

**Village Board Meeting  
April 2, 2018**

**1 - Order**

President Dobbs called the Village Board Meeting to order at 7:02 p.m., at Village Hall, 5043 Chester Lane, Racine, WI.

**2 - Pledge of Allegiance**

**3 - Roll Call**

Board: Trustee Benkowski, Trustee Trentadue, Trustee Wanggaard, Trustee Willing, Trustee Wishau and President Dobbs

Absent: Trustee Prott was excused

Staff: Administrator Tom Christensen, Utility Director Anthony Bunkelman and Public Works Director Tom Lazcano

**4 - Approval of minutes**

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Trentadue. Motion carried unanimously.

Regular Board meeting(s) – March 19, 2018

Special Board meeting(s) – March 19, 2018

**5 - Citizens Reports/General comments from the audience**

Fran Martin 5630 5 Mile Road, brought up two issues. She was saddened about the anonymous campaign flyer that was sent out against her and asked Ed Willing (her opponent) to disavow its message and he did. She also talked about controlling uses by Conditional Use permits regarding Casey's and felt the hours of use and lighting could be regulated.

Jan Jedlicka 5208 Gallant Fox Lane, felt their homes and neighborhoods were a big investment emotionally and financially. She felt Casey's would negatively impact the neighborhood, and didn't think it would improve the residential area. She brought up concern about zoning changes in the neighborhood.

Kathryn Weber 5110 Charles Street, spoke about the condos near Casey's using the street to park (especially during the holidays) and how Casey's would increase traffic and felt it was a safety concern. She also said she hadn't heard from anyone that's in favor of Casey's.

Robert Tryber 1130 4 Mile Road, spoke about the road already being dangerous and cited an accident that occurred when backing out of his driveway. He thought Casey's would only increase the traffic danger.

Richard Krueger 1204 Sundance Lane, echoed what the others said and spoke out about there already being a gas station in either direction. He also brought up the blighted property on Douglas Avenue and felt the focus should be on improving commercial properties, and not building in a residential area.

Dan Palubicki 4933 Charles Street, stated he is the neighbor to Danny's Meats, and spoke about the traffic being a problem in that intersection. He mentioned the Plan Commission meeting and spoke of the 11 other residents who spoke out against Casey's. He also expressed concern for the emergency vehicles (firetrucks, ambulances, etc.) that use Four Mile Road as a main route and felt the additional traffic would decrease arrival time.

Troy Carriveau 6540 Charles Street, the landowner of the property is in favor of Casey's. He commented on the number of those who oppose, and felt that it's typical for those in opposition to attend meetings. He cited a social media post about Casey's that had "85 reactions" and felt that the feedback was positive (specifically many heart and smiley reactions), and only a couple negative comments/reactions. He combated issues brought up regarding big truck deliveries and also briefly discussed Act 67 that Fran Martin referred to.

Robert Kobal 1811 Autumn Drive, is against Casey's and agreed that there was no need for a gas station. He also thought it would include a car/truck wash. He was told that night that there will be no car wash at that location. He thought the time limit (11 p.m.) wouldn't be adhered to and felt it would be a problem. He also commented on the diesel fuel being an obnoxious chemical and has a tendency to leak.

Nancy Juern 5036 Charles Street, lives right across where Casey's would be built, she has lived near gas stations before and felt that they were and dirty. She felt it would increase pollution.

John Urban 4830 Alcyn Drive, spoke about the traffic during 4 p.m. – 6 p.m. and that it was already congested and felt that Casey's would only increase the traffic issue. He also spoke of the blighted gas station on Douglas Avenue and 3 Mile Road/Main Street and asked that the Board consider building there instead, he felt there didn't need to be another gas station built.

Heather Doebereiner 1815 Fireside Drive, agreed with the others who were in opposition, and understood the rights of the business owner. She felt there was a lack of forward thinking, and spoke about the future of gas cars. She felt with the rise of alternative fuel sources and the increased competition for surrounding gas stations could factor into the possibility of another empty gas station.

Ray Lentz 7124 Highway 38, complained about his neighbors illegal burning, and didn't believe the Village Administrator when he said it was a planned fire for training purposes. He felt it shouldn't have been arranged during drought conditions, and didn't understand why emergency lights were needed for a planned fire. He expressed a lack of trust, and requested that we "don't let the past be the future".

Mary Guardiola 5100 Charles Street, agreed with her neighbors in opposition of Casey's. She spoke about future traffic concerns. She also mentioned the social media post and stated she left a "sad face" reaction because she felt that social media isn't the right platform to discuss this matter, and questioned its integrity. She brought up concern with residents utilizing that road for summer activities (running, biking, skating, etc.) and felt they would be at a greater risk with increased traffic.

Fran Martin 5630 5 Mile Road, spoke again and reiterated that the Board could vote no per Conditional Use to limit zoning according to the Engineering Consultants.

