

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, , Bill Folk, Duane Michalski and President Bob Bradley.

Excused: Kevin Wanggaard

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

3. Approval of Minutes

Motion by Folk to approve the minutes from the August 30, 2016 Plan Commission meeting. Seconded by Michalski. Motion carried.

4. Citizens' Comments

No Comments were made.

5. Non-Public Hearing Items

Item 5C was taken out of order.

5C. Hammel CSM – NW ¼ of Section 36, T4N, R22E, Village of Caledonia, Racine County, WI – Owner Kim & Janice Hammel – 6019 3 Mile Rd.

Bunkelman presented the CSM this parcel is just over 4 acres parcel, the applicant would like to divide the parcel into four lots. The property abuts Johnson Park Dr. which is not in the Village of Caledonia and is not in the right of way. Sanitary sewer and water services would be installed to the three new lots. The corner lot has frontage from both Johnson Park Rd. and 3 Mile Rd., Bunkelman proposes there be a not access to Johnson Park Dr. from the 4 proposed parcels, the four accesses would be out to 3 Mile Rd. There is 30' of reservation for Highway purposes that will be reviewed for vacation. Bunkelman reached out to the City of Racine and was informed of no objections to the CSM but had concerns regarding the storm water. Review for storm water will be reviewed and presented to the Storm Water Committee on October 12, 2016.

Schattner asked about the wetland delineation needed before approval. Bunkelman stated there should not be a question for any of the building sites, and it is included as a condition for approval.

Nancy Washburn, Land Development Administration and Consultant, 7450 Cty. Line Rd., Mt. Pleasant, stated that the wetlands were looked at and their cursory opinion is that there are no wetlands, and they are currently working on getting that in writing.

Motion by Schattner to recommend approval by the Village Board Hammel CSM – NW ¼ of Section 36, T4N, R22E, Village of Caledonia, Racine County, WI – Owner Kim & Janice Hammel – 6019 3 Mile Rd., per Bunkelman's memo dated September 21, 2016. Seconded by Fawcett. Motion carried.

5A. Request a conditional use to occupy an existing industrial building to conduct light manufacturing and painting of plastic and metal substrates (DBA Custom Painted Vehicles, LLC); 4234 Courtney St.; MAE RACINE, LLC, Owner; Steven and Dana Wright, Applicants; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia

Czuta presented. The applicant has owned a building in the Business park for the last 22 years. The applicant would like to purchase an additional building had contained a food processing business and be

approved for a conditional use to conduct light manufacturing and painting of plastics and metal substrates. This was approved by the Town of Raymond on September 26, 2016.

Michalski asked about the retention system in place for the chemicals needed for cleaning, and if there was a fire potential in the building. Christensen asked if it was a sprinkled building. Stephan Wright, applicant, 3920 Scenic Way, Franksville, stated that the building itself does not have a sprinkler system, there is a brick fire wall dividing the building. The spray booths and mixing rooms all contain a chemical suppression system. Everything will be contained inside the building. This is an opportunity to consolidate the entire operation to one location.

Schattner asked if there will be any outside storage or business operations outside of the building. Wright stated that everything will be done inside of the building.

Motion by Schattner to recommend approval by the Village Board of conditional use to occupy an existing industrial building to conduct light manufacturing and painting of plastic and metal substrates (DBA Custom Painted Vehicles, LLC); 4234 Courtney St.; MAE RACINE, LLC, Owner; Steven and Dana Wright, Applicants; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia, per conditions outlined in Czuta's memo dated September 20, 2016, noting that this is a spectacular use for this property, with the additional condition suggested via email by Village Attorney Ekes that any changes made to signage, the façade and the landscaping on the property shall comply with the design requirements of the Cooperative Plan Agreement. Seconded by Fawcett. Motion carried.

5B. Request for a 2 year extension of approval for Parkview IV (5329 Douglas Avenue) of the Parkview Campus, Alf McConnell

Czuta stated that the original approval was granted many years ago. The most recent approval is due to expire on December 31, 2016. Mr. McConnell is asking for another 2 year extension. This is the last of the buildings for Parkview IV.

Bunkelman stated that they have signed off the building permit on the Engineering side for the stormwater plan for Parkview Gardens III.

Motion by Knitter to recommend approval by the Village Board for a 2 year extension of approval for Parkview IV (5329 Douglas Avenue) of the Parkview Campus, Alf McConnell, per conditions outlined in Czuta's memo dated September 20, 2016. Seconded by Fawcett. Motion carried.

6. Public Hearing Items followed by Commission Recommendations

There were no Public Hearings.

Public Hearing

Public Comments

8. Adjournment

Motion by Michalski to adjourn. Seconded by Knitter. Motion carried. Meeting adjourned at 6:23 p.m.

Respectfully submitted,

Tami Schimler
Admin. Asst. II