

1. Meeting called to order

President Jim Dobbs called the meeting to order at 6:01 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, Commissioners' Joseph Minorik, Thomas Knitter, Bill Folk, Duane Michalski, Jonathan Schattner

Also Present: Village Administrator Thomas Christensen, Zoning Administrator Jarmen Czuta, Utility District Director Anthony Bunkelman, Public Works Director Tom Lazcano, Attorney Tim Pruitt and Attorney Elaine Ekes.

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the March 26, 2018 Plan Commission meeting. Seconded by Bill Folk. Motion carried unanimously.

4. Citizens' Comments

No comments were made

President Dobbs motioned to take items out of order. Seconded by Trustee Wanggaard. Motion carried unanimously.

5. Public Hearing Items followed by Commission Recommendations

5A –AMENDMENT OF LAND USE PLAN FROM: Low Density Residential (19,000 Square Feet To 1.49 Acres Per Dwelling Unit) TO: Extractive Part Of The SE 1/4 Of Sec. 29 And The SW 1/4 Of Sec 28, T4N, R23E, Village Of Caledonia, Racine County, WI. This Property Is Located North And East Of The Existing Quarry At 1501 3 Mile Road And Contains 26-Acres, More Or Less. Payne And Dolan Inc., Owner; Payne And Dolan Inc., Applicant
REZONE FROM: P-1 Institutional Park District, R-4 Urban Residential District I And R-5 Urban Residential District II TO: M-4 Quarrying District. Part Of The SE 1/4 Of Sec 29 And The SW 1/4 Of Sec. 28, T4N, R23E, Village Of Caledonia, Racine County, WI. This Property Is Located North And East Of The Existing Quarry At 1501 3 Mile Road And Contains 31-Acres, More Or Less. Payne And Dolan Inc., Owner; Payne And Dolan Inc., Applicant

5B – Request A Conditional Use Permit, Nonmetallic Mining Permit And Explosives Use Permit To Allow For The Further Development Of An Existing Limestone Quarry Including Earthmoving, Blasting, Crushing, Sorting And Sizing, Stockpiling, Transportation And Reclamation, As Well As Those Activities Permitted In The Village's Ordinances Entitled "Regulation Of Nonmetallic Mining" (Title 7, Chapter 11) And "Explosives And Blasting" (Title 7, Chapter 10). This Property Is Located North And East Of The Existing Quarry At 1501 3 Mile Road, Sec. 28 And 29, T4N, R23E, Village Of Caledonia, Racine County, WI.

5C – Plan Commission Resolution 2018-75 – Resolution Of The Village Plan Commission Recommending Approval Of An Ordinance Amending The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia – From Low Density Residential To Extractive; Located North And East Of The Existing Quarry At 1501 3 Mile Road And Containing 26-Acres, More Or Less;

And Recommending The Approval Of An Ordinance Rezoning Land From: P-1 Institutional Park District, R-4 Urban Residential District I And R-5 Urban Residential District Ii To: M-4 Quarrying District And Located North And East Of The Existing Quarry At 1501 3 Mile Road And Containing 31-Acres, More Or Less; Payne & Dolan, Inc. Owner

Public Hearing on 5A and 5B opened at 6:31 p.m.

Public Hearing Comments on 5A and 5B (see transcript)

Public Hearing on 5A and 5B closed at 7:16 p.m.

Trustee Wanggaard motioned to reopen the public hearing on items 5A and 5B. Seconded by Joe Minorik. Motion carried unanimously.

Public Hearing on 5A and 5B reopened at 7:18 p.m.

Jarmen Czuta motioned to close the public hearing. Seconded by Duane Michalski. Motion carried unanimously.

Public Hearing on 5A and 5B closed at 7:44 p.m.

5A&C - Recommendation on Public Hearing Item and Plan Commission Resolution No. 2018-75

Bill Folk motioned whereas the negative effects of expanding the quarry operation can be addressed by the addition of reasonable conditions in the required conditional use permit, that the existence of non-metallic mining at this site was specifically referenced in the village's 2035 comprehensive plan, as well as the importance of protecting such resources for public works and development projects in the area, while the requested land use plan designation of extractive is compatible with adjacent land use plan designations as currently there are approximately 180 acres designated as extractive that are adjacent to the subject property, and due to the subject property's proximity to an existing longstanding limestone quarry, this land use plan amendment is a logical extension of an existing use, and will lay the foundation for rezoning of the subject property to the M-4 quarrying district, I, therefore, recommend approval of this land use plan.

