

**1. Meeting called to order**

President Bob Bradley called the meeting to order at 6:00 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

**2. Roll Call/Introductions**

Roll call was taken. Members present: Karen Fawcett, Thomas Knitter, Jonathan Schattner and President Bob Bradley. Duane Michalski arrived at 6:12 p.m.

Excused: Kevin Wanggaard and Bill Folk.

Also Present: Village Administrator Thomas Christensen, Village Engineer Anthony Bunkelman, Zoning Administrator Jarmen Czuta and Attorney Elaine Ekes

**3. Approval of Minutes**

Fawcett noted corrections to be made in the minutes from May 31, 2016.

Motion by Schattner to approve the minutes with corrections from the May 31, 2016 Plan Commission meeting. Seconded by Knitter. Motion carried.

**4. Citizens' Comments**

No Comments were made

**5. Non-Public Hearing Items**

**A. Request Site Plan Review to expand the existing OrthoLab use of the building and site to include additional employees and a second shift; 2525 3 Mile Road; GAC International LLC, Owner; Mike Anderson, Applicant**

Czuta stated that this is a light industrial site that has been occupied since the 1970's. In 2002 an occupancy permit had been issued stipulating that there would be at least 25 employees with a projected growth to 50, hours of operation 5:00 a.m. to 5:30 p.m., Monday through Saturday. The applicant is looking for approval to increase the workforce to 67 current employees with a future expansion to 80 employees by the end of 2017. The majority of the expanded workforce would be on 1<sup>st</sup> shift.

In late 2015 OrthoLab added a temporary 2<sup>nd</sup> shift in order to meet their customer's needs, at this time they are seeking approval for a 2<sup>nd</sup> shift to be added permanently. A neighbor has recently filed a complaint regarding the sound of the dust collection system as well as car traffic after 5:00 p.m. These issues have been mitigated by way of the dust collection system being adjusted for quieter operation, and the employees being informed of the traffic pattern and the need for consideration of the surrounding neighbors to avoid car lights shining in windows, etc.

Mike Anderson, representative of GAC, stated that their intent was not to have a 2<sup>nd</sup> shift operating without approval; the rules at other locations of their businesses do not have the same requirements. With the rapid growth of the company, they are working with a contractor to try to mitigate the noise by constructing an L shaped wall that is higher than the building in order to dampen the sound. Currently this machine is turned off at 5:30 p.m. but that is not a long term option.

Discussion was held regarding the lighting on the property. Anderson stated that there is one light on the back of the building and 2 light poles in the back of the parking lot pointing straight down. There was further discussion about the parking; such as there being 3 entrances onto 2 roads. Anderson stated that at shift change there are approximately 10 cars within a 5 minute period of time in and out of the parking lot.

Beserka Ivik, 3924 Wyoming Way, lives directly across from the business parking lot, and stated that it is very noisy. She is concerned that with the approval of a 2<sup>nd</sup> shift, will there be a 3<sup>rd</sup> shift at some point? Ivik is concerned about the difficulty that they may have selling their home at some point. She stated that not all employees leave immediately when they get in their cars. The car lights shine into their windows from the parking lot, and some people honk the horn when picking up others at 1:30 a.m.

Ivan Ivik, 3924 Wyoming Way, stated that the car key fobs are bothersome and wake him up in the middle of the night, causing him to not be able to work his job anymore because of the lack of sleep that he getting. Talking is heard from the parking lots at all hours.

Schattner asked how long the Ivik's have lived at this address; they built the house on this property in 1993.

Fawcett asked how long the 3 Mile Rd. exit policy has been put into place. Anderson stated that they were unaware of the road use; they are now enforcing an exit policy and incorporated it into the training. Employees are written up for violations. Schattner asked if there is the possibility of a one way entrance and exit. This would not help the situation. Employees are told after 5:00 p.m. the only exit to be used is 3 Mile Rd. Anderson stated that the employees have been asked to not go outside at all at night.

Christensen stated that an open dialog with the residents is recommended and he commended Mr. Anderson for the quick action taken after receiving complaints. The Site Manager will be the contact person for the neighbors.

Motion by Fawcett to recommend approval of site plan request to expand the existing OrthoLab use of the building and site to include additional employees and a second shift; 2525 3 Mile Road; GAC International LLC, Owner; Mike Anderson, Applicant, per conditions outlined in Czuta's memo dated June 21, 2016. Seconded by Knitter. Motion carried.

