

1. Meeting called to order

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

2. Roll Call/Introductions

Roll call was taken. Members present: President Bob Bradley, Joseph Minorik, Thomas Knitter, and Trustee Wanggaard, Duane Michalski arrived at 6:02 p.m.

Jonathan Schattner and Bill Folk were excused.

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

3. Approval of Minutes

Motion by Wanggaard to approve the minutes from the August 28, 2017 Plan Commission meeting. Seconded by Knitter. Motion carried.

4. Citizens' Comments

No comments were made.

5. Public Hearing Items followed by Commission Recommendations

5A - Request a Conditional Use to construct and utilize a ±8480 square-foot office/storage building for Winkler's Masonry Inc., 8425 Storage Drive, Sec. 27, T4N, R22E, Village of Caledonia, Racine County, WI / Winkler's Masonry Inc., Owner / Jason Winkler, Applicant

Czuta made reference to the zoning map, landscaping plan and the elevation map enclosed in the packet. Based on other things going on in the area, the proposed use fits and is allowed. Jason Winkler was present.

The proposed land will be used for storage of equipment for Winkler's Masonry. The building will be constructed of split face block in neutral tones of brown. This location will have one part time office staff whose hours will vary and the remaining employees will be on job sites. Winkler's currently employs seven employees. The hours of operation will vary between 6:00 a.m. and 6:00 p.m. Construction time frame will be six months from approval time. This location has sewer.

Public Hearing opened at 6: 05 p.m.

5A - Public Comments

Jason Winkler was the only one in the audience for this issue. No public comments were made.

Public Hearing Closed at 6:06 p.m.

5A - Recommendation on Public Hearing

Winkler agreed to the conditions. Commissioner Minorik asked about Condition No. 7 "Parking". Winkler responded with the lot will be gravel for now. They discussed if it should be paved to reduce dust. Czuta stated that it is standard practice to water a gravel lot to keep the dust down. Winkler stated that there will only be one person going in and out of the lot. When funding is available, he plans to lay asphalt.

Motion by Commissioner Knitter to grant the Conditional Use to construct and utilize a ±8480 square-foot office/storage building for Winkler's Masonry Inc., 8425 Storage Drive based on it coinciding with other things going on in the area and compliance with draft conditions outlined in memo from Zoning Administrator dated September 18, 2017. Seconded by Commissioner Michalski. Motion carried.

6. Non-Public Hearing Items

6A - Request a conditional use to construct and utilize a ±24,000 square-foot commercial building with loading dock as an office, shop, and service building for Roland Machinery Company, including outside storage and display of new and used equipment; northwest corner of the W. Frontage Road and CTH "K"; Top Flight LLC. Owner; Daniel Oakes. Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia

Czuta made reference to the survey map, landscaping map, lighting map and the elevations map enclosed in the packet.

This proposed project will be located at the northwest corner of CTH "K" and the West Frontage Road of I-94 in the Top Flight Industrial Park. The current zoning is B-3. The proposed project will be compatible with uses identified for this zoning district.

The site (Parcel1) is approximately 393,753 square feet (9.04 acres) in size with access from the north side via a new private driveway extending off of the existing private road that intersects with the West frontage Road.

The proposed building will be approximately 24,000 square feet in size. It will feature high bay work space for sales, service and support for heavy equipment. The exterior of building will be clad in masonry and metal with a metal roof. The proposed color palette for the building will be gray and blue, the brand colors of Roland Machinery Company.

Site improvements include concrete and asphalt pavement for staff and patron parking as well as gravel to allow for movement of heavy track type equipment around the property. Equipment display areas will feature the "grasscrete" sustainable pavement system. New landscaping will be placed around the site. A metal fence will surround a majority of the western portion of the site. The site is not served by municipal sewer or water services at this time. It will have its own well and an on-site wastewater system.

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The building will operate daily with services provided 24 hours /7 days a week. A staff of 8 to 10 will provide parts service and support functions, plus a crew of 14 to 15 mechanics providing technical services to our customers.

The targeted start for construction is September 2017 with completion by April 2018.

Commissioner Michalski asked about fill being brought onto the property. Dan Oakes said he has a fill permit from the Town of Raymond and only clean fill will be brought in. Oakes stated that all the necessary permits have been approved by the County, Town and DNR. After hours would be for drop offs, UPS deliveries, etc. Glass, brick and block will be added to the front of the building.

