

**Plan Commission Meeting
Monday, October 29, 2018**

1. Meeting called to order

President Jim Dobb 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, Bill Folk, Thomas Knitter, Duane Michalski, Jonathan Schattner

Excused: Joseph Minorik, Trustee Kevin Wanggaard

In attendance: Dale Stillman

Also Present: Zoning Administrator Jarmen Czuta, Public Works Director Tom Lazcano,

3. Approval of Minutes

Motion by Bill Folk to approve the minutes from the September 24, 2018 Plan Commission meeting. Seconded by Thomas Knitter. Motion carried.

4. Citizens' Comments

None.

5. Non Public Hearing Items

A. Rezone from A-2 General Farming and Residential District II to B-3 Commercial Service District; 4365 – 27th Street; Jean Andersen, Owner; Kevin Anderson, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia.

The subject property lies within the cooperative boundary agreement area between the Town of Raymond and the Village of Caledonia. The site is located on the W. Frontag Road at 4365 27th Street. The subject property is adjacent to the Blackhawk Industrial Park. The subject property is zoned A-2 General Farming and Residential District II to recognize the existing rural residential use of the property as it has contained a residence for many years. The applicant is requesting to rezone the subject property to convert from residential use to commercial use of the property. The proposal is to rezone the subject property from A-2 General Farming and Residential District II to B-3 Commercial Service District. The 2035 Town of Raymond Lane Use Plan designates the subject site as Industrial/Business Park. The proposal is consistent with the 2035 Town of Raymond Land Use Plan designation of Industrial/Business Park for the site. The Racine County Economic Development and Land Use Planning Committee and the Town of Raymond have approved the proposal. It is up to the Village of Caledonia Planning Commission and the Village Board to determine if the proposed rezoning is appropriate based upon the Cooperative Boundary Agreement between the Town of Raymond and the Village of Caledonia.

Kevin Anderson, Applicant was present. He did not have any additional information to add, but was available if there were any questions.

Commission did not have questions.

Thomas Knitter made a motion to approve rezoning from A-2 General Farming and Residential District II to B-3 Commercial Service District; 4365 – 27th Street; Jean Andersen, Owner; Kevin Anderson, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia. Jonathan Schattner second. Motion carried.

B. Conditional Use to convert and occupy a single-family residence (or, construct a 50' x 100' commercial building) and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC); 4365 – 27th Street, Jean Anderson, Owner; Kevin Anderson; Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia.

The subject property lies within the cooperative boundary agreement area between the Town of Raymond and the Village of Caledonia. The site is located on the W. Frontage Road at 4365 – 27th Street. The proposal is to convert and occupy a single-family residence (or, construct a 50' x 100' commercial building) and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC). The subject site will be zoned B-3 Commercial Service District (proposed). The 2035 Town of Raymond Land Use Plan designates the subject site as Industrial/Business Park. The proposed use is allowed in the B-3 zoning district through the conditional use process. The proposal is consistent with the 2035 Town of Raymond Land Use Plan designation of Industrial/Business Park for the site. The Racine County Economic Development and Land Use Planning Committee and the Town of Raymond have approved the proposal. It is up to the Village of Caledonia Planning Commission and the Village Board to determine if the proposed use is appropriate based upon the Cooperative Boundary Agreement between the Town of Raymond and the Village of Caledonia.