**B. Request Site Plan Review to construct a ±23,320 square-foot addition to an existing commercial building; 1343 S. 27th Street; RBP3, LLC, South Port Plumbing, Owner; John Schmidbauer, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia**

Czuta stated that this property is within the Cooperative Boundary Agreement with Raymond. The applicant is requesting to construct an addition to the existing building. This will be a warehouse and production addition. The projected start of project is August, 2016 with an estimated completion date of January 1, 2017. Raymond Town Clerk Linda Terry emailed Czuta to let him know that the proposal was approved by the Town of Raymond at their June 27, 2016 meeting.

Schattner asked if the site plan is what we are looking at, and noted that this is exactly as the initial building looks.

Ekes stated that this is a continuation of the existing building previously approved by the Village as a development that met the spectacular use requirement. Ekes stated that a condition to be added should be in compliance with Exhibit K: the Design Standards required by the Cooperative Plan between the Village of Caledonia and the Town of Raymond which incorporates a modified version of the Village's Title 16 Design requirements.

John Schmidbauer, Kueny Architects, asked for a copy of the design guidelines, Ekes had a copy to give him.

Motion by Schattner to recommend approval of the site plan request to construct a ±23,320 square-foot addition to an existing commercial building; 1343 S. 27th Street; RBP3, LLC, South Port Plumbing, Owner; John Schmidbauer, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia, per the conditions outlined in Czuta's memo dated June 21, 2016, including Ekes additional

condition on compliance with the design requirements of the Cooperative Plan between the Town of Raymond and the Village of Caledonia Exhibit K which incorporates provisions from Title 16 of the Village's Code of Ordinances. Seconded by Knitter. Motion carried.

**C. WisPark LLC / DeBack Farms Business Park CSM – NE ¼ & NW ¼ of Section 30, T4N, R22E, Village of Caledonia, Racine County, WI – Owner Harold & Carol DeBack Applicant WisPark LLC**

Bunkelman stated that this is the first CSM from WisPark for the DeBack Farms Business Park. Lot 1 for the Norco development will be approximately 15.53 acres in the northwest corner of the property. Sewer and water is currently being taken out to this lot. There will be special assessments added to this property for the sewer and water. Lots 1 and 2 have significant frontage on 4 Mile Rd., therefore, 4 Mile Rd. has been identified as a main thoroughfare. Bunkelman recommends a minimum of 45 ft. of right of way south of the section line be dedicated to the Village for 4 Mile Rd. WisPark has been granted a modification waiver for the internal business park roads in order to have a right of way of 33' with a 10' utility easement on both sides.

An Agreement between the Village Board and WisPark has been entered into. All requirements shall be followed with the review and approval of this CSM.

Motion by Schattner to recommend approval of the WisPark LLC / DeBack Farms Business Park CSM – NE ¼ & NW ¼ of Section 30, T4N, R22E, Village of Caledonia, Racine County, WI – Owner Harold & Carol DeBack Applicant WisPark LLC, per conditions outlined in Bunkelman's memo dated June 21, 2016. Seconded by Knitter. Motion carried.

**D. Conditional Use to construct a fenced in gravel surface storage parking area for sales inventory associated with Manheim Milwaukee; located directly west of 2915 6 ½ Mile Road, in the Town of Raymond, Parcel ID No. 012042112038030; RBP Investors, LLC, Owner; Charles (Russ) Eichner, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia**

Czuta stated that this is a vacant parcel located on the south side of 6 ½ Mile Rd. directly west of Hitter's and South Port Heating and Plumbing buildings, situated within the Cooperative Boundary Agreement area with Raymond. The proposal for this site is to construct a fenced in, gravel parking lot creating up to 407 parking stalls in order to store vehicles for Manheim Milwaukee.

Russ Eichner, Applicant, stated that he is a Raymond resident. Eichner is looking at a 5 year lease plan; this is a short term plan for the space while the property is still for sale. Christensen asked if the lease will indicate a null and void of lease in the case of the property selling.

Michalski asked about the condition of the vehicles that will be sitting on the lot, concerned about leaking fluids and the possible clean up that would be needed when the parcel ultimately sells. Eichner stated that this is proposed for GM leased vehicles, new cars.

Schattner asked if there was any way in the conditional use to mention the 5 year lease and a requirement of coming back for the conditional use request to be extended. President Bradley stated that the true question here is if it meets the Spectacular Use requirements for the Cooperative Boundary Agreement.

Schattner asked what the elevation of the property is. Eichner stated that it is approximately 20' – 30' lower than what is seen at the Frontage Road therefore, the property is not visible at all from the Frontage Road, only from 6 ½ Mile Rd.