## **6 - Communications and Announcements**

### **6A - Presentation from "Visioning a Greater Racine"**

Joan Roehre, Executive Director of Visioning a Greater Racine presented. She spoke about what Racine needs to become a flourishing community we're all proud to call home. Visioning a Greater Racine compiled their responses and developed the following eleven goals: Education & Youth, Healthy Productive Lives, Thriving Economy, Social Justice, Culture & Recreation, Revitalization, Model of Environmental Sustainability, Diverse & Collaborative Leadership, Pride & Positive Self-Image, and Vibrant Atmosphere for Youth Adults. Implementation teams called W.A.V.E Teams (Working, Action, Visioning, & Engagement) are being formed to explore and address what our community has envisioned.

### **6B - Update on the Western Publishing Building**

Nothing new to report at this time.

## **7 - Committee Reports**

### **7A(1) - Approval of A/P checks**

Motion by Trustee Wishau to approve the A/P checks as presented. Seconded by Trustee Willing. Motion carried unanimously.

General Fund	Check No's 76823-76897	in the amount of \$589,181.71
Parks Enterprise	Check No's 6248-6250	in the amount of \$842.97
Joint Health	Check No's 12426-12445	in the amount of \$12,165.30
Joint Parks	Check No's 8671-8675	in the amount of \$1,397.52
Charge Cards	2/26/18 – 3/15/18	in the amount of \$40,074.08

### **7B(1) - Approval of 2017-2018 Operator's Licenses (Bartenders)**

Motion by Trustee Wanggaard to approve the operator's licenses as presented. Seconded by Trustee Wishau. Motion carried unanimously.

## **8 - Ordinances and Resolutions**

### **8A - Ordinance 2018-02 – 1st and 2nd Reading and Possible Adoption - An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of**

**Caledonia Approving A Request To Rezone The Northerly ±55 Feet Of Parcel ID NO. 104-04-23-21-051-000, Village Of Caledonia, Racine County, Wisconsin, From R-4 Urban Residential District To B-2 Community Business District; RKC Real Estate LLC, Owner, Arc Design Resources Inc., Agent**

Motion by Trustee Trentadue to suspend the rules and take up first and second reading of Ordinance 2018-02. Seconded by Trustee Willing.

Trustee Wanggaard suggested doing only a first reading, and postponing the second reading until the next Board meeting. He suggested this because of the number of citizen's in attendance who've expressed opposition. He felt we should get an opinion from Attorney Ekes.

President Dobbs called for a roll call vote.

Trustee Benkowski – nay	Trustee Willing – nay
Trustee Trentadue – nay	Trustee Wishau – nay
Trustee Wanggaard – nay	President Dobbs - nay

**Motion fails.**

Motion by Trustee Willing to conduct 1<sup>st</sup> Reading of Ordinance 2018-02. Seconded by Trustee Benkowski. Motion carried unanimously.

Motion by Trustee Trentadue to suspend the rules and read Ordinance 2018-02 by title only. Seconded by Trustee Willing. Motion carried unanimously.

Clerk read the title.

**8B - Ordinance 2018-03 – 1st and 2nd Reading and Possible Adoption - An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±8.08 Acres In The SW ¼ Of Sec. 30, T4N, R22E, 13629 Northwestern Avenue, Village Of Caledonia, Racine County, Wisconsin, From A-2 General Farming And Residential District, B-4 Planned Business District, And B-5 Highway Business District To B-3 Commercial Service District; Blue Beacon International Inc., Applicant**

Motion by Trustee Trentadue to suspend the rules and take up first and second reading of Ordinance 2018-03. Seconded by Trustee Wanggaard.

President Dobbs called for a roll call

Trustee Benkowski – aye	Trustee Willing – aye
Trustee Trentadue – aye	Trustee Wishau– aye
Trustee Wanggaard – aye	President Dobbs – aye

Motion carried unanimously

Motion by Trustee Trentadue to suspend the rules and read Ordinance 2018-03 by title only. Seconded by Trustee Wanggaard. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Wanggaard to adopt Ordinance 2018-03. Seconded by Trustee Willing. Motion carried unanimously.

**8C - Resolution 2018-29 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use Permit To Construct And Utilize A ±13,4221 Square-Foot Blue Beacon Truck Wash With Future Expansion To ±16,832 Square-Foot, At 13629 Northwestern Avenue, Sec. 30, T4N, R22E, Village Of Caledonia, Racine County, WI; Blue Beacon International, Inc., Applicant**

Motion by Trustee Wanggaard to adopt Resolution 2018-29. Subject to installing real stone along the north face of the building under the blue trim. Seconded by Trustee Wishau. Motion carried unanimously.

Trustee Benkowski spoke about the type of construction used and Blue Beacon proposed a wall with some signage for Caledonia that would be back lit. This was used in consideration for using a reduced scope of construction. He felt the actual build out of this structure is not in keeping the intent of what the land use proposes. He believed the development should follow the flow and standards similar to Wispark. It should be up to the Board to decide the type of development and the look of the development.