Jarmin Czuta said when the paperwork was submitted two (2) options were outlined: Plan A) utilize the existing residence for commercial use as a central office, or Plan B) building a new structure. Jeff Muenkel only recommends plan A because Racine County will not issue a zoning permit until a principal structure is part of the plan and known. Plan A would be subject to the following contingencies as related to the Village of Caledonia and Town of Raymond Cooperative Plan Design Standards:

1. A landscape plan shall be approved as part of a future zoning permit that incorporates street edge landscaping with mature trees planted at least every 50' on center parallel to the right-of-way. Such trees shall be planted in front of the fence enclosure along the 27th Street right-of-way,
2. Any required ground mechanical equipment, misc. outdoor storage, or refuse containers shall be screened by landscaping or fencing,
3. Any future outdoor lighting shall be down-cast cut-off fixtures. Any pole lights shall not exceed 20 feet and shall have a concrete base of no more than 6" above ground. Lights should produce no more than 0.5 foot candles at the property line with no lighting to exceed 12 foot candles;
4. Any exterior residential structure conversions should complement the materials and colors currently in place (brick exterior with asphalt shingle roof; earth tones),
5. The patron/employee parking and driveway shall be hard surfaced while the enclosed trailer space can be gravel as shown, and
6. The residential structure conversion and site access shall be approved for proper commercial and fire access codes.

The applicant did submit an overview of the existing and future land usage:

“Currently the property located at 4365 – 27th Street is an unlivable brick single-family 900 sq. ft. home with a one car attached garage that is situated on 1.33 acres zoned A-2. The property is currently for sale by Jean Andersen and has been on the market for quite some time. The house has been vacant for many years without maintenance or electrical service and is in need of extensive repair. The house is surround by overgrown bushes and trees that need to be removed. At this time it is unclear if there is any value in repairing the house or if it should be demolished. Anderson Trailers, LLC would like to purchase the above mentioned property, rezone to B-3 and relocate from its current location, 1609 NE Frontage Road, Mt. Pleasant, WI. Anderson Trailers, LLC has been in business since January 2013 and sells new utility / cargo trailers and trailer accessories.”

If Mr. Anderson decides to build a new structure the submittal would have to come back in front of Caledonia for design approvals when those plans are know. Thus, Caledonia can only give design contingency recommendations for Mr. Anderson’s site and operation plan to utilize the existing structure at this time.

Applicant was not aware he could only have option A. He has not purchased the property yet and did not know if he was going to try and use the existing house because the Owner will not allow him to get in to get estimates. He does not have building plans for a new building, he was going to buy the property and see if the house was fixable or if he had to build a new structure. Bill Folk explained the commission was not denying him building a new structure, they just can’t approve it without plans and meeting all ordinances. Jarmin Czuta explained if he meets the requirements it is possible to build on that site, but he would have to start over with his request.

Jonathan Schattner made a motion to lay over until the Applicant can come forward with a plan either for Plan A or Plan B. No second. Motion dies.

Bill Folk made a motion to recommend approval to convert and occupy the single family residence, using Option Plan A only, and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC); 4365 – 27th Street, Jean Andersen, Owner; Kevin Anderson, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia. Jonathan Schattner second. Motion carried.

C. Site Plan Review to construct a ±960 square-foot loading dock addition to an existing industrial building; 2713 Nicholas Street; 2713 Nicholas LLC, Owner, Robert Latta, Agent; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia.

The subject property lies within the cooperative boundary agreement area between the Town of Raymond and the Village of Caledonia. The site is located in the Blackhawk Industrial Park at 2713 Nicholas Street. The proposal is to construct a ±960 square foot loading dock addition to the existing industrial building. The subject site is zoned M-2 General Industrial District. The 2035 Town of Raymond Land Use Plan designates the subject site as Industrial/Business Park. The proposed use is allowed in the M-2 zoning district through the site plan review process. The proposal is consistent with the 2035 Town of Raymond Land Use Plan designation of Industrial/Business Park for the site. The Racine County Economic Development and Land Use Planning Committee and the Town of Raymond have approved the proposal. It is up to the Village of Caledonia Planning Commission and the Village

Board to determine if the proposed use is appropriate based upon the Cooperative Boundary Agreement between the Town of Raymond and the Village of Caledonia.

The Applicant was not present.

Jeff Muenkle recommended approval.

Discussion followed on site plan.