Motion by Commissioner Minorik to approve the Conditional Use to construct and utilize a ±24,000 square-foot commercial building with loading dock as an office, shop, and service building for Roland Machinery Company, including outside storage and display of new and used equipment; northwest corner of the W. Frontage Road and CTH "K" as it is allowed by underlying zoning; it fits with the other uses in the area; approval was granted by all governing bodies; meets the spectacular use standard without connecting to sewer and water; any change of use will require approval by appropriate governing bodies again and must also comply with conditions set forth in Exhibit A dated August 21, 2017 and the three additional conditions drafted by Attorney Ekes via email dated September 25, 2017. (Referenced below)

1. The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperative Plan between the Village of Caledonia and Town of Raymond.

2. The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village of Caledonia and the Town of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display of equipment for sale and landscaping on the property.

3. The Village engages Foth to conduct a review of the applications and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Village Engineer, Village Attorney and Village Board. The Village Board then, in consultant with Village staff, should determine which recommendations should be included in the final conditions of approval.

Seconded by Commissioner Knitter. Motion carried.

6B - Request a conditional use to construct and utilize a ±9,600 square-foot commercial building; northwest corner of the W. Frontage Road and CTH "K"; Top Flight LLC, Owner; Daniel Oakes, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia

Czuta made reference to the survey map, landscaping map, lighting map and the elevations map enclosed in the packet.

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This proposed project will be located at the northwest corner of CTH "K" and the West Frontage Road of 1-94 in the Top Flight Industrial Park. The current zoning is B-3. The proposed project will be compatible with uses identified for this zoning district.

The site (Parce14) is approximately 116,960 square feet (2.69 acres) in size with access from the north side via a new private driveway extending off of the existing private road that intersects with the West frontage Road.

The proposed building will be approximately 9,600 square feet in size. It will feature a high bay, clear span shop area of 7,200 square feet for service and maintenance plus 2,400 square feet of floor area for office and sales support. The exterior of building will be clad in masonry and metal with a metal roof. The proposed color palette for the building will be earth tones of buff, tan and medium brown.

Site improvements include concrete and asphalt pavement with ample parking for staff and patrons. New landscaping will be placed around the site. The site is not served by municipal sewer or water services at this time. It will have its own well and an on-site wastewater system.

The building is being constructed on a speculative basis. No tenant has been identified at this time. Business operations of this new building will depend on the future occupant.

The targeted start for construction is September 2017 with completion by April 2018.

Starting date may be pushed back due to plumbing permit delay.

Dan Oakes asked if Foth could wait to conduct their review until he receives his revised State Building plans.

Motion by Commissioner Knitter to approve a Conditional Use to construct and utilize a ±9,600 square-foot commercial building; northwest corner of the W. Frontage Road and CTH "K" as it is allowed by underlying zoning; it fits with the other uses in the area; approval was granted by all governing bodies; meets the spectacular use standard without connecting to sewer and water; any change of use will require approval by appropriate governing bodies again. Also subject to the revised State plans being submitted and final review by Foth, Attorney, Engineering and Racine County and compliance with conditions set forth in Exhibit A dated August 21, 2017 and the three additional conditions drafted by Attorney Ekes via email dated September 25, 2017. (Referenced below)

1. The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperate Plan with Raymond.

2. The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Town of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building

materials, screening, outside storage/display of equipment for sale and landscaping on the property.

3. The Village engages Foth to conduct a review of the applications and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board. The Village Board then, in consultant with Village staff, should determine which recommendations should be included in the final conditions of approval.

Seconded by Commissioner Michalski. Motion carried.

6C - Massenza CSM - Parcel ID 51-104-04-22-33-016-000 - NE ¼ of Section 33, T4N, R22E / TNG 19 LLC, Owner / Nancy Washburn, Agent

Bunkelman explained that this was laid over at the last meeting to get information regarding access of emergency services for the connection of the roads within Karen Jean North and Prairie Pathways Subdivision. Police Department stated they have no concerns. The Fire Department said it is imperative that the roads connect.

Commissioner Knitter mentioned that maybe something can be done to ensure that speeding doesn't occur, possibly by adding some extra signage. Trustee Wanggaard noted that after getting input from the Police and Fire, it's critical that there be enough room for safety vehicles to access.

Motion by Commissioner Minorik to approve the Massenza CSM - Parcel ID 51-104-04-22-33-016-000 per conditions set forth in Memorandum by Village Engineer dated September 19, 2017. Seconded by Commissioner Michalski. Motion carried.

7. Adjournment

Motion by Wanggaard to adjourn. Seconded by Michalski. Motion carried. Meeting adjourned at 6:34 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk