

1. Meeting called to order

Trustee Kevin Wanggaard 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:

Trustee Kevin Wanggaard, Joseph Minorik, Thomas Knitter, Duane Michalski

Excused: Jim Dobbs, Jonathan Schattner, Bill Folk

Also Present: Village Administrator Thomas Christensen, Utility Director Anthony Bunkelman, P.E., Zoning Administrator Jarmen Czuta, Public Works Director Tom Lazcano, P.E.

3. Approval of Minutes

Motion by Joseph Minorik to approve the minutes from the November 27, 2017 Plan Commission meeting. Seconded by Duane Michalski. Motion carried.

4. Citizens' Comments

No comments were made.

Trustee Wanggaard mentioned that there are 2 public hearings, and if someone wants to speak, they needed to fill out a form and put down which one they wish to speak at.

5. Public Hearing Items followed by Commission Recommendations

5A - Request a conditional use to construct and utilize a ±13,815 square-foot two-story addition (corporate and administrative offices) to an existing industrial building, 5102 Douglas Avenue, Sec. 20, T4N, R23E, Village of Caledonia, Racine County, WI. JDI Real Estate LLC, Owner: John Korako, Applicant

Jarmin Czuta indicated in the packet was a location map, zoning map, and a 2015 spring aerial photo. Czuta read the submitted written overview submitted by the applicant, dated December 11, 2017:

“This letter is pursuant to the requirements for Knapp Manufacturing, Inc.

Racine County Zoning and Conditional Use Application

- a. The existing manufacturing plant for Knapp Manufacturing produces medical and consumer graded plastics. The proposed addition would be utilized for corporate offices and administrative office support.
- b. The existing structures are a combination of masonry, steel and wood single offices, manufacturing and warehousing space. The color is painted gray block.

- c. Knapp Manufacturing employs 120 employees of which 65 are full-time and 55 are part-time.
- d. Operations are Monday through Saturday with a first shift that runs from 3:00 a.m to 5:00 p.m and a second temporary shift which runs from 5:00 p.m. to 5:00 a.m. on an as needed basis.
- e. We are anticipating that construction will begin in the Spring of 2018 and will be completed and in operation by December 31, 2018.
- f. The existing buildings and the proposed construction are served by sewer and municipal water.
- g. In 2016, a 110 stall parking lot was constructed on the west end of the building which will supply ample parking during and after the construction period.

Landscape Plan

Please note the existing property is primarily gravel and asphalt. Also, the area in which the proposed building is to be constructed is 100% asphalt. We intend to have a very small amount of landscape. See landscape plan L-1 which we have included.”

Czuta presented the existing site plan and the proposed location of the new addition. The second story will be for future office expansion. The setback was exceeded.

No questions from the Commission.

No one was present in favor or against.

Public Hearing opened at 6: 05 p.m.

Present was John Korako, Applicant. He explained his company is growing and they are in Phase III supporting the business side of the company now. Czuta asked if the memo of the drafted 21 conditions was acceptable. Korako said they were acceptable.

5A - Public Comments

There were no comments.

Public Hearing Closed at 6:08 p.m.

5A - Recommendation on Public Hearing

Wanggaard felt it was a beautiful looking building. Minorek asked if the parking lot on the west was in and Korako said it was completed in 2016, they had worked with Caledonia Engineering in the construction to address all employee parking concerns.

Minorek made a motion to approve a conditional use to construct and utilize a ±13,815 square-foot two-story addition (corporate and administrative offices) to an existing industrial building, 5102 Douglas Avenue, Sec. 20, T4N, R23E, Village of Caledonia, Racine County, WI. JDJ Real Estate LLC, Owner: John Korako, Applicant. Knitter second. Motion carried.

This will forward to the Village Board meeting on January 15, 2018.

5B – 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 presented the location map, zoning map and read the submitted written overview prepared by the applicant:

“Project Summary/Conditional Use

Arc Design Resources on behalf of Casey’s Marketing Company submits the following project summary with the desire to construct and operate a Casey’s General Store which features a convenience store with fuel sales on the northeast corner of Four Mile Road and Charles Street in the Village of Caledonia. The site is zoned B-2 community business district. There are no existing buildings on the property.

The proposed site plan depicts the convenience store, fuel service canopy, parking drive aisles and other related amenities. The proposed layout is arranged to provide safe vehicular movements. Furthermore, parking stalls are located adjacent to the convenience store to provide additional safety to customers from vehicles within the site. The proposed site plan features two driveway locations, one to Charles Street and one to Four Mile Road. The development is heavily landscaped to provide community betterment. The development would utilize existing utilities located along Charles Street and Four Mile Road.

The proposed use of a convenience store with fuel service is consistent with surrounding uses and zoning. The proposed use fits well with the neighborhood and surrounding uses and does not result in substantial or undue adverse impact on nearby property.

The proposed use is consistent with the land uses desired in the community business district. The property to the east is zoned B-2 community business district, the property to the north is zoned R-4 urban residential district, the property to the west across Charles Street is zoned R-6 two-family residential, and the properties to the south and south west on the other corners of the intersection are zoned B-2 community business district. The proposed use of a convenience store with fuel service complements the neighborhood and as well as surrounding uses.

Overall, the proposed conditional use of a convenience store with fuel service fits well at this location and does not negatively affect the health, safety, welfare, or morals of the general public.

Operations

Services: The proposed development includes a convenience store and canopy for fuel service. The Convenience Store features some grocery items as well as freshly prepared food pizza, subs, sandwiches, salads and bakery items. This operation differs from competitors in that products are mostly made to order for the customer. The fuel

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service generally features unleaded gasoline and diesel. Fuel services are intended for cards and light trucks only and are not intended for tractor trailers/semis.

Operational Hours: The convenience store with fuel service anticipated hours are from 6 a.m. through 11 p.m. However, hours of operation could change after opening depending on store performance. Extended hours may be from 5 a.m. through 12 a.m. (midnight) or 24 hours.

Employees: Anticipated number of employees for this store ranges between 20-30. Typically, 10-15 employees are full time.

Outside Events: An opening day event may occur. Additional outside events are not anticipated for this development.

Proposed Improvements/Schedule

Anticipated start date Once due diligence is completed and permits have been obtained a construction schedule will be determined. The goal start date is Late Spring to Summer 2018.

Proposed Building Size: The proposed building size is 4,517 square feet. Standard elevation and color elevations are included in the submittal. The proposed building features Antique Red color brick with soldier courses, red aluminum panel is centered on the building with rustic brown color stone columns. The front of the store also features double door entry with windows. Windows and door features bronze frame with tinted glass."

Czuta also indicated a site plan illustrating the location, color scheme and signage was included. There will be a wall sign on the front with logo; a monument sign with brick masonry base illustrating various prices of gasoline; and signage with the company symbol on the canopy. The applicant did submit a lighting plan that meets Village standards.

Lauren Downing, P.E., Agent presented. ARC Design is a civil engineering/land surveying firm out of northern Illinois. They have worked with Casey's for five years. A standard Casey's building typically proposed has metal siding and a flat roof. This one will be masonry with a hip roof, 6 pumps and the store located in the middle of the parcel. Fuel tank will be located on the east side of the property along with the dumpsters. They received the list of conditions and saw no issues in meeting those requirements.

Czuta stated there was one condition missing from Caledonia Engineering--a Traffic Impact Analysis (TIA). A study would need to be done. Downing stated they have already started that.

Minorek asked about staffing. Downing stated during a shift it could be between 3 to 5 employees. Minorek also if a second curb cut onto Charles Street was a requirement. Downing stated yes because the property needs two access points.

Public Hearing opened at 6: 29p.m.

5B - Public Comments

Chris Peterson, 5026 Charles Street. He stated he had many concerns, but the primary one was traffic impact. He felt it was a horrible intersection now and his wife was rear-ended just trying to pull into their driveway. Compound that with traffic trying to turn in/out of the station would be a huge concern. The other was extra lighting in the area. It's a quiet area now, the businesses now are quiet and close early. An operation that wants to be open possibly to 24 hours would put the neighborhood with lights and traffic all night long. He stated he was a former gas station owner and environment is impacted. Potential for spills, and diesel leaks that never clean up. Underground tanks have to be vented into the atmosphere. He does not find this to be a satisfactory location.

Kevin Barber, 4934 Charles Street. He stated he was not in favor of the station. He does not feel the street is close to what is needed. It was already hard to get in and out by the pizza place. He lives across the street and now there would be the added lighting. He felt the late night traffic would cause problems, like more break-ins in the area, with the extra traffic bring more attention to the neighborhood.

Mary and Ruben Guardiola, 5100 Charles Street. Both agree with the last two persons. In addition they felt there was not a need for another gas station. There is a gas station ½ mile to the east and 1 mile to the west with Walgreens for convenience. To the north are two stations, one at Middle Road and 6 Mile and one at Hwy 31/Hwy 38. There many stations to the south to choose from 1 to 1.7 miles away. Mary also mentioned home value, when something like this comes into the neighborhood it causes taxes to stay the same but homes would depreciate. Traffic is bad enough and if it would be worth redoing the roads. They were strongly opposed.

Linda Mielke, 7414 Dunkelow Road. She was representing her mother, Joyce Peterson, 5026 Charles Street. Linda stated they have been trying to sell her mother's condo for over 5 years. Her mother is in a facility now. Potential buyers have been concerned about the traffic in the area and want to know what was going to happen across the street. Secondly, she had served on Planning Commission for 15 years and is acutely aware of what the task is here. As an ex-planning commissioner this intersection has too much traffic, this is a residential area. She was not opposed to some kind of development When she served, they had a couple of different businesses that should have passed, but the neighbors said it was too noisy or would bring too much traffic. This proposal is much noisier. She felt development that was more low impact, like offices that operate during business hours, would be better. She didn't want Caledonia to be known as a community with gas stations at every cross road.

Kathryn Weber, 5110 Charles Street. She stated she had opposed the banquet hall when proposed because of the impact of traffic and property values. After the strip mall went in property value went down. Something like this would make it go down even more. Most of the neighbors are people where their homes are their only asset. Also the safety of people coming and going late at night is a concern. She preferred a development that would only be open during business hours.

Clarence Weber, 5110 Charles Street. He agreed with what the others had said and wanted to add that having another convenience store in the area did not make sense. There were stores to the east and west and a meat market and pizza place across the street. Speedway is to the west along

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with Pick 'n Save. He felt the area was overdone with small convenience stores. Clarence stated Casey's is very well run but this was the wrong location. His concern was over traffic and traffic patterns so close to the corner of 4 Mile Road and Charles Street. He felt a really well done traffic/land analysis was needed.

Richard Blackwell, 1618 Tiffany Drive. He stated his neighborhood is impacted by that intersection. Lighting is something to question, especially a 24 hours operation. You are also losing land to concrete and sunken tanks. He felt the commission should look at a longer term plan for the area, feeling it should stay residential. He was interested to see the traffic study impact.

Luke Mordja, 5045 Charles Street. He had a question on the area on the north side of the site next to his property. Were they planning on someday putting in a car wash? Would there be a fence line between his property and the site? He stated he owns 5 acres there and everybody walks through like a park. When his mother wanted to sell the property, they would not let her have a driveway on 4 Mile Road or Charles Street. Where was the water draining because there is no natural ditch there?

Dan Palubicki, 4933 Charles Street. He stated Danny's was the best in Racine County and no other eating place was needed. He felt Charles Street should at least be a double lane, and 4 Mile Road was terrible with traffic backing up 3 blocks down at times. Even at the strip mall you have semis delivering.

Janet Bernberg, 130 Eldorado Drive. She is the County Supervisor for District 10. Her constituents are in opposition to this. She wanted to know if a traffic count was done. Now there are defunct stations at 3 Mile Road and Main Street, and two at 3 Mile Road and Erie Street. There is a station at 4 Mile Road and Erie that is busy, with the Speedway at 4 Mile Road and Douglas Avenue with a large amount of traffic. What was the need for another gas station within 1 mile? She felt more stations would be needed on Hwy 31 or Hwy 38 and this was not the area, it is very residential. As regards devaluation of property, it was not necessarily what was going on in the area. In Wind Point property was devalued for no reason. She was totally against the development, there was not a need for it at this time at that corner.

Robert Tryber, 1130 - 4 Mile Road. He was against the station for the same reasons. Last week a friend was pulling into his driveway and got rear ended. He felt 4 Mile Road is kind of an exit for all of northern Racine. The extra traffic and lighting there all night long would make the whole thing difficult for property. He did not think this was the right corner.

Wanggaard asked three times if anyone else was in favor or against. No one else was present to speak for or against.

Public Hearing Closed at 7:02 p.m.

5B - Recommendation on Public Hearing

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Minorek stated what was before the commission is a conditional use. The property is zoned B-2. The issue in front of the commission is the conditional use and wanted to know what was driving this. Czuta stated the intersection of the roads and the construction of the building.

Knitter asked what types of businesses, as currently zoned, could go in. Czuta stated retail sales, i.e. bar, bakery, barber shop, etc. Czuta thought the comments from the Public Hearing indicated residents were not opposed to business, but something that would be open during business hours. There were many business that would fit that type of use in that zoning category.

Minorek asked the Applicant if a traffic impact analysis was started. Downing said they had to wait until after the holiday season to start and expected the study to be completed next week. Bunkelman explained a traffic impact analysis had to be done by ordinance, he had been in contact with Arc Design and they were aware that this would be required.

Czuta recommended to Downing that they reach out to Racine County Engineer Nathan Plunkett. The TIA does need to address any county concern too.

Bunkelman explained water drainage. In the packet is a preliminary grading plan. The building would be 9" above Charles Street, draining front (of building) to front (of property), and back (of building) to back (of property). They would need a detailed site grading and storm water management plan. This has not be submitted but was not a requirement until after the conditional use is granted and would be a condition for approval. After the TIA is completed, it would have a recommendation if stop light was needed for that intersection and/or what updates were needed. Bunkelman explained Caledonia's requirements for Charles Street would put the proposed driveway a minimum of 50 feet from the intersection. Mr. Plunkett would have the requirements on 4 Mile Road.

Wanggaard stated the hours of operation seemed jumbled. Downing explained a typical Casey's is open 6:00 a.m. to 11:00 p.m., that being said they do prefer to keep options open.

Czuta asked if there was going to be a fence or tree line? Downing stated a fence was not show, but if a fence was deemed desirable, that could be added. She believed the back of the property would be needed for water control and would not have anything built on it. The lighting would be LED and shine straight down.

Czuta stated the Village Ordinance requires cut-off light fixtures. Wanggaard explained the TIA will be critical for anything that is done in that area dealing with this conditional use. It would be in the best interest to see the TIA first. There will be another Plan Commission meeting on January 29th and at that meeting will be a full contingent present on Planning Commission. As a Board member, he felt it was in the best interest for the Village as a whole that this process come back on the 29th of January.

Duane Michalski made a motion to lay 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, to the next Plan Commission meeting on January 29, 2018. Knitter second. Motion carried.

6. Non-Public Hearing Items

6A – Administrative Zoning Line Adjustment From R-4 Urban Residential District 1 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 recommended to lay over until the next Plan Commission meeting on January 29, 2018.

Knitter made a motion to lay over Administrative Zoning Line Adjustment from R04 Urban Residential District 1 to B02 Community Business District; Northeast Corner of 4 Mile Road And Charles Street; RKC Real Estate LLC, Owner; Arc Design Resources, Inc., Agent, until the next Plan Commission meeting on January 29, 2018. Minorik second. Motion carried.

6B – Site Plan Review To Occupy A Portion Of An Existing Commercial Building With A Contractor’s Office And Storage Of Items Associated With Underwater Construction Corporation; 5144 Douglas Avenue; Louly Properties LLC, Owner; Griffin Eckert, Applicant

Czuta stated in the packet was an aerial map and a location map for 5144 Douglas Avenue. This is on the west side of Douglas Avenue, north of 4 Mile Road and south of 4 ½ Mile road. The zoning is B-3 Commercial Service. The applicant is requesting a basic portion of the existing building. Czuta read the submitted written overview submitted by the applicant, dated 12/4/2017.

“A. Existing Lane Use

- Storage of equipment for commercial diving business including:
- 1 ton standard pickup trucks
- Enclosed and open flatbed trailers 16 feet to 24 feet in length
- Boats

Description of Business from www.uccdive.com:

“UCC specializes in providing underwater services to a diverse customer base. With over 40 years of history behind us, we are one of the most experienced commercial diving contractors in the world.”

The location will be used to store equipment relating to performing site diving services at our customer’s locations. Trucks and towed equipment will be mobilized from this location to various sites throughout Wisconsin and neighboring states to support clients.

B. Existing Structure

Leased structure as is owned and maintained by Louly Properties

C. Number of Employees

- 10-12 Full time and 1 part time employee
- D. Days/Hours of Operation
Monday – Friday 7am to 5pm
 - E. Construction Start and Completion Time Schedule
Not applicable, no changes to leased structure
 - F. Sewered or unsewered development
Not applicable, no changes to leased structure”

The applicant is looking to lease approximately 8000 square feet for storage of boats and equipment. Equipment is picked up and taken off site for work. They do specialized underwater type work. They are relocating to Caledonia from Milwaukee. They have been at the site since September, 2017. Czuta was not aware of that being the Owner has not been in contact with him since the last tenant was there.

Applicant stated this site is twice the size they had in Milwaukee. They have no issue in comply with the conditions.

Mitorik made a motion to approve the Site Plan Review To Occupy A Portion Of An Existing Commercial Building With A Contractor’s Office And Storage Of Items Associated With Underwater Construction Corporation; 5144 Douglas Avenue; Louly Properties LLC, Owner; Griffin Eckert, Applicant. Knitter second. Motion carried.

This will move forward to next Village Board meeting.

6C – Concept Development Plan To Possibly Rezone ±100.2 Acres For Business And/Or Industrial Purposes And The Possible Construction Of Associated Buildings; Southeast Corner Of Golf Road And Highway V; Stack Real Estate, LLC

This concept proposal is to develop business and support for Foxconn Suppliers. Czuta read his memorandum dated 1/3/2018:

“The concept proposal is to develop business and industrial support to Foxconn suppliers at a ±100.2-acre vacant parcel of land located at southeast corner of Golf Road and Highway V. The concept development plan illustrates three buildings and associated parking. The three proposed buildings are ±200,000 square feet, ±300,000 square feet and ±325,000 square feet in size. The associated parking areas are adjacent to the proposed buildings and west and north of the proposed buildings.

Currently, the subject property is zoned A-2 General Farming and Residential District II. The 2035 Land Use Plan designates a small portion of the subject property at the northwest corner near the intersection of Golf Road and Highway V as Mixed Use – Commercial and Residential and the remaining portion of the subject property is designated as Medium Density Residential (6,200 To 18,999 Square Feet Per Dwelling Unit). Based upon the applicant indicating that they desire to accommodate both business and industrial support at the subject property, the 2035 Land Use Plan would

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need to be amended to the Industrial/Business Park designation. The current zoning designation would also have to be changed to either the B-3 Commercial Service District, to accommodate the proposed business support, or the M-2 General Industrial District or M-3 Heavy Industrial District, to accommodate the proposed industrial support.

Based on the information I have access to, there is a wetland complex along the eastern portion of the property. Wetlands will need to be field delineated at the site to define the exact wetland boundaries. The applicant will have to work with the Caledonia Utility District relative to municipal sewer and water infrastructure to accommodate the proposed development. The applicant will also have to work with the Racine County Engineering Department relative to the desired access points to Highway V and the Caledonia Engineering Department relative to the desired access point to Golf Road.

The site is in close proximity to the interstate, which will allow for easy and efficient access to the site. Any development at the site will have to meet the requirements of the Design Standards for Business, Commercial, Industrial, Recreational and Institutional Uses as required by Title 16 of the Village Ordinances. In addition, compliance with all requirements of the Village of Caledonia Engineering Department, Village of Caledonia Building Inspection Department and Village of Caledonia Fire Department will be required.

If this concept plan is recommended for approval by the Planning Commission, there will be future public hearings for the land use plan amendment and rezoning request and also the conditional use approval for any construction. A pre-development agreement will also have to be executed with the Village of Caledonia by the applicant prior to making the submittal for the land use plan amendment and rezoning request and/or the conditional use request. During the public hearings, there will be specific discussion and plans reviewed outlining the location of all structures, associated activities, signage, lighting, landscaping, building facade, etc.”

Czuta stated the person who made contact with his office was looking for guidance of what they could do with the property. It was recommended he come before the Plan Commission.

Jeff Rothbart, Applicant was present. The goal was to understand if there was desire in the community to rezone this property in support of Foxconn. He wanted to gauge that appetite if any. They would be happy to agree to reports and third part documentation for further development on this site. The concept plan was merely a proposal.

Tom Christensen thanked acting chairman Wanggaard. Christensen stated the development is right in line what has been envisioned to occupy that area. Caledonia has prepared that corridor for that reason and support it with water and sewer. This is exactly what the Village envisioned to venture forth with TIDS. He recommended to approve conceptually. Public Works Director Tom Lazcano agreed.

Bunkelman added that the water main was already in place, the issue would come in on the sewer side. This property does not have sewer service and will need a gravity line to service the

property. Caledonia would be willing to look at extending gravity sewer in that direction but would need assurance this would be going forward before any pipes were put in the ground.

Applicant stated he is under contract to acquire the property. He understands the wetland needs to be looked at further. What he wanted was to understand if this would be approved before spending money on documentation.

Minorik stated he was conceptually in favor of it.

Bunkelman stated they will have to look into gravity sewer. Christensen reiterated for clarity, the Village needs to install sanitary gravity sewer for you to connect to. If it goes through as proposed, you would have a little bit of time. The intent was to close assuming it was rezoned in the first half of 2018. This would not only be for Foxconn, but anyone who would pay the rate.

Minorik wanted clear this was an action item, just talking about a concept. Czuta said they would not be bound by anything.

Minorik made a motion to approve the Concept Development Plan To Possibly Rezone ±100.2 Acres For Business And/Or Industrial Purposes And The Possible Construction Of Associated Buildings; Southeast Corner Of Golf Road And Highway V; Stack Real Estate, LLC. Michalski second. All in favor. Motion carried.

7. Adjournment

Motion by Michalski to adjourn. Seconded by Minorik. All in favor. Motion carried.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mary Jo Schmidt
Adm. Asst. II