

**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, Jonathan Schattner, Kevin Wanggaard, Thomas Knitter and President Bob Bradley.

Excused: William Folk and Duane Michalski

Also Present: Village Administrator Thomas Christensen, Village Engineer Anthony Bunkelman, Zoning Administrator Jarmen Czuta, Former Village Administrator Mark Janiuk

**3. Approval of Minutes**

Motion by Wanggaard to approve the minutes from the March 29, 2016 Plan Commission meeting. Seconded by Knitter. Motion carried.

**4. Citizens' Comments**

No Comments were made

**5. Public Hearing Items**

**A. Request a conditional use to construct and utilize a +12,470 sq.-ft. Village Hall and Municipal Campus, 5043 Chester Lane (Adjacent to Crawford Park), Sec. 20, T4N, R23E, Village of Caledonia; Anderson Ashton Inc., Agent**

Czuta presented the information and documents for the conditional use request. Village Engineer Anthony Bunkelman submitted a letter to Czuta outlining the request and gave the breakdown of the number of employees, hours of operation, projected start date and estimated completion date. Anderson Ashton submitted the detailed plans of the Village Hall, parking areas, landscaping, and lighting. Storm water and Drainage plans were also reviewed.

Public hearing closed at 6:07 p.m.

**6. Recommendation on Public Hearing Items**

**A. Request a conditional use to construct and utilize a +12,470 sq.-ft. Village Hall and Municipal Campus, 5043 Chester Lane (Adjacent to Crawford Park), Sec. 20, T4N, R23E, Village of Caledonia; Anderson Ashton Inc., Agent**

There was discussion about the angled parking in the Northwest corner of the property and whether there is a setback. This is private property, therefore, a setback is not needed.

Schattner asked about the drawing of the secondary road that may be a future entrance off 4 Mile Rd. The Village owns a 33' strip of land not 66' needed for a secondary road. Janiuk stated that the ownership is questionable; this would need to be confirmed for a secondary access to the

future Police Department. President Bradley asked if there would be a possibility for an entrance off of Douglas Ave., This will be looked into further as well.

There was discussion about the lighting; Fawcett felt that there should be more lighting in the dumpster area. Wanggaard would like to use Cree lighting in order to support local business. Cree has worked with the Village already and he would like to continue to support local businesses.

Wanggaard stated that he has received calls regarding the building being too small. Matthews stated that there are expansion capabilities for the future and if the Board is willing to add additional funds they can work on an immediate expansion, until then they are trying to make it all work within the budget.

There was discussion on the landscaping around the building. Matthews assured the Commission that the mechanicals would be shielded from view as best that they can. It was noted that the future entrance and addition indicates that some of the parking spaces may be lost.

Motion by Schattner to recommend approval of conditional use to construct and utilize a +12,470 sq.-ft. Village Hall and Municipal Campus, 5043 Chester Lane (Adjacent to Crawford Park), Sec. 20, T4N, R23E, Village of Caledonia; Anderson Ashton Inc., Agent. Seconded by Knitter. Motion carried.

## **7. Non-Public Hearing Items**

### **A. Request Site Plan Review for the rental of U Haul vehicles within the existing parking lot; 3104 6 Mile Road; Akil Ajmeri, Applicant**

Ajmeri would like to offer U-Haul rentals to the Crestview area. The location at 3104 6 Mile Road has parking stalls that could hold 6 U-Haul vehicles. There are 2 entrances into this lot, one from Lamberton Rd. and one from 6 Mile Rd. Ajmeri stated that he will have 19' and 22' vehicles as well as a few trailers on the lot. Czuta confirmed that Ajmeri received his memo outlining the conditions.

Motion by Schattner to recommend approval of Site Plan for the rental of U Haul vehicles within the existing parking lot; 3104 6 Mile Road; Akil Ajmeri, Applicant, per Czuta's memo. Seconded by Knitter. Motion carried.

### **B. Request Site Plan Review to construct and utilize a 24' x 24' pole barn for the storage of items associated with Righteous Autos; 6142 Douglas Avenue; Arturo P. Sanchez, Applicant**

Czuta stated that this property is zoned B3. On April 2, 2012, the Village approved a conditional use permit for the business. There is now a need for more storage. The pole barn will be used for office equipment, unused parts, etc. It will be located directly behind the current building on the property with the door opening to the south so the inventory is not visible from the road.

Schattner stated that the portable sign that is propped up against the telephone pole and the banner signs need to be removed because they are not allowed per Village Ordinance. Schattner visited the property prior to the meeting and stated that the vehicles are not being parked per the conditional use agreement granted in 2012. He also noted that the shrubs which were part of the original site plan have been taken out along the front of the business.

The property needs to be cleaned up and rearranged to meet its current conditional use. Sanchez stated he is more than happy to work on these improvements and thanked the commission for their comments. President Bradley stated that the aesthetics do need to be improved and mentioned that this is one of the things that the Douglas Ave. Business Association is trying to focus on. Discussion was held about installing a fence along the North side of the lot as well as from North to South behind the sales lot in order to screen the back lot.

Motion by Schattner to recommend approval of the Site Plan to construct and utilize a 24' x 24' pole barn for the storage of items associated with Righteous Autos; 6142 Douglas Avenue; Arturo P. Sanchez, Applicant per Czuta's memo, and also including removal of the banner and portable signs, installing a fence along the Northside of the property to screen the property and a fence running North to South from the vehicle sale area to the back lot to screen the vehicles waiting for repair, and to maintain the original conditional use of the property with landscaping and parking diagrams. Seconded by Knitter. 4/1 (Wanggaard). Motion carried.

### **C. Modification Waiver – Road Cross Section – Caledonia Deback Business Park**

Bunkelman stated that there have been various meetings regarding the new Deback Business Park. There are 3 phases of the development. The Design Engineer has requested a revised road cross section. There are three element changes of the ordinance that need to be looked at in regards to this request: Right-of-way, urban cross section and curb type.

The first waiver modification requested is to have an urban cross section instead of the rural cross section written in Ordinance 18-1-4(c)(5)(h) and Wispark is proposing a urban cross section which is aesthetically more pleasing and has additional lanes width for easier turn movement.

Wispark would like a 66' right-of-way as opposed to the 90' right-of-way written in Section 18-1-4-(c)(5)(h). It was mentioned that there are a few things that can make or break a business park's success and the added income for selling the additional land that is not dedicated to the roads is sometimes the deal breaker.

The third modification would be to change from mountable curb to vertical curb. Each driveway access will require a curb cut. With the businesses further apart than houses in a residential area, this will not affect the integrity of the curb.

The cross section has proposed street lights every 150'. This would mean additional costs over time for the Village of Caledonia because the Village pays the electricity cost. Wanggaard again mentioned the use of Cree LED lights. The Developer pays initially for the lighting then the Village

would pay the cost of the power at some point down the road and the LED option would be less costly.

Bunkelman read and answered the required questions regarding the modification waiver, and recommended approval.

Motion by Knitter to approve Modification Waiver – Road Cross Section – Caledonia Deback Business Park per Bunkelman’s memo dated April 21, 2016. Seconded by Fawcett. Motion carried.

**D. Peil Concept CSM – Highway K**

The owner and surveyor pulled the CSM request.

**8. Adjournment**

Motion by Wanggaard to adjourn. Seconded by Knitter. Motion carried. Meeting adjourned at 7:08 p.m.

Respectfully submitted,

Tami Schimler  
Admin. Asst. II