

**Plan Commission Meeting
Monday, June 25, 2018**

1. Meeting called to order

Jon Schattner 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 excused.

Trustee Kevin Wanggaard, Joseph Minorik, Thomas Knitter, Bill Folk, Duane Michalski, Jonathan Schattner

Also Present: Village Administrator Thomas Christensen, Zoning Administrator Jarmen Czuta, Public Works Director Tom Lazcano, Attorney Chris Geary

3. Approval of Minutes

Motion by Kevin Wanggaard to approve the minutes from the May 29, 2018 Plan Commission meeting. Seconded by Joseph Minorik. Motion carried.

4. Citizens' Comments

No Citizen comments.

5. Public Hearing Items followed by Commission Recommendations

5A – Request to rezone ±6.7 acres from M-2 General Industrial District to B-3 Commercial Service District; SE ¼ of Sec. 12, T4N, R22E, 4820 Six Mile Road, Village of Caledonia, Racine County WI. The purpose of this rezoning is to possibly accommodate the renovation of the existing building for archery equipment sales and service, the construction of a ±6,400 square-foot addition to the existing building for an indoor archery range and the construction of an outdoor archery range. BJKCLK LLC, Owner; Bernard Kupper, Applicant.

Public Hearing opened at 6:05 p.m.

Jarmin Czuta presented. The subject property consists of ±6.7 acres of land that is located on the north side of Six Mile Road just west of Highway 31 and has the address of 4820 Six Mile Road. Currently the subject property is zoned M-2 General Industrial District. The applicant is requesting that the subject property be rezoned to B-3 Commercial Service District to possibly accommodate the renovation of the existing building for archery equipment sales and service, the construction of an addition to the existing building for an indoor archery range and the construction of an outdoor archery range. The 2035 Land Use Plan designates the subject property as Mixed Use – Commercial and Residential. The proposed rezoning is supported by the 2035 Lane Use Plan.

Bernard Kupper, Owner and Applicant, explained they want to expand both businesses and eventually have archery and firearms separated into their own buildings.

5A - Public Comments

No one spoke in favor.

No one spoke in opposition.

Public Hearing Closed at 6:10 p.m.

5A - Recommendation on Public Hearing

Thomas Knitter made a motion to approve the request for rezone ±6.7 acres from M-2 General Industrial District to B-3 Commercial Service District. Joe Minorik Second. Motion carried.

5B – Request a conditional use to renovate the existing building for archery equipment sales and service, the construction of a ±6,400 square-foot addition to the existing building for an indoor archery range and the construction of an outdoor archery range, 4820 Six Mile Road, Sec. 12, T4N, R22E, Village of Caledonia, Racine County, WI. BJKCLK LLC, Owner; Bernard Kupper, Applicant.

Public Hearing opened at 6:11 p.m.

Jarmin Czuta presented. The applicant submitted a very detailed operations plan and site plan. Joel Minneti, 745 Waters Edge, Racine, lead archery instructor for Shooters' presented a power point presentation detailing the three phases of expansion they are proposing. The first phase would be to construct the outdoor range. Second phase would be to remodel the existing Nielson building and parking lot. All archery equipment sales would be transferred to the new building and a shorter indoor youth range would be installed. The parking lot would be renovated to include an additional 30 stalls. The third phase would be to build an all-season indoor 40-yard range.

Currently archery/firearms are all in the same store. The archery division has grown to 65% of sales. The current archery range only accommodates 4 people at a time. They are looking to expand to meet the demands of the business.

Jon Schattner asked about security fencing around the property. Minneti explained they were not planning on having a security fence around the property. The property is bordered on the north/east by a pond and swampy area, to the north is a farm field. There were no fences on any surrounding businesses. The closest home was 1500' away.

Discussion followed on safety buffer around the archery range. Typically an arrow does not travel in excess of 115 yards (345 feet). Kupper explained the buffer behind the range is 35-40 yards beyond the 60 yard target. Moving targets have not been discussed. They plan on putting tall poles with flags and weather proof signs that state you are coming onto an archery range environment which will create borders. Archery is done with everyone shoots from the same line of fire. There's an etiquette that after everyone shoots their arrows, someone will yell clear and everyone moves forward at the same time to retrieve their arrows. The orientation of the targets will have everyone shooting in a northerly direction.

Discussion followed. Kevin Wanggaard had walked the property and thought it was a well thought out plan that will compliment Shooters'.

Jon Schattner asked Kupper if he had reviewed the 22 recommendations from the County. He said he had, but when submitting the application he didn't realize he was going to be accountable a year out and the hours for the business needed to be reviewed. After discussion, the hours were changed to 9 a.m. to 9 p.m., 7 days a week. There will not be any outdoor archery after dusk. Czuta advised the applicant to submit a revised site plan, concentrating on the outdoor 100' x 300' area showing all discharge going to the north. Attorney Geary explained there is going to be a Code fix because firearms and archery were never separated. This will be completed by the next Village Board meeting.

No one was present to speak in favor.

No one was present to speak in opposition.

Fran Martin, 5630 – 5 Mile Road was concerned with the hours now being 9 a.m. to 9 p.m. and suggested the outdoor shooting hours be limited to dusk.

5B - Public Comments

Jill Castillo, 6906 Dale Drive, Racine, WI. She felt the intersection of Hwy. 31 and 6 Mile Road had issues. There is backup between 4:00 p.m. to 7:00 p.m. and you have school buses. What can be done if more vehicles are going to be on that road? Especially because of the day care, you have lots of children coming in and out. There are cars parked all along the road for parents waiting for their kids to be dropped off the bus. Tom Lazcano stated any time you add development, you can add a left turn lane. As part of the DOT's project there are going to be signals on Hwy 31 and 6 Mile Road; Hwy 32 and 6 Mile Road by next year and the corner by Ayra's gas station. That will stop traffic more than now. The signals should help eliminate cars from cutting through on Dale Drive. The right turn will be either a yield or turn-on-red.

Greg Koontz, 7110 Hwy 31 said his questions have been answered.

Richard Nyklewicz, Jr., 4601 Kenrich Drive. Wanted to know if archery included crossbows, and wouldn't that increase the shooting capacity of the range?

Public Hearing Closed at 6:54 p.m.

5B - Recommendation on Public Hearing

Thomas Knitter made a motion to approve the conditional use to renovate the existing building for archery equipment sales and service, the construction of a ±6,400 square-foot addition to the existing building for an indoor archery range and the construction of an outdoor archery range at 4820 Six Mile Road, subject to the conditions and modified conditions, 9 a.m. to dusk for outdoor archery, 9 a.m. to 9 p.m. for the rest. Duane Michalski second. Motion carried.

This will move to the next Village Board meeting.

5C. - Request a conditional use to construct and utilize a ± 115,229 square-foot refrigerated warehouse building with loading docks, south of 12628 Four Mile Road, Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. WISPARK LLC, Owner, Curtis Schroeder, Agent.

Public Hearing opened at 6:55 p.m.

Jarmin Czuta presented. The proposal from Mr. Curtis Schroeder on behalf of WISPARK, LLC proposes a building and site plan to house a future business relating to a refrigerated warehousing at a site located at Lot D of DeBack Farms addition that is zoned M-3. The proposed building will be approximately 115,220 square feet with a potential second phase addition of up to approximately 90,000 square feet. Applicant did submit a written overview. A site plan is in the packet. It was noted the proposed building was 34.75 feet from the Four Mile Road right-of-way. That has to be modified to a minimum of 50 feet. Site plan does show the proposed area and parking area, landscaping plan and lighting plan. Exterior/interior building plans illustrate what the building will look like.

Curt Schroeder, Agent for Central Storage and Warehouse Company was present, along with Eric Sumwalt, General Manager for CSW in Kenosha, WI. He explained the proposed 115,220 sf freezer building has many design issues. It is 43'6" high with steel insulated panels. There will be approximately 20 truck per day. Product comes in packaged. Semis are not being staged open, they are brought in and sealed inside the building. The setback has been corrected and the Engineer did receive revised plans showing that 50' setback. The site complies with all lighting standards, the landscape plan includes a berm with landscape on top to help mask the building. Tom Lazcano stated the plan shows the parking lot is asphalt with curb and gutter.

