

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Wanggaard, President Dobbs, Joseph Minorik, and Duane Michalski.

Absent: Jonathan Schattner and Bill Folk were excused.

Also Present: Planning Director Peter Wagner, Public Works Director Tom Lazcano, and Trustee Stillman.

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the September 30, 2019 Plan Commission meeting. Seconded by Duane Michalski. Motion carried unanimously.

4. Citizens' Comments

No comments were made.

5. Public Hearing Items followed by Commission Recommendations

- A. LAND USE AMENDMENT – Consider an amendment to the 2035 Comprehensive Plan that would update the Recommended Land Use Plan 2035 Map from High Density Residential Use to Commercial Use for the property with Parcel ID No. 104-04-23-19-008-001 submitted by Daniel Wade, Applicant; WL Investments LLC, Owner.**

Peter Wagner read from his Staff Report:

“The subject property is located south of Tabor Sokol Memorial Park and north of Economy Motors along Douglas Avenue. The property is currently vacant. The applicant is requesting a land use plan amendment for the subject property to allow for a rezoning of the property to commercial for the future development of a 50’x108’ steel and brick commercial building for the storage of construction equipment. Future rezoning to B-3, Commercial Service District would also be required should the Land Use Plan Map be approved.

Parcels in the area of the subject parcel are currently identified on the Land Use Plan Map as Recreational, Governmental & Institutional, High Density Residential, Medium Density Residential, and Commercial. Recreational is located directly north of the parcel, Medium Density Residential and Institutional to the west, High Density Residential to the east, and Commercial south. The Commercial land use category would allow for the development of small commercial business to operate in this location that would be compatible with the commercial use to the south and be buffered on then north by the Racine County Park.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the goals, objectives, and policies contained within the Land Use Plan.

Approval of these changes to the Land Use Plan Map would create consistency for the future use of the parcel located on Douglas Avenue.”

B. REZONE – Review a request to rezone the property located north of 5913 Douglas Avenue with Parcel ID No. 104-04-23-19-008-001 from R-4 Urban Residential District I to B-3 Commercial Service District, submitted by Daniel Wade, Applicant, WL Investments LLC, Owner.

Peter Wagner read from his Staff Report:

“The subject property is located south of Tabor Sokol Memorial Park and north of Economy Motors along Douglas Avenue. The property is currently vacant. The applicant is requesting a rezone of the subject property to allow for future commercial development of 50’x108’ steel and brick commercial building for the operation of a contractor’s office and storage of construction equipment.

This rezone request is dependent on the decision by the Village Board to amend the Village’s Land Use Plan Map from high density residential to commercial. The size of the parcel and location along STH 32 makes this area more suitable for a commercial use than residential. Staff believes that rezoning the parcel to commercial is appropriate.”

Wagner recommended approval for both of these items. The applicant, Daniel Wade, 2 Shorewood CT, Wind Point, was present for questions.

Minorik questioned the size of the structure and if it would fit. Wade explained how the layout would be built in juxtaposition to the culvert.

Public Hearing opened: 6:07 p.m.

5A&B - Public Comments

President Dobbs asked three times if anyone wanted to speak in favor of this proposal. No one came forward.

President Dobbs asked three times if anyone wanted to speak against this proposal. Being none he closed the Public Hearing.

Public Hearing Closed: 6:09 p.m.

5A&B - Recommendation on Public Hearing

Joseph Minorik motioned to recommend to the Village Board an amendment to the 2035 Land Use Plan Map from High Density Residential (less than 6,200 square feet per dwelling unit) to Commercial for the property with Parcel ID No. 104-04-23-19-008-001 for the following reasons:

1. The requested Land Use Plan designation of Commercial is compatible with adjacent Land Use Plan designations as currently there are properties designated as Commercial in the area around the subject property.
2. Due to the subject property’s proximity to numerous existing business uses, this Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-3 Commercial Service District.

Thomas Knitter seconded. Motion carried unanimously.

Joseph Minorik motioned to recommend to the Village Board that the property with Parcel ID No. 104-04-23-19-008-001 be rezoned from R-4, Urban Residential District I to Commercial Service District for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. This rezoning is in accord with adjacent zoning designations and uses in this area.
3. The 2035 Land Use Plan designates this property and adjacent property to the south as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Duane Michalski seconded. Motion carried unanimously.

C. CONDITIONAL USE PERMIT – Review a request to utilize 17,947 square feet of an existing multi-tenant building for Semi-Tractor Service, Maintenance, and Outside Parking & Display located at 4730 Frontage Road with Parcel ID Nos. 104-04-22-30-019-020 & 104-04-22-30-020-001, submitted by Master Fleet LLC, applicant; DR Investments 5321 LLC, Owner.

Peter Wagner read from his Staff Report:

“In July of 2018, the Village Board approved a conditional use for a commercial building for semi-tractor/trailer and equipment services, maintenance, sales, leasing, outside parking, and display with 30 conditions of approval. Condition No. 24 stated that before any tenant can gain occupancy, the tenant must obtain a conditional use approval. This review is specific to the proposed use and does not require review of building, landscaping, or lighting plans as they were approved back in 2018. The Plan Commission does have the discretion to modify the landscaping plan based on the proposed use.

Master Fleet LLC is requesting a conditional use approval to operate a semi-tractor/trailer maintenance and repair business including outdoor parking of semi-tractors and trailers on the property at 4730 US Highway 41. This use is consistent with Resolution 2018-56 which approved the construction of an 18,630 square-foot multi-tenant building for semi-tractor/trailer and equipment service, maintenance, sales, leasing, outside parking, and display. The applicant will occupy approximately 17,947 square feet of the building.

It is anticipated that there will be 15 employees at this facility. Hours of operation will be Monday through Friday, 6am-8:30pm, Saturday, 7am-4pm, and closed on Sundays. Included with this report is a site plan illustrating where the applicant will park tractors, trailers, and customer parking. The parking plan is consistent with the approved site plan and provides parking stalls for 47 tractors and 61 trailers.”

Wagner recommended approval. Minorik clarified the previous Conditional Use approval, and Wagner explained that Conditional Use #24 specified that a tenant would need to apply for their own Conditional Use to ensure it is in line with what was approved for the area. The site itself is up to Village standards.

Trustee Wanggaard questioned the conditions, and wondered what the plan would be for storage. He was concerned because past operations have not adhered to these conditions in the past.

The applicant, George Grossardt, 3360 Spirit Way, Greenbay WI, was present. He explained that all storage would be indoors, and there would be no outside storage of any kind for this facility. This new facility is nearly double in size in comparison to their current building, and there is no outside storage there.

Minorik questioned if the proposed parking plan was ever going to be asphalted. The applicant was unsure and deferred this to the owner of the property. The owner, Dragan Radeta, 7228 S. 27th St., Oak Creek, WI, was present and explained it is his intent to put in hard surface when it becomes financially feasible, but had no current timeline for when the asphalt would be installed.

Public Hearing opened: 6:21 p.m.

5C - Public Comments

President Dobbs asked three times if anyone wanted to speak in favor of this proposal. No one came forward.

President Dobbs asked three times if anyone wanted to speak against this proposal. Being none he closed the Public Hearing.

Public Hearing Closed: 6:23 p.m.

5C - Recommendation on Public Hearing

Thomas Knitter motioned to recommend to the Village Board that a conditional use be approved for the property at 4730 US HWY 41 for the utilization of 17,947 square feet of the multi-tenant building for semi-tractor and trailer maintenance and repair business for the following reasons:

1. The proposed use is consistent with the zoning for the district and the approved conditional use for the parcel.
2. The proposed use complies with conditions 1-34 as presented in the staff report dated October 28, 2019.

Duane Michalski seconded. Motion carried unanimously.

6. Non-Public Hearing Items

A. CERTIFIED SURVEY MAP – Kailey Bauer – 7216 Foley Road; Parcel ID: 104-04-22-11-037-010

Tom Lazcano read from his Memorandum dated October 24, 2019:

“The Engineering Department has received a Certified Survey Map (CSM) to divide the property located at 7216 Foley Road in the Village of Caledonia. The CSM was submitted by Kailey Bauer and was prepared by Metropolitan Survey.

The CSM is for the creation of two lots on the parcel. Lot 1 would be approximately 18.83 acres and would remain a single family home with outbuildings. Lot 2 will be approximately 5 acres in size and the owners plan to build a single family home in the near future.

The property is located outside of the Sanitary Sewer & Water Service Area. Lot 2 will need a mound system and a well for services. A soil percolation test is scheduled.

The property currently has an A-2 Zoning Classification. A-2 Zoning requires 150 feet of frontage and 40,000 square feet size. The Village’s 2035 Land Use Plan shows that the recommended use for the land as

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Agricultural, Rural Residential and Open Land. Both of the Lots on the CSM will stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there is 1 Waiver/Modification request that needs to be considered/reviewed on behalf of the CSM. This Waiver/Modification is for:

1. Approving a flag lot.

In regards to Waiver/Modification request #1, was presented as part of the Concept Plan and was approved by the Planning Commission at the September meeting.”

The Applicant was present for any questions.

Duane Michalski motioned to approve the concept plan as presented, subject to the following conditions set forth by the Village Engineer:

- The Final CSM is subject to the Land Division per Lot fee.
- The approval of Waiver/Modification Request #1.
- An approved grading will be needed and the storm water management plan may need to be updated.
- Soil percolation test showing suitable location for a mound system.
- The wetland delineation information and report will need to be reviewed by the Village.
- The Final CSM must conform to all Ordinances in Titles 9, 14 & 18 as necessary and must be approved by the Village prior to final recording.

Joe Minorik seconded. Motion carried unanimously.

7. - Adjournment

Motion by to Trustee Wanggaard adjourn. Seconded by Joe Minorik. Motion carried unanimously. Meeting adjourned at 6:28 p.m.

Respectfully submitted,
Joslyn Hoeffert
Deputy Clerk