Attorney Debbie Tomczyk was present on behalf of Blue Beacon and stated that they've prepared a PowerPoint that was already presented to the Plan Commission and addresses current Village Ordinances that they have complied with. Attorney Tomczyk felt they've done their due diligence in preparing a proposal that has been endorsed by Racine County Zoning, Foth, and the Caledonia Plan Commission.

A presentation was shown. The Project Manager, David Johnson, discussed the property. He specified developing 4.96 acres, and leaving the southern 3.2 acres undeveloped. They would like to build a triple bay facility with the possibility of a fourth bay. He discussed the layout of how traffic would enter the facility, and said the circulation of traffic would run counter-clockwise. The business would be open 24 hours per day, and 362 days per year. Given the hours of operation they do need adequate lighting; they're proposing LED lights that may be redirected. There was also discussion about stone work, and Tomczyk stated that all real stone would be used.

**8D - Resolution 2018-30 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use Permit 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**

Trustee Wanggaard thought this should be held over until the following meeting given the first reading only of Ordinance 2018-03, but felt they should still give a presentation.

A full presentation was given by the representatives for Casey's. Kendra Meyer gave some background of Casey's and their general operations. She addressed some traffic concerns and proposed to donate money to an intersection upgrade that would combat any additional traffic that could cause issue. Lauren Downing of Arc Design Resources Inc. spoke of the structural make up, layout and how the layout would operate. She mentioned that the driveway on Charles Street would be moved farther north away from the intersection of 4 Mile Rd. and Charles Street. The vehicles exiting on Charles Street move toward the gap in between the houses across the street to help minimize glare caused by headlights.

Trustee Wishau did not agree with the conditional use permit specifically the hours of operation, which seem to not be in keeping with the rest of the businesses in the area. The representatives stated it doesn't make sense for them to be an 8 to 5 business. Trustee Willing stated that he spoke with a lot of people in the area and most of them were against it. He felt it is a traffic issue in that area. At least rumble strips or traffic lights on 4 mile need to be installed before he would support it. He felt the County needs to do something with 4 Mile Road first. And for him, it's a safety and traffic issue. Trustee Trentadue felt that Casey's doesn't offer anything that Caledonia doesn't already have.

Motion by Trustee Wanggaard to lay over Resolution 2018-30. Seconded by Trustee Willing. Motion carried unanimously.

**8E - Resolution 2018-31 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site Plan For A 30' X 45' Temporary Canopy Tent For Sales Of Fireworks From June 11 Through July 11, 2018; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant**

Plan Commission recommended approval.

Motion by Trustee Benkowski to adopt Resolution 2018-31. Seconded by Trustee Trentadue. Motion carried unanimously.

**8F - Resolution 2018-32 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site Plan For A 20' X 40' Temporary Canopy Tent For Sales Of Fireworks From June 11 Through July 11, 2018; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant**

Plan Commission recommended approval.

Motion by Trustee Trentadue to adopt Resolution 2018-32. Seconded by Trustee Benkowski. Motion carried unanimously.

**8G - Resolution 2018-33 – Resolution Authorizing a New Wage For The Utility Director**

Personnel Committee recommended approval to set new annual wage for Utility Director to \$92,844.66 effective April 2, 2018.

Motion by Trustee Benkowski to adopt Resolution 2018-33. Seconded by Trustee Trentadue. Motion carried unanimously.

Motion by Trustee Benkowski to back date the date to January 1, 2018. Trustee Trentadue. Motion carries unanimously.

## **9 – New Business**

### **9A - Variance Request for a 30' x 30' Detached Oversized Structure/Garage at 6243 Charles Street**

There were no objections by neighbors. The owner was present and explained item no. 5. The neighbor has granting them an easement eliminating condition no. 5. The easement will be drawn up legally.

Motion by Trustee Trentadue to approve the variance request for a 30' x 30' garage at 6243 Charles St. per conditions outlined in memo from Public Works Director dated March 27, 2018. Pending the legal recording/filing of the 5 ft. easement Agreement. Seconded by Trustee Willing. Motion carried unanimously.

### **9B - Request for Temporary Holding Tank Use at 6451 East River Road (#104-04-22-14-051-000) Until Balance of Mound System is Installed (No Later than 7-1-18) So That an Occupancy Permit May Be Issued for the Site**

Motion by Trustee Trentadue to approve a temporary holding tank permit for 6451 East River Road until balance of mound system is installed (no later than 7/1/18) to enable an occupancy permit per the conditions outlined in memo from Public Works Director dated March 28, 2018. Seconded by Trustee Benkowski. Motion carried unanimously.

## **10 - Report from Village Administrator**

Election Day is tomorrow. Please vote.

## **11 - Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Willing. Motion carried unanimously.

Meeting adjourned at 9:02 p.m.

Respectfully submitted,

Karie Torkilsen  
Village Clerk