Bradley asked Bunkelman if there were any drainage issues that he is aware of. Bunkelman stated that there had not been a review of the storm water plans. This is a 19 acre parcel with a retention pond in place

(10 acres of gravel and 9 acres of green space). Ekes stated that there is a recorded storm water maintenance agreement that relates to this parcel, approved as the overall business park agreement with Raymond. There is already an infrastructure in place that they would have to comply with.

Schattner stated that outside storage does not meet the spectacular use requirement that meets the standard of the Boundary Agreement. He is also concerned about the condition of the vehicles that will be traveling back and forth, the impact on the traffic on the road, and security.

Fawcett asked if there were expectations of any landscaping being done. Eichner stated that it could be done if needed.

Christensen agreed that yes it is not a spectacular use but it is mitigated by the fact that it cannot be seen from the frontage road, but if the Commission were to consider this, what is the precedence that we are setting for a problem in the future. Ekes stated that the Village had been thoughtful of the quality of development. Allowing a use for outside parking and outside storage on a gaveled parcel could change the appearance and aesthetics of the area. Therefore it is recommended for denial because the Applicant has not illustrated the proposed use is a Spectacular Use for this parcel in accordance with the Cooperative Plan between Caledonia and Raymond. Based on this the Village does not support the proposed use. It is also not considered to be an extension of an existing use.

Schattner again asked if a lease was permitted for 5 years is there something that would allow us to amend the use for another 5 year term. Fawcett suggested that if there were great landscaping added to screen the lot maybe it could be considered Spectacular Use.

Ekes discussed that the proposal from Manheim Milwaukee before the Plan Commission on November 24, 2015 was approved because it was an extension of the current use. This request is not an extension of the use. It would be a brand new use located ½ mile south of the Manheim Milwaukee location.

Motion by Fawcett to recommend approval of conditional use request to construct a fenced in gravel surface storage parking area for sales inventory associated with Manheim Milwaukee; located directly west of 2915 6 ½ Mile Road, in the Town of Raymond, Parcel ID No. 012042112038030; RBP Investors, LLC, Owner; Charles (Russ) Eichner, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia, with the condition that extensive landscaping be done around the perimeter of the property. Seconded by Michalski.

Roll Call Vote:

Schattner – No

President Bradley – No

Knitter – No

Fawcett – Yes

Michalski - No

1/5 Motion fails.

Motion by Knitter to deny conditional use request to construct a fenced in gravel surface storage parking area for sales inventory associated with Manheim Milwaukee; located directly west of 2915 6 ½ Mile Road, in the Town of Raymond, Parcel ID No. 012042112038030; RBP Investors, LLC, Owner; Charles (Russ) Eichner, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia the applicant has not illustrated that the proposed use is a spectacular use which is in accordance with the Cooperative Land Use Plan between Caledonia and Raymond, based on this the Village of Caledonia does not support the proposed use, and it is not an extension to an existing use. Seconded by Michalski. 5/1, motion carried.

**6. Public Hearing Items followed by Commission Recommendations**

**6A. Request to rezone ±8.56 acres from B-4 Planned Business District and A-2 General Farming and Residential District II to B-3 Commercial Service District; SW 1/4 of Sec. 18, T4N, R22E, 6009 Hwy. 41 (E. Frontage Road), Village of Caledonia, Racine County, WI. The purpose of this rezoning is to possibly allow for a land division and construction of future commercial buildings. Mark and Katharina Hoffman, Applicants**

**Public Hearing**

Public hearing for this item opened at 7:16 p.m.

**Public Comments**

Mark Hoffman, applicant was present for questions.

There were no public comments.

Public hearing closed at 7:18 p.m.

**Recommendation on Public Hearing**

Czuta stated that this will not adversely affect the surrounding property values.

Schattner asked what the proposed use might be for this property. Czuta stated that the existing land use would be agricultural; the future plan is that there would be 2 commercial buildings per parcel. There would be a third lot that would be an outlot for storm water retention purposes.

Ekes stated that the next step has not been taken yet for a Conditional Use, but the hope is that four commercial buildings will be constructed on the two parcels. Laura Million from RCEDC has reached out to the property owner for discussion of future plans. There is a possibility that one of the commercial buildings will be a location for the Hoffman's Landscaping business.

Schattner stated that he noticed that there are 2 proposed buildings for each lot, and asked if that's allowable? Czuta stated that a single ownership of both of the buildings per lot would be needed.