I recommend rezoning will support the village's 2035 comprehensive plan and the importance of maintaining nonmetallic mining sites. The rezoning is in accord with the adjacent M-4 zoning designation and use in this area. Seconded by Duane Michalski.

Village Attorney Elaine Ekes states that it would be important to incorporate into your motion the adoption of the resolution that's been drafted that's on the agenda that states that information as well. Bill Folk moves to amend his motion incorporate approval of Resolution No. 2018-75 and the amendment is accepted by Duane Michalski.

Roll Call

Thomas Knitter – nay

Bill Folk – aye

Joseph Minorik – nay

Trustee Wanggaard – aye

Duane Michalski – aye

President Dobbs – aye

Jonathan Schattner – aye

Motion carried, 5/2.

5B - Recommendation on Public Hearing Item

Jonathan Schattner moved to approve the conditional use permit, non-metallic mining permit and explosives use permit for the Payne & Dolan site at 3 Mile Road subject to the Zoning Administrator's

Memo dated August 23, 2018 and subject to the conditions therein with the modifications that were presented today requiring biennial application for the non-metallic mining permit and annual application for the explosives use permit in No. 6, requiring the best efforts language on the traffic in No. 23 and the additional hours that were presented by the Zoning Administrator under No. 8. Seconded by Duane Michalski.

A discussion was held prior to the vote addressing the form of the best efforts language to indicate that the applicant is responsible for using best efforts for ensuring that truck drivers obey all posted speed limits and applicable traffic laws with the Quarry operation and deleting language that required the applicant to ensure all truck drivers strictly obeys all posted speed limits and all traffic laws because many of the trucks are not owned and operated by Payne and Dolan.

Roll Call

Thomas Knitter – aye
Joseph Minorik – nay
Duane Michalski – aye
Jonathan Schattner – aye
Bill Folk – aye
Trustee Wanggaard – aye
President Dobbs – aye

Motion carried, 6/1.

6. Non-Public Hearing Items

6A – Randall Kroes – Concept Plan; Parcel ID: 104-04-22-12-070-000

Tom Lazcano presented. This concept plan is in line with the 2035 land use plan. Mr. Kroes would like to split the parcel, and create a 5 acre lot for residential and a remaining 27.68 acre lot. Both lots have a zoning and ordinance requirements and two waiver modification requirements. Mr. Kroes was present for questions.

Schattner inquired about a soil test. Jarmen stated he had not received any soil tests. Schattner asked about any wetlands section. Lazcano stated there is a wetland section on lot 2 on the north end of the plot. They wanted to get the concept plan approved first by way of CSM.

Folk asked about the waiver for creation of a flag lot, and is the waiver circumstantial. Lazcano stated it was.

Bill Folk motioned to approve Randall Kroes – Concept Plan; Parcel ID: 104-04-22-12-070-000. Duane Michalski seconded. Motion carried unanimously.

6B – Wiese – Concept Plan; Parcel ID: 104-04-22-11-040-000

Tom Lazcano presented. Mr. Weise would like to divide a 36 acre parcel which is located on the north side of 6 mile near Foley Road. The property is outside of sanitary sewer. The concept plan is for the creation of two parcels. The first parcel is 6.3 acres and the remaining would be approximately 30 acres. It would be a pie shaped lot, and is longer in front then in back so it requires a waiver modification. Mr. Weiss was in attendance for questions.

Schattner asked if this was a corner lot. Lazcano said it's not a corner but there are railroad tracks to the west. There is currently one driveway access to the property but there would need to be two. President Dobbs asked about protocol for allowing more driveway access for a road way that is heavily travelled. Lazcano stated that you get one driveway access per property, and since it's being divided, both would be entitled to one. If minimal frontage they'd ask for a shared access. There are wetland indicators just off of 6 Mile Road that would need to be a part of the CSM but there is enough high land area. All the indicators are on the center section of proposed lot 2 and none on lot 1.

Weiss was asked if he had spoken with the County about driveway access. Weiss stated that there is a culvert on the road, but besides that, they had no issue with just one shared driveway access. They are planning on only having one. There was a good soil test done for putting in septic.

Jonathan Schattner motioned to approve the Wiese – Concept Plan; Parcel ID: 104-04-22-11-040-000. Seconded by Bill Folk. Motion carried unanimously.

6C – Dennis Coffey – Concept Plan - Revised; Parcel ID: 104-04-23-20-056-000

Tom Lazcano presented. Dennis Coffey submitted a revised concept plan to create two residential lots for him and his son, and one out lot in the rear of the property. The concept plan is in line with the 2035 land use plan. The out lot would require a road reservation. This concept plan has been updated from the last Plan Commission meeting after they were asked to look into it more. They've revised the plan and came up with the out lot and the road reservation. This still required a waiver modification. The staff recommended approval subject to conditions. Mr. Coffey was present for any questions.

There was some discussion regarding the new plan and the out lot allowing the extension on Finch Lane. There was questions regarding the reservation and the creation of four lots after the road reservation goes through. Whether it goes through is up to the applicant and if he develops out lot 3. Once the reservation is created, is should be looked at as a future lot.

Bunkelman stated that back in 2003 or 2004 there was a church "Souls Harbor Church" that was going to extend Finch Lane to the south and at that point in time there was not enough room for 2 buildable lots to build out the lane to the east. They assumed this would work the same at some point in the future. Schattner thought we weren't taking the lots to the south in consideration and if the road were to be extended where would it end up. Bunkelman stated that in the past they've considered connection points at Rachel Glenn and also Middle Road to the east. This is all speculative and is dependent on how properties are developed and if there are a couple of properties that string themselves together that warrant an access out to Middle Road. Abutting property owners have not been contacted regarding the road reservation. Coffey thought it would be too expensive for a road and wouldn't want to develop that. He is not planning on doing anything with it. A future developer would take on that cost if they were to purchase the vacant land to the south. It would be a "T" for the time being.

Thomas Knitter motioned to approve the Dennis Coffey – Concept Plan - Revised; Parcel ID: 104-04-23-20-056-000. Seconded by Joe Minorik . Motion carried unanimously.

6D – Eric Ross – Concept Plan - Revised; Parcel ID: 104-04-22-06-019-000

Tom Lazcano presented. This is a revised concept plan to divide his lot into 4 lots by way of CSM. This concept plan is in line with 2035 land use plan. Mr. Ross would need to rezone, and did change the size of the lots for a better fit. With this submittal, there needs to be an approval of the creation of a flag lot. Two lots need approval because they that do not meet the minimum acreage by Ordinance but do meet the zoning requirement. Staff recommended approval subject to conditions. Ross was present to answer any questions on the revised plan. Ross understood and accepted the conditions.

Thomas Knitter motioned to approve the Eric Ross – Concept Plan - Revised; Parcel ID: 104-04-22-06-019-000. Seconded by Trustee Wanggaard. Motion carried unanimously.

6E – Blue Beacon International, Inc. Certified Survey Map; Parcel ID 104-04-22-30-035-000

Tom Lazcano presented. Blue Beacon would like to split their lot into two, both lots exceed the minimum for zoning. They would like to build truck wash for lot one and have no current plans for lot two. Staff recommended approval subject to conditions. Blue Beacon's Agent was present to answer any questions.

The remaining lot can be developed separately in the future, and lot two would need to be put through this same process. This was proposed as a two lot CSM since the beginning and was a step we didn't follow through with right away.

Jonathan Schattner motioned to approve the Blue Beacon International, Inc Certified Survey Map; Parcel ID 104-04-22-30-035-000. Seconded by Bill Folk. Motion carried unanimously.

6F – Recommendation on the release and vacation of the road reservation as set forth in Resolution 2018-74 – Resolution Of The Village Board Of The Village Of Caledonia Commencing Proceedings To Release And Vacate A Road Reservation For A Portion Of Future Public Right-Of-Way That Would Have Extended Meadowdale Lane

Attorney Ekes stated there needs to be a recommendation on the release and vacation of the road reservation by the Plan Commission as set forth by the Resolution. It has been recommended by the Engineering Department that there is a part of the road reservation that is unnecessary and not a road we anticipate on needing in the future, and that this road reservation is released. In order to do so they need a finding from the Plan Commission so it is not inconsistent. Staff recommended the release. The street vacation originally came from one of the parcels, and indicates it would go back to the parcel it originated from.

Jonathan Schattner motioned to approval the recommendation on the release and vacation of the road reservation as set forth in Resolution 2018-74 – Resolution Of The Village Board Of The Village Of Caledonia Commencing Proceedings To Release And Vacate A Road Reservation For A Portion Of Future Public Right-Of-Way That Would Have Extended Meadowdale Lane. Seconded by Thomas Knitter. Motion carried unanimously.

7. – Adjournment

Motion by Thomas Knitter to adjourn. Seconded by Johnathon Schattner. Motion carried unanimously. Meeting adjourned at 8:43 p.m.

Respectfully submitted,
Joslyn Hoeffert
Deputy Clerk