Thomas Knitter made a motion to approve the Site Plan Review to construct a ±960 square-foot loading dock addition to an existing industrial building; 2713 Nicholas Street; 2713 Nicholas LLC, Owner, Robert Latta, Agent; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia, subject to conditions outlined by Jarmin Czuta. Jonathan Schattner second. Motion carried.

D. 6 month extension request of conditional use to construct and utilize three 16,400 square-foot self-service storage facility buildings and a future 16,400 square-foot multi-tenant office/warehouse building; 8500 Storage Drive, Robert and Phyllis Peterson Joint Revocable Trust, Owner; Robert Peterson, Applicant.

On August 7, 2017, the Caledonia Village Board adopted Resolutin No. 2017-66 to approve a conditional use to construction and utilize three 16,400 square-foot self-service storage facility buildings and a future 16,400 square-foot multi-tenant office/warehouse building at the subject site. At this time, the applicant is requesting that a six-month extension be granted of this approval.

The project languished in October of 2017 due to speculation of wetlands on the site. After a wetland delineation in the spring of 2018, receipt of permits from the Wisconsin DNR during the summer of 2018, and finally a letter from the Army Corp. of Engineers dated October 9, 2018 recognizing that these areas are not regulated wetlands they have all other necessary permits to begin construction on this project.

Applicant was present.

Jarmin Czuta stated the Applicant submitted a lengthy extension request letter explaining the reasons why the project was delayed because of the wetlands. At this time the Applicant is asking for a 6 month extension.

Jon Schattner made a motion to approve a 6 month extension request of conditional use to construct and utilize three 16,400 square-foot self-service storage facility buildings and a future 16,400 square-foot multi-tenant office/warehouse building; 8500 Storage Drive, Robert and Phyllis Peterson Joint Revocable Trust, Owner; Robert Peterson, Applicant. Bill Folk second. Motion carried.

This will move to the next Village Board meeting on November 5, 2018 at 7:00 p.m.

E. 6 month extension request of 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; 2825 Four Mile Road LLC, Owner; Erica-Nicole Harris, Applicant.

On December 5, 2016, the Caledonia Village Board adopted Resolution No. 2016-135 approving a conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construction four self-service storage facility buildings, 2825 Four Mile Road, Parcel Id. No. 104042329171000. On July 17, 2017, the Caledonia Village Board adopted Resolutin No. 2017-59 granting a six-month extension on the approval of the aforementioned conditional use. On March 5, 2018, the Caledonia Village Board adopted Resolution No. 2018-24 granting a six-month extension and an amendment of the conditional use approval to allow two of the proposed self-service storage facility buildings to be relocated to the western portion of the subject property verses the eastern portion of the subject property. At this time, the applicant is requesting another 6-month extension of the previously granted conditional use approval and subsequent amendment.

The property was under contract for sale, but the transaction fell through. They continue to actively market the property for sale and are in discussions with another developer. Construction has not commenced on the conversion, therefore we respectfully request extension of the CUP to give us time to transfer the property to the new developer.

The Applicant, Erica-Nicole Harris was present. She had nothing else to add but was available for questions.

Jon Schattner questioned why they needed another extension. Applicant explained last time they were negotiating a sale, and that agreement has since been terminated. Recently they have been approached by another group and are looking at creative ways to bring the deal together.

Jon Schattner made a motion to approve a 6 month extension request of 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; 2825 Four Mile Road LLC, Owner; Erica-Nicole Harris, Applicant. Thomas Knitter second. Motion carried.

This will move to the next Village Board meeting on November 5, 2018 at 7:00 p.m.

F. Janet K. Weber-Mrazek Trust – Certified Survey Map; Parcel ID 104-04-23-17-078-010.

The property is located at the northwest corner of 5 Mile Road and Charles Street intersection, in the Village of Caledoina. The existing property is approximately 0.739 acres in size. There is approximately 158.80 feet of frontage along 5 Mile Road and 202.72 feet of frontage along Charles Street. The existing parcel currently contains a single family home, a detached garage and a concrete driveway. This CSM is for the creation of two lots on parcel ID 104-04-23-17-078-010. Lot 1 has the existing single family home and detached garage and is 0.394 acres in size. Lot 2 has no improvements on it and will be 0.345 acres in size.