Jeff Muenkel/Foth Engineering presented. The design standards are referenced from both Title 16 Chapter 3 of the Village Codes and Exhibit K of the adopted Caledonia Cooperative Boundary Agreement (CBA) with the Town of Raymond. He noted what was planned and what the design standards are and what changes need to be made to meet the design standards:

1. Add groupings of landscaping and trees along the full west boundary line of the site to screen the loading docks. Plantings should be at least seven (7) feet in height when planted.
2. Ensure that trees along the street edge (and future street edge to the east) are 50' on center of the tree trunk
All street trees must be at least four (4) feet above the elevation of the right of way.
5. Any proposed signage should meet Caledonia codes.
6. The pole light is OK due to the height of the principal structure being approximately thirty-nine (39) feet but the pole light bases must be no more than 6 inches in height on the building permit plans.
That lighting spec sheets for all lights must be submitted at building permit time and all lights must be down-cast, cut-off fixtures.
8. The current site plan has one entrance off of Four Mile Road and parking to west of the building. Space for a potential future building addition would be located to the south of

the proposed building. The petitioner will have to be sure to consider future traffic patterns here for vehicles and trucks.

Working with the Fire Department on proper access will need to be required by building permit application time.

All general roof top and ground mechanicals should be screened with similar materials to the principal structure. It should be noted that the petitioner operations consist of needing outdoor piping for freezing operations. A discussion with the petitioner operations consist of needing outdoor piping for freezing operations. A discussion with the petitioner at Plan Commission should ensue on what this piping will look like, what will be seen, and if any other contingencies for screening the piping is required.

No building foundation planting are found around the structure. Plan Commission may wish to have these added.

All parking lot areas shall have curbing.

Any other design element the Plan Commission would like to consider to make this use and site adapt to the surrounding neighborhood of uses.

Curt Schroeder clarified that the roof materials are a white reflected metal, the piping will be running along the loading dock approximately 20 feet off the ground draining to engine room. The pipes will be silver in color.

Future expansion will be towards the south, making the engine room and offices centrally located. The loading dock would be expanded and the piping would follow that route.

Jeff Muenkel/Foth Engineering explained on the north façade the grey area is a stucco panel, the white will be reflecting metal panels. If the panels were, for example, made blue, they would twist when the temperature was 90 and the manufacturer will not warrant it. You can't make it work. Minorik stated its an attractive building but the low slope pitch tends to make it a "metal building". Maybe there is a half-step, like some sort of screening around the piping. Discussion followed on way to use screening around pent houses on roof and piping.

During a heavy rain water will come across 4 Mile Road. Tom Lazcano stated part of the overall development process includes building a retention pond to handle that.

5C - Public Comments

No one was present to speak in favor.

In opposition:

Darlene Daines, 13010 4 Mile Road. She lives directly across the street. A bigger concern was the ammonia used in refrigerated buildings, her concern is safety in the area. She read articles from OSHA and EPA about accidental releases from refrigerated facilities in the past. Many of the neighbors are elderly and if there was an evacuation how do they hurry up and get out? She was wondering if this was being addressed.

Schroeder explained that the ammonia is in a "closed group system" and monitored for any leaks. That is why the piping is on the roof, so a buildup can occur inside the building. The engine room has a 2 hour rated assembly.

Eric Sumwalt explained there are emergencies action plans. Ammonia dissipates naturally. Typically you would go into your house if there was a large ammonia release, the ammonia would dissipate into the environment because ammonia is lighter than air.

Public Hearing Closed at 7:23 p.m.

5C - Recommendation on Public Hearing

Minorik made a motion to approve with condition of adequate screening to include roof top mechanicals, piping, and any exposed stairways. No second.

Jeff Muenkel/Foth Engineering stated he would want to know how they would actually do that. You need to keep in mind the elevation of Four Mile Road, which may come into play how much screening would be involved. They are proposing this piping going vertical in general locations around the building. Minorik thought they could come up with some materials that would compliment the building. Knitter did not want to get hung up on aesthetics to stop a major project from going forward. Discussion followed on the practicality of screening and safety issues.

Jeff Muenkel/Foth Engineering stated the piping running up and down the building is very unique and large mechanicals on the roof. Trying to screen this is going to be an issue. You will still see certain mechanicals from different angles.

Wanggaard stated to have staff work with it and hopefully have something done before it goes to the board.

