenue (CTH K) and the E. Frontage Road and has the address of 13629 Northwestern Avenue. Currently the subject property is zoned A-2 General Farming and Residential District II, B-4 Planned Business District and B-5 Highway Business District. The applicant is requesting that the subject property be rezoned to B-3 Commercial Service District to possibly accommodate the construction of a Blue Beacon Truck Wash. The 2035 Land Use Plan designates the subject property as Mixed Use – Commercial and Residential. The proposed rezoning is supported by the 2035 Land Use Plan.

Also the second public hearing regarding conditional use may be addressed within the first presentation also. Czuta read the 5B request: Applicant requests a conditional use to construct and utilize a ±13,422 square-foot Blue Beacon Truck Wash with future expansion to ±16,832 square-feet, 13629 Northwestern Ave., Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. Applicants are subject to Art. VI. Div. 18 B-3 Commercial Service District (proposed) and Sec. 20-1339 Highway-oriented uses, Chap. 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Caledonia.

President Dobbs reminded the committee 5A and 5B will be voted on separately.

Attorney Deborah Tomczyk, Reinhart and Assoc., S.C. presented Blue Beacon’s request for the two agenda items. For the zoning request asking that the entire property be rezoned to B-3 is actually downzoning and will provide consistent zoning on the parcel. The size of the building requires a conditional use, triggering Design Guidelines. They do not anticipate having many pedestrians.

Don Boos, Direct of Real Estate, Blue Beacon, Salina, KS, gave an overview of Blue Beacon International. Blue Beacon is the world’s largest truck wash company with over 120 locations in 39 states and Canada. Blue Beacon is celebrating its 45<sup>th</sup> year in business. Companywide, Blue Beacon has approximately 6,000 employees. In addition, Blue Beacon owns and operates the four diamond – four star Raphael Hotel, an award winning Marriott Autograph in Kansas City and an award winning Homewood Suites by Hilton in Wichita, Kansas. The reason he mentioned hotels is to show Blue Beacon is the best at what they do.

There is a current location in Oak Creek, Wisconsin, Location 10 opened in 1975, off Ryan Road at the back of the Ryan Road Truck Stop. Now Blue Beacon Truck Washes have larger locations, more landscaping, and not on the back of a truck stop.

David Johnson, Project Manager, Blue Beacon, Salina, KS, gave an overview of the plan. The property is vacant land on the south side of Hwy K, between I-94 and the E. Frontage Road, and at the north end of Michel Court cul-de-sac. They plan on developing 4.96 acres and leave the south area of 3.12 acres undeveloped. Plans are for a triple bay truck wash (with a 4<sup>th</sup> bay planned in the future) with a mechanical room, office and lobby area. Circulation of traffic will be counter clockwise only. This location will employ approximately 40 full time and 10 part time employees and be open 24 hours per day, 362 days per year. This will be a sewer development. An open air structure (drying bed) with a sloped concrete floor will hold debris from the washes until it dries, then it will be hauled to the landfill. The water evaporates. This pit is cleaned as needed and being it is primarily salts and mud, there is not a huge odor to it. A traffic study has been submitted to the County. Lighting does not spill over more than ½ foot candle over the property line. They have a photometric plan for this, lights are directed down and all fixtures are LED.

Knitter asked if Michel Road (cul-de-sac) was adequate for truck traffic. Bunkelman explained Michel Road was installed by the state DOT when the frontage roads were redone.

Michalski asked what is the maximum number trucks they can have in there. Johnson explained they have found drivers don't like to wait more than 2 – 2 ½ hours. It takes 15 min. for a wash. They can stack 10 to 12 truck on wash bay lanes and 10 in the wash out bay. Once a driver commits to a wash there is no backing out. There will be no washing out of live stock trailers. Parking is for employees only. Projected price for this development is \$4M, with a payroll estimated at \$1.5M. Local labor will be used. Blue Beacon will place more emphasis on a large gateway sign to the Village of Caledonia on their corner. Creating a lighted gateway monument feature.

President Dobbs asked if anyone was against.

**Patricia Michel, 4243 Hwy 41.** She felt she wouldn't be getting any sleep with trucks coming in and out and lights shining all night long. Michel Road is already cracked, it wasn't made for this kind of business.

No one else spoke against.

No one was there in support.

Public Comment section of 5A closed at 6:47 p.m. and opened back up to the Commission.

**Knitter made a motion to approve the rezoning of ±8.08 acres from A-2 General Farming and Residential District II, B-4 Planned Business District and B-5 Highway Business District to B-3 Commercial Service District; SW 1/4 of Sec. 30, T4N, R22E, 13629 Northwestern 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 possibly accommodate the construction of a Blue Beacon Truck Wash. Blue Beacon International Inc., Applicant, subject to the conditions as outlined by staff. Michalski second. Motion carried.**

Blue Beacon is okay with the conditions. This item will move to the next Village Board meeting.

**B. Request a conditional use to construct and utilize a ±13,422 square-foot Blue Beacon Truck Wash with future expansion to ±16,832 square-feet, 13629 Northwestern Ave., Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. Blue Beacon International Inc., Applicant**

Dobbs stated the presentation has already been made.

No one was present for or against.

Attorney Tomczyk said the revised plans include the gateway portion.

Public comment section closed at 6:51 p.m. and opened back up to the Commission.

**Knitter made motion to approve the request for a conditional use to construct and utilize a ±13,422 square-foot Blue Beacon Truck Wash with future expansion to ±16,832 square-feet, 13629 Northwestern Ave., Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. Blue Beacon International Inc., Applicant, subject to conditions presented, including the monument sign.**

Czuta stated that hard copies of the revised plans would have to be submitted.

**Michael second. All in Favor. Motion carried.**

This will move to the next Village Board meeting.

## **6. Non-Public Hearing Items**

**A. Request A Conditional Use To Construct And Utilize A ±4,517 Square-Foot Gas Station And Convenience Store Known As Casey's General Store, Northeast Corner Of 4 Mile Road And Charles Street, Sec. 21, T4N, R23E, Village Of Caledonia, Racine County, WI. RKC Real Estate LLC, Owner; Arc Design Resources Inc., Agent**

Czuta stated this item has been laid over 3 times. After the last Plan meeting, the County Engineer, Staff and Design Engineer for Casey's met and did come up with some requirements. Requirements have been formalized and the Applicant did submit revised plans.

Laura Downing for Arc Design Resources Inc, and Kendra Meyer for Casey's, were present. The proposed site has been modified based on comments. The driveway on Charles has been pushed farther north away from the intersection of 4 Mile Rd. and Charles St. The cars exiting Casey's on Charles St. face the gap inbetween the houses across the street to help minimize glare. Behind the store along the lot line there is a 6' wood privacy fence proposed. The sign located near the intersection has been moved outside of the vision triangle as required by code. Lighting plan is consistent with previous submittal, just moved farther north as the site moved north. There will be significant landscaping in front. Currently an intersection upgrade is not schedule, but Casey's has agreed, pending approval, they would put money in escrow with the County towards the cost of the intersection. The building has reversed back to the flat roof, a Casey's preferred standard.

Entering/exiting truck traffic was discussed. Driveway's are WisDOT standard. If there are issues related to the 4 Mile Road driveway access (crashes, traffic backups or unforeseen issue) Racine County can restrict the driveway access.

Tom Lazcano, Caledonia Public Works Director, read his memo dated 3/26/2018, regarding the proposed Casey's at 4 Mile Road and Charles St.

“On Wednesday, February 28<sup>th</sup>, Village of Caledonia Engineering staff met with Arc Design and Racine County to discuss the Proposed Casey's Traffic Impact Analysis (TIA) and potential intersection improvements. During the meeting we discussed the Level of Service (LOS) requirements for Caledonia and Racine County, proposed intersection improvements and driveway access to 4 Mile Road. On March 1<sup>st</sup> and 13<sup>th</sup> Arc Design sent updated traffic data and plans.

The Village of Caledonia and Racine County have different LOS requirements for proposed developments. The requirements for Caledonia is a LOS of “C” 20 years out. The requirement for Racine County is a LOS of “D” 10 years out. Charles Street falls under the jurisdiction of the Village of Caledonia and 4 Mile Road falls under the jurisdiction of Racine County.

The proposed Casey's meets the Caledonia LOS requirement for Charles Street.

The proposed Casey's meets the Racine County LOS requirement for 4 Mile Road, with no improvements for the first 10 years, but falls to a LOS "E" at year 10. Racine County does not have any planned improvement for 4 Mile Road scheduled in the current 5 year plan. Racine County is open to allowing a driveway access onto 4 Mile Road with conditions that are outlined in an email from (Racine County Engineer) Nathan Plunkett.