This CSM is located within the Sanitary Sewer & Water Service Area. Lot 2 will need to be connected to the sanitary sewer and water mains. These connections will be a requirement of a building permit for Lot 2.

The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. This property does not meet the Lane Use Plan but it would meet the Land Use Plan if it were on any of the other three corners of the intersection, as these three corners call for Medium Density Residential. The zoning of the existing parcel is R-3A zoning requires 90' of frontage and a minimum of 13,500 square feet of area. The proposed lots exceed the minimum zoning requirements.

Tom Lazcano explained this does not meet the Comprehensive Plan but it exceeds zoning requirements. Engineering recommends approval subject to two conditions:

1. The CSM is subject to the Land Division per Lot fee, and
2. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.

Thomas Knitter made a motion to approve the Janet K. Weber-Mrazek Trust – Certified Survey Map; Parcel ID 104-04-23-17-078-010, with conditions. Duane Michalski second. Motion carried.

G. Eric Ross – Certified Survey Map; Parcel ID 104-04-22-06-019-000

The property is located on the southwest corner of the CTH V and 7 ½ Mile Road intersection in the Village of Caledonia. There are two separate parcels that share the same parcel ID number and the CSM would address this by creating a separate Lot for the western parcel. The eastern parcel is 11.87 acres in size and the western parcel is 7.43 acres in size. The existing parcels are currently undeveloped. The eastern parcel contains farm fields and a small area of wetlands. The western parcel contains farm fields, a pond and two large areas of wetlands.

This CSM is for the creation of 4 lots on parcel ID 104-04-22-06-019-000. Three lots will be created from the eastern parcel and the western parcel will become the fourth lot on the CSM. Lot 1 has a B-3 zoning and is 1.8982 acres. Lot 2 has a B-3 zoning and is 1.8410 acres. Lot 3 has A-2 zoning and is 8.2768 acres. Lot 4 has A-2 zoning and is 7.43 acres in size.

The Village's 2035 Land Use Plan shows that the property shall be Medium Density Residential and Commercial. The property currently has A-2 and B-3 Zoning Classifications on it, the A-2 zoning area will be used for a single family home and the B-3 zoning areas will be for two commercial lots on the eastern parcel. A-2 Zoning requires 150 feet of frontage and 40,000 square feet size, while B-3 Zoning requires 75 feet of frontage and 15,000 square feet size, however, since the parcel is outside of the sewer service area a 5 acre minimum is required by Ordinance. A concept plan to allow 2 commercial lots that are less than 5 acres in size has been approved by the Plan Commission and Village Board. The CSM will stay in line with the proposed uses and meets the zoning requirements.

Applicant was not able to attend due to a scheduling conflict with his job as a Fire Fighter.

Tom Lazcano recommended approval subject to four conditions:

1. The CSM is subject to the Land Division per Lot fee,
2. An Individual Site Grading & Drainage Plan will need to be provided for the eastern parcel. The Site Grading & Drainage Plan will need to be approved prior to any construction.
3. The CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18, and
4. The final Certified Survey Map will need to follow Village of Caledonia Standards as outlined in Title 14, Chapter 1 of the Ordinance and will require a review by Racine County prior to approval.

Thomas Knitter made a motion to approve Eric Ross – Certified Survey Map; Parcel ID 104-04-22-06-019-000 with conditions. Duane Michalski second. Motion carried.

6. - Adjournment

Motion by Duane Michalski to adjourn. Seconded by Thomas Knitter. Motion carried. Meeting adjourned at 7:40 p.m.

Respectfully submitted,
Mary Jo Schmidt
Adm. Asst. II