

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, Duane Michalski, William Folk, Jonathan Schattner, Kevin Wanggaard and President Bob Bradley. Thomas Knitter arrived at 6:06 p.m.

Also Present: Village Administrator Thomas Christensen, Village Engineer Anthony Bunkelman, Zoning Administrator Jarmen Czuta, Village Attorney Elaine Ekes and Director of Racine County Development Services Julie Anderson

3. Approval of Minutes

Motion by Wanggaard to approve the minutes from the February 23, 2016 Plan Commission meeting. Seconded by Folk. Motion carried.

4. Citizens' Comments

No Comments were made

5. Public Hearing Items

None

6. Recommendation on Public Hearing Items

None

7. Non-Public Hearing Items

A. Presentation on the Comprehensive Plan – Julie Anderson, Racine County Development Services

Julie Anderson spoke about the Comprehensive Plan 2035. Prior to the Comprehensive Plan, Caledonia embarked on a neighborhood planning journey for three years with the PDI group out of Milwaukee. There has been a struggle with which plan needs to come into play with some of the projects and uses in Caledonia. Anderson would like the Plan Commission to use the 2035 Plan for land use planning, understanding that the design needs to be looked at. It is too confusing with 2 documents that are being used as a reference.

Eventually a resolution may be signed stating that the 2035 Plan would be the go to document for all land use planning in Caledonia and use the PDI Plan just as a guidance document. Michalski asked if there is a time line for this decision. Anderson stated that it could be done soon. President Bradley added that he would like to see this happen soon.

Ekes stated that the ordinance that adopted the Comprehensive 2035 Plan as our plan was amended a few years ago. The PDI plan can be looked at where refinements need to be considered. You could remove the reference of the 2006 PDI plan from the 2035 plan. There are also conflicts with the sign ordinance and the 2035 will need to be looked at.

Wanggaard stated that the Legislative & Licensing Committee has revamped the sign ordinance many times and likes where the requirements are at. He stated that cleaning this all up will make it easier.

Folk stated that he was around for the Neighborhood PDI plan and feels that the Comprehensive Plan should be looked at. He would like to have some time to look at the paperwork and make the recommendation to change the PDI reference.

This would require an ordinance change by the Legislative & Licensing Committee, then full board action.

Ekes stated that it will change some of the other ordinances a bit, but as of today she has only spent a little bit of time looking it over.

Motion by Folk to have the PDI reference removed from the ordinances and use Comprehensive Plan 2035. Seconded by Knitter. Motion carried.

B. Request Site Plan Review to utilize a 30' x 32' temporary canopy tent for sales of fireworks from June 11 through July 11, 2016; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant

Czuta reviewed the site plan with the Commission, it is identical to the 2015 site plan that was approved and operated at this location. To help the process move along, the signage plan was submitted at the same time as the site plan.

Mikalski asked if there were any complaints from last year. Czuta stated that there were none.

The hours of operation were discussed. Pomrening stated there will be a set up period where there will not be any product on site. Schattner would like the Certificate of Insurance to add the Village of Caledonia as an additional insured by specific endorsement.

Motion by Schattner to approve the Site Plan to utilize a 30' x 32' temporary canopy tent for sales of fireworks from June 11 through July 11, 2016; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant. Per Czuta's memo dated March 22, 2016 and subject to the Certificate of Insurance from applicant adding the Village of Caledonia as an additional insured by specific endorsement. Seconded by Folk. Motion carried.

C. Request Site Plan Review to utilize a 20' x 40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2016; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant

Czuta reviewed the site plan with the Commission, it is identical to the site plan from 2015 that was approved and operated at this location. The signage plan was submitted with the site plan. Banners will be affixed to the canopy and storage container.

Motion by Schattner to approve Request Site Plan Review to utilize a 20' x 40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2016; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant. Per Czuta's memo dated March 22, 2016 and subject to the Certificate of Insurance from applicant adding the Village of Caledonia as an additional insured by specific endorsement. Seconded by Folk. Motion carried.