Bill Folk made a motion to recommend approval for a conditional use to construct and utilize a ±115,229 square foot refrigerated warehouse building with loading docks, south of 12628 Four Mile Road including all of County Zoning recommendations and Foth's recommendations 1, 2, 5, 6 and 8. Minorek second. Motion carried.

This will move to the next Village Board meeting.

Wanggaard asked if they could show some form of screening to the Village Board.

5D – Ordinance 2018-06 – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village's Code Of Ordinances By Creating Section 13-2-2(H) Adding An Amendment To The Village's Comprehensive Plan Affecting The I-94 Corridor And Adopting And Incorporating The I94 Corridor Land Use Study

Public Hearing opened at 7:36 p.m.

Jeff Muenkel/Foth Engineering explained there was a public information meeting held on June 13th regarding the proposed changes. Only three people showed up. There was no negative feedback. The biggest changes are looking to recreate the definition of business park use. All types of uses might be involved.

5D - Public Comments

Schattner asked if anyone was in favor of the petition.

Fran Martin, 5630 – 5 Mile Road. She stated her comments are neither for nor against. Could the attorney explained the legal effect of adopting the land use study. Particularly in regards to Act 67. She would want the Village to get locked into something that can be controlled by conditional use and discover you cannot.

Attorney Geary explained Act 67 is separate from the comprehensive plan. It is part of the Zoning ordinance. The comprehensive plans lays over the top with zoning underneath. If the comprehensive plan is approved next Monday, any future zoning changes would have to be consistent with what the comprehensive plan allows. All zoning has to remain consistent with the comprehensive plan.

Martin is bothered by the fact that we don't have a summary. The purpose of the land use study is to maximize the tax benefits of the Village and there is not an economic study to back that up. How can we responsible adopt this without knowing what the tax effect is going to be. High density residential does not support itself tax wise. She questions adopting this without have that underlying information.

No one was present in opposition.

Public Hearing closed at 7:43 pm.

5D - Recommendation on Public Hearing

Joe Minorik made a motion to accept as written. Bill Folk second. Motion carried.

6. Non-Public Hearing Items

6A – Conditional Use Amendment to expand the area and also the timeframe of approval to occupy a portion of an existing site with an online vehicle auction platform for used undamaged and damaged vehicles; 7213 Hwy 41; Hribar Holdings LLC, Owner: Copart Inc., Applicant

Jarmin Czuta explained this request was on the agenda last month Plan meeting and discussed at length. The applicant is requesting to add an additional 8.8 acres to the online vehicle auction site and extend the timeframe from 2 years to 10 years.

A communication from Hribar Holdings, LLC was submitted at the Plan Commission meeting.

Attorney Geary explained after the last meeting staff attempted to reduce some of the concerns into additional conditions if the Board were to grant the extension. This communication is Hribar Holdings LLC's comments to conditions:

1. #6 Annual Well Report – second sentence should read “If any well test indicates that there are sources of contamination *attributable to the operation of the applicant*, action must be taken by the property owner *and/or Applicant to remedy this contamination.*”

2. #8 Installation of Trees – Change first sentence to read “No less than *twenty* eight-foot evergreen trees...”

**Plan Commission Meeting
Monday, January 8, 2018**

3. #9 Annual Environmental Testing and Report – First sentence should read “The property owner *and/or the Applicant must have an annual environmental site assessment (Phase 1) conducted for the land utilized by Applicant* and associated report prepared.”

4. #9 Annual Environmental Testing and Report – Third sentence should read “If the annual *environmental site assessment (Phase 1)* indicates that there are any sources of contamination *attributable to the operation of the applicant*, action must be taken by the property owner *and/or Applicant* to remedy this contamination.”

5. #9 Annual Environmental Testing Report – Third sentence should read “if the annual *environmental site assessment (Phase 1)* indicates that there are any sources of contamination *attributable to the operation of the applicant*, action must be taken by the property owner *and/or Applicant* to remedy this contamination.”

6. #12 Hazardous Materials and Environmental Protection – It is our understanding that “Environmental Safety Plans” and “Process and Requirements, Ground and Stormwater Protection and Prohibited Activities” refer to Copart’s standard operating procedures.

7. #13 Parking – Sentence 5 should read “All *handicapped* parking spaces shall be clearly marked.” Lot is crushed asphalt and painting is not practical.

8. #13 Parking – Complete for max vehicles.

9. #17 Performance Standards – Need a copy.

10. #18 Property Maintenance Required – Sentence four should be deleted. Sentence five delete “paved” and should be changed to read “All *drives* and parking areas shall have placed upon them compacted recycled asphalt.”

11. #28 Road Reservation Areas – Change sentence three from “Condition No. 20” to “Condition No. 25”.

Minorik stated at the end of the last Plan meeting, the owner had invited all to come out and see the operation first hand. He went out there and noted what the view from adjacent residences are from across the street to the north. He estimated it probably was ¼ mile to subject property. There are some open areas in the landscape and the applicant addressed some of that last time. In review of the utilities that serve that area, Minorik felt this is the best use of that property at this point, and the 10 year mark is what is on the table.

Minorik made a motion to accept as written, along with the supplemental amendment that was passed out. Knitter second.

Knitter did get a call from Gary and Mary Miller. They are unofficial liaisons for the neighborhood. Gary Miller said he spoke to a couple of neighbors that were concerned. If we combine these things together and go with what Mr. Hribar has agreed to, they would be satisfied.

Roll call was taken:

Jonathan Schattner: nay
Kevin Wanggaard: nay

Thomas Knitter: aye
Joseph Minorik: aye

Duane Michalski: aye
Bill Folk: aye

Motion carried 4/2.

This will forward to the next Village Board meeting.

6B – 6 month extension request of Site Plan Review to construction and utilize a 40' x 70' pole barn for storage of items associated with R&B Carpets and Flooring Inc., 6214 Douglas Avenue, Brian Ramczyk, Applicant

Jarmin presented. At this time applicant is requesting a 6 month extension be granted for approval, due to issues with weather and contractors he was unable to move forward. Applicant is requesting approval be extended for another 6 months.

Bill Folk made a motion to approve the 6 month extension request of Site Plan Review to construction and utilize a 40' x 70' pole barn for storage of items associated with R&B Carpets and Flooring Inc. Tom Knitter second. Motion carried.

6C – Request a conditional use to construct and utilize a ±18,630 square-foot multi-tenant commercial building for semi-tractor/trailer and equipment service, maintenance, sales, leasing and outside parking and display, 4730 Hwy 41, Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. IN Auto Inc./DR Investments 5231 LLC, Owner; Nathan Remitz, Agent.

Jarmin presented. This item was also on last Plan meeting. After much discussion it was determined the Applicant was suppose to take into account recommendations made and revise plans to be in conformance in terms of design standards and use of the property. On June 18, 2018 the Agent did submit revised plans. Agent said they submitted two different options and wanted the Plan Commission to suggest how to move forward. Images on the site plan by NMB, Inc. indicates they are proposing to add additional asphalt on north half of property, but not southern portion. Revised landscaping plan to address concerns. The Village planner did do a very detailed writeup.

Jeff Muenkel/Foth Engineering stated they did make some substantial changes from last month. They have added a barrier fence along the East Frontage Road and a considerable amount of landscaping along the East Frontage Road. He did recommend to cover up the loading docks along the shipping/receiving area. Street edge landscaping is 1 tree every 50 feet. They have submitted a couple of different renderings of the building making it look more like an office than a warehouse. Lighting to use down-cast, cut-off fixtures, max. height 20 feet and base no more than 6" above ground. There could be multiple tenants, if any other tenant comes forward, they have to have a conditional use plan approval, or some type of write-up with this approval, what will be parked and where. The asphalt should be curbed. Applicant still wants some area behind the parking/storage area to be gravel. Muenkel did not believe the Applicant had received a copy of Foth's Staff Review and recommendations. They did get the County's conditions.

Schattner stated they did want to see the parking area totally asphalt, that was one of the things they were trying to drive home.

Minorik said the other item was the exterior material of the building. Two different options were proposed, using the same materials, just color variations.

Minorik asked the Applicant if they were prepared to accept as written. They said yes.

Joseph Minorik made a motion to recommend to approve Conditional Use, with Foth's and County's comments. He suggested the nonchecker board pattern was his preference. Bill Folk second. Motion carried.

This will forward to the next Village Board meeting.

6D – Conditional use amendment to clarify the permitted health care related services to be provided by Ascension Living, 5635 Erie Street, Sisters of St. Dominic, Owners, DeWitt Ross & Stevens, Agent

Jarmin Czuta presented. On July 17, 2012, the Caledonia Village Board approved a shoreland conditional use to raze portions of the existing building and construct a new Retreat Center and housing for the Sisters of St. Dominic (Phase 1), including conceptual approval of additional future phases at the subject site. On June 3, 2013, the Caledonia Village Board approved a shoreland conditional use to construction a long-term health care facility including razing portion of the existing building and renovating portions of the existing building (Phase 2) and conceptual approval of future Phase 3. At this time, the applicant is requesting a conditional use amendment to clarify the permitted health care related services to be provided by Ascension Living at the subject property. Now Ascension is working with sisters to occupy the site.

Ascension wanted assurance that exactly what they were proposing would be allowed:

- 1) Adult Day Care Facility, and
- 2) PACE Program (all inclusive care of elderly).

Attorney Geary stated these are more of an outpatient services, nothing structural has changed.

Gary Mohn, Agent stated there will be no additional beds.

Knitter made a motion to grant a Conditional Use amendment to clarify the permitted health care related services to be provided by Ascension Living, 5635 Erie Street, Sisters of St. Dominic, Owners. Bill Folk second. Motion carried.

This will forward to the next Village Board meeting.

6E – Resolution 2018-53 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map – Wispark, LLC/Deback Farms Business Park CSM – NE ¼ & NW ¼ Of Section 30, T4N, R22E, Village Of Caledonia, Racine County, WI – Owner Wispark LLC

The lot created will be used by Central Storage and Warehouse, Co. Staff recommends approval subject to the following 10 conditions:

1. There shall be a minimum 50' No Access Resetrictions placed at the corners of the intersection of the future public road and Four Mile Road.
2. There shall be a minimum 25' x 25' Vision Triangle placed at the corners of intersection of the future public road and Four Mile Road.
3. All conditions of the Development Agreement and Addenda between WisPark LLC and the Village of Caledonia for the development of the DeBack Farms Business Park shall be incorporated as necessary.
4. All condidtions of the Conditional Use Permit (Central Storage) approved with Resolution are incorporated as necessar.
5. There shall be a Building Design Standards Review in which the (Central Storage) Building on Lot 2 shall conform to Title 16 Chapters 3 & 4.

6. A Development Agreement with the Caledonia Sewer & Water Utility District for the installation of Sanitary Sewer and Watermain.

7. There shall be a note placed on the CSM that states: There will be Storm Water, Sanitary Sewer and Watermain Easements recorded by separate document.

8. The CSM is subject to the Land Division per Lot fee.

9. The granting of necessary permanent and temporary construction easements for the extension of sanitary sewer and water and Four Mile Road reconstruction.

10. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.

Knitter moved to approve Resolution with conditions as outlined by Staff. Bill Folk second. Motion carried.

6F – Resolution 2018-54 – Resolution Of The Village Plan Commission Approving An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia –I94 Corridor Lane Use

Jeff Muenkel/Foth Engineering stated this Resolution is to go along with the public hearing item. This just memorializes it.

Joseph Minorik made a motion to approve as written. Duane Michalski second. Motion carried.

6G – Appointment of Vice President

Duane Michalski made a motion to appoint Jon Schattner as Vice President. Tom Knitter second. Motion carried.

Jon Schattner accepted the position.

6H – Recommendation of Design Guidelines.

Jeff Muenkel/Foth Engineering stated the Design Guide Manual should be kept on file. He wants to hand the customer one document. This needs to be approved and forwarded to the Village Board. Nothing has changed. The new Zoning Code will also be referenced in the same Design Guide Manual. New zoning code will also reference same design guide manual.

Duane Michalski made a motion to approve as written. Tom Knitter second. Motion carried.

This will forward to the next Village Board meeting.

7. - Adjournment

Motion by Duane Michaelski to adjourn. Seconded by Tom Knitter. Motion carried. Meeting adjourned at 8:20 p.m.

Respectfully submitted,
Mary Jo Schmidt
Adm. Asst. II