A summary of the conditions are as follows:

- Casey's dedicate 7' of Right of Way for future road widening.
- If there are issues related to the 4 Mile Road driveway access (crashes, traffic backups or unforeseen issue) Racine County can restrict the driveway access.
- The driveway width onto 4 Mile Road be reduced from 40' width to 35' width to meet WisDOT standards.
- Racine County may require a deposit for future improvements if and when the 4 Mile Road legs of the intersection exceed the acceptable LOS for Racine County."

Czuta stated there was another issue, hours of operation on the Staff memo dated 3/19/2018, #24. When Casey's put their initial application the hours submitted were 6:00 a.m. to 11:00 p.m. Any modification later would have to go back to Plan and Village Board.

Meyer would like to see 5:00 a.m. to 11:00 p.m.. A lot of their business is early morning because of their bakery, earlier would be better. Knitter thought it was a reasonable request.

Comment from audience was the public should have some rights as to what goes anywhere. They were not complaining about the empty lot. Meyer stated the Owner's of the lot did not purchase it to leave it vacant. Knitter asked if part of the trade-off for committing funds toward future traffic improvement was they had to go back to the gable roof. Meyer stated it was a little bit of both.

Again, traffic enter/exiting Casey's was discussed. Michalski stated he drives a 68' trailer and delivers to two Casey's in Illinois and has no problems.

Rubin Guardiola still had a concern because he hasn't seen a traffic study. The study done was for 2 days only and felt it should have been done for 7 days. Tom Lazcano stated 2 days for a study are standard throughout the state. Meyer noted that a lower traffic study is not a benefit to Casey's. Dobbs noted when development increases in the area, 4 1/2 Mile will be cut through and that will help ease congestion going east/west.

**Knitter made a motion to approve the Request For A Conditional Use To Construct And Utilize A ±4,517 Square-Foot Gas Station And Convenience Store Known As Casey's General Store, Northeast Corner Of 4 Mile Road And Charles Street, Sec. 21, T4N, R23E, Village Of Caledonia, Racine County, WI. RKC Real Estate LLC, Owner; Arc Design Resources Inc., Agent, subject to conditions by Staff and time change of operation from 5:00 a.m. to 11:00 p.m. Michaelski second. Voice vote taken.**

<b>Dobbs</b>	<b>yes</b>	<b>Minorik</b>	<b>no</b>
<b>Wanggaard</b>	<b>yes</b>		
<b>Knitter</b>	<b>yes</b>		
<b>Michalski</b>	<b>yes</b>		

**Motion passed 4/1.**

This will move to the next Village Board meeting.

**B. Administrative Zoning Line Adjustment From R-4 Urban Residential District I To B-2 Community Business District; Northeast Corner Of 4 Mile Road And Charles Street; RKC Real Estate LLC, Owner; Arc Design Resources, Inc., Agent**

Czuta presented. This is an administrative zoning line adjustment. This request is more of a map cleanup, with zoning to coincide with boundaries of property. Czuta recommended approval for the entire site to be B-2.

**C. Knitter made a motion to approve the Administrative Zoning Line Adjustment From R-4 Urban Residential District I To B-2 Community Business District; Northeast Corner Of 4 Mile Road And Charles Street; RKC Real Estate LLC, Owner; Arc Design Resources, Inc., Agent. Wanggaard second.**

**Voice vote taken:**

<b>Dobbs</b>	<b>yes</b>	<b>Minorik</b>	<b>no</b>
<b>Wanggaard</b>	<b>yes</b>		
<b>Knitter</b>	<b>yes</b>		
<b>Michalski</b>	<b>yes</b>		

**Motion carried 4/1.**

**D. Request Site Plan Review to utilize a 20' x40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2018; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant**

The applicant was in the audience. This is the same request since 1999. Village Fire Chief approved plans also. There has been no complaints with this operation.

**Michalski made a motion to approve the Request for a Site Plan Review to utilize a 20' x40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2018; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant. Knitter second. All in favor. Motion carried.**

**E. Request Site Plan Review to utilize a 30' x 45' temporary canopy tent for sales of fireworks from June 11, 2018 through July 11, 2018; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant**

**Michalski made a motion to approve the Request for a Site Plan Review to utilize a 30' x 45' temporary canopy tent for sales of fireworks from June 11, 2018 through July 11, 2018; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant. Knitter second. All in favor. Motion carried.**

## **1. Adjournment**

Motion made by Wanggaard to adjourn. Second by Michalski. All in favor. Motion carried.

Meeting ended at 7:35 p.m.

Respectfully submitted,  
Mary Jo Schmidt  
Adm. Asst. II