D. Request Site Plan Review to continue a non-metallic (limestone) extraction operation, related uses, and reclamation plan for Payne & Dolan Inc. (Racine Quarry); 1501 Three Mile Road; Clint Weninger, Applicant

Czuta stated this is an M-4 zoning district. There has been a Quarry there for over 100 years at this location. Payne and Dolan intends on continuing business as they have been granted in the past, they are not looking for any changes to the Conditional Use Plan or site plan at this time. A reclamation plan was submitted of what the quarry would look like once there is no longer mining taking place at the site. Racine County Land Conservationist letter stated that the quarry is in compliance.

Fawcett asked about the reclamation plan in the Northwestern corner, noting that there is not an indication of anything being done to it. Is there a development planned for the fire training facility in the future? There was an agenda item for the Finance Committee in 2015 regarding an expansion of the training facility. Bradley stated that the training facility is not in front of the Plan Commission tonight. Christensen stated that at this time, the possible expansion of the training facility is still in a conceptual stage and there has been no long term contract done with Payne and Dolan for the land that the facility is on.

Spencer Johnson, Aggregate Manager was present for questions.

Motion by Schattner to approve the Site Plan to continue a non-metallic (limestone) extraction operation, related uses, and reclamation plan for Payne & Dolan Inc. (Racine Quarry); 1501 Three Mile Road; Clint Weninger, Applicant. Seconded by Knitter. Fawcett abstained. Motion carried.

E. Concept Development Plan to rezone multiple parcels from Residential to Agricultural; including and adjacent to 3112 4 Mile Road; John Longo, Applicant

Czuta presented the proposal of the rezoning multiple parcels per Longo's request.

Longo stated that when he bought the land in 2002 it was zoned as Agricultural and this area was rezoned to residential in 2013. Longo said that he has no intentions of building on his 18 acres; maybe he could get some horses. He simply wants to make sure that no one else can build close to him.

Schattner does not remember a time when this area was zoned as Agricultural. He does not feel that rezoning to Agricultural is compatible with the area.

Anderson stated that the request is being brought to the Plan Commission due to the rummage sales, craft sales etc. that has taken place on Longo's property. This has been referred to as a mini "7 Mile Fair". Longo owns a storage unit business on Hwy 32 and when there is back rent due, he sells the items on his homestead property in order to recoup some of the rent money.

It was suggested that Longo's storage business on Hwy 32 should be considered a site for the sales of the abandoned personal belongings.

Wanggaard asked about the other types of business that can be done on the Agriculture zoned areas. There is an ordinance stating only 9 days per year for rummage sales for residential zoning. Agriculture will allow additional times for sales, but does not allow the sale of other people's personal property. If the rezoning takes place on these parcels, sales would still not be allowed.

Bradley asked the Commission if they feel if it is conducive to turn the parcels back to agriculture. The Commission stated that it does not conform to the community.

Don Cesar, 3002 4 Mile Rd. wanted to know what the benefit is for having the parcels rezoned.

Wanggaard asked Longo what his main purpose of going back to agriculture would be. Longo stated that he would be protecting the other neighbors from overbuilding in the area.

Motion by Knitter to deny the Concept Development Plan to rezone multiple parcels from Residential to Agricultural; including and adjacent to 3112 4 Mile Road. Seconded by Folk. Motion carried.

F. MS4 Permit- Ordinance Changes Title 15 Chapter 2 & Title 9 Chapter 2 relating to Construction Site Erosion Control & Post Construction Storm Water Management

Bunkelman stated that this was on the agenda for Plan Commission to review the ordinance changes as an FYI, there is no action necessary.

8. Adjournment

Motion by Wanggaard to adjourn. Seconded by Folk. Motion carried. Meeting adjourned at 7:28 p.m.

Respectfully submitted,

Tami Schimler
Admin. Asst. II