Motion by Schattner to recommend approval to rezone ±8.56 acres from B-4 Planned Business District and A-2 General Farming and Residential District II to B-3 Commercial Service District; SW 1/4 of Sec. 18, T4N, R22E, 6009 Hwy. 41 (E. Frontage Road), Village of Caledonia, Racine County, WI. The purpose of this rezoning is to possibly allow for a land division and construction of future commercial buildings. Mark and Katharina Hoffman, Applicants, per conditions outlined in Czuta's memo dated June 21, 2016. Seconded by Knitter. Motion carried.

**6B. Request a conditional use to occupy a portion of an existing industrial building and site with a gypsum pellet production facility, 2825 Four Mile Rd., Sec. 29, T4N, R23E, Village of Caledonia, Racine Co, WI., Jerold Franke, Applicant**

**Public Hearing**

Public hearing for this item opened at 7:27 p.m.

**Public Comments**

Jerold Franke, 6342 Berkshire Ln., Mt. Pleasant, applicant, stated that this is located in the old Young Radiator building. This building would be 100% leased between the warehousing for Warren Industries and GypSoil. Some of the specialized improvements that were put in by CalStar will be removed and the new tenant will be installing some new production facilities.

Ryan Thomas, 372 W. Ontario St., Chicago, IL, representing GypSoil is available for questions.

Public hearing closed at 7:30 p.m.

### **Recommendation on Public Hearing**

Czuta stated that there was discussion regarding the odor of the product and was assured that there is not a concern of the product. There will be at least 30 full time employees. It will be a three shift operation, 24 hours a day, 7 days a week, 12 months per year. Hopes are to be operating by summer of 2017.

Schattner asked if there would be any outside storage. Franke stated that there will be not outside storage at this time. Ryan Thomas brought samples of the raw gypsum and the pellet form so that the Commission could see for themselves that there is no odor from the product. The noise will be contained within the building, all raw materials and finished product will be stored inside, truck traffic will only be 8:00 a.m. to 5:00 p.m.

The gypsum is made into pellet form to be used as a sulfur nutrient, a calcium supplement, or a soil amendment, gypsum breaks up the soil to keep more nutrients in farmers' fields and not run off. There will not be rail access for the company. Fawcett asked how the cleaning of the facility will be handled and what kind of runoff there may be. Thomas stated that there is very little that will run off, and there are drains in the floor that will take the water to the sanitary lateral and out to the treatment plant.

Motion by Knitter to recommend approval of a conditional use request to occupy a portion of an existing industrial building and site with a gypsum pellet production facility, 2825 Four Mile Rd., Sec. 29, T4N, R23E, Village of Caledonia, Racine Co, WI., Jerold Franke, Applicant per conditions outlined in Czuta's memo dated June 21, 2016. Seconded by Fawcett. Motion carried.

### **7. Recommendations on Specific Non-Public Hearing Items which Require Public Hearing Action** **7A. Hoffman CSM – SW ¼ of Sec. 18 T4N, R22E, 6009 Hwy 41 (East Frontage Road) Village of Caledonia, Racine County WI – Owner: 6009 Hwy 41 Property Trust – Co Trustees Mark H. & Katharina Hoffman**

Bunkelman stated that this is almost exactly what the Plan Commission approved as a concept CSM in March of 2016. Outlot 1 is for stormwater management, a preliminary pond design in the Village office right now for review and approval. The highway access management plan was also reviewed again, and it was determined not practical to put in a road at this location. A shared driveway would need to be constructed, when this shared driveway goes in, the driveway for the existing house on lot 2 would have to connect into the shared driveway.

Schattner asked about the lack of statement of the proposed property use. He also mentioned that the shared driveway should be on the CSM. Bunkelman stated that the shared drive could be added to the CSM. There are not any wetlands on this property identified at this time. A wetland delineation will need to be added to the map before recording.

Motion by Schattner to recommend approval of the Hoffman CSM – SW ¼ of Sec. 18 T4N, R22E, 6009 Hwy 41 (East Frontage Road) Village of Caledonia, Racine County WI – Owner: 6009 Hwy 41 Property Trust – Co Trustees Mark H. & Katharina Hoffman, per conditions outlined in Bunkelman's memo dated June 23, 2016, including the shared driveway be added to the map and a description of what Outlot 1 will be used for. Seconded by Fawcett. Motion carried.

### **8. Adjournment**

Motion by Michalski to adjourn. Seconded by Fawcett. Motion carried. Meeting adjourned at 7:43 p.m.

Respectfully submitted,

Tami Schimler  
Admin. Asst. II