

1. Meeting called to order

President Dobbs 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 Jim Dobbs, Trustee Kevin Wanggaard, Bill Folk, Thomas Knitter, Duane Michalski, Joseph Minorik Jonathan Schattner, Zoning Administrator Jarmin Czuta.

Also present: Utility District Director Anthony Bunkelman, P.E., Public Works Director Tom Lazcano, P.E.

3. Approval of Minutes

Motion by Kevin Wanggaard to approve the minutes from the January 29, 2018 Plan Commission meeting. Second by Duane Michalski. Motion carried.

4. Citizens' Comments

Rubin Guardiola, 5100 Charles St. He questioned the traffic study at the corner of 4 Mile Road and Charles Street. He felt it lacked any real data of value. The study was done for only two days during extremely cold weather when not a lot of people traveling because of the cold. The conclusions of this study indicate that within 7 years that intersection will not be able to accomodate the traffic. Also a traffic light study needed to be done. He hoped everyone looks hard at the information given.

Addie Grimal, 1520 4 Mile Road. She notices a lot of people walking and biking down the road and with this development it will become more hazardous. Presently she has hard time getting out of her driveway and with the increase in traffic it will become much worse. She stated there are already several stations in less than 1 mile. Asked the Commission to take a second look at businesses and find something that would improve the safety in the community and not increase traffic.

Luke Morjda, 5045 Charles St. He used to own this property and had questions on the drainage. He lives on the north side of the site and it has a water problem now. He felt the station will increase people cutting across his property and if somebody was hurt it would be his responsibility. Also once the blacktop/concrete is installed the water is going to flow onto his property. He understood the land has been sitting but to do something with it besides a gas station that would increase traffic and have the lights shining in his windows all night long.

Bob Tryber, 1130 4 Mile Road. He felt the 4 Mile Rd./Charles St. intersection was extremely busy especially when people are going to or getting out of work. This gas station would increase the traffic, making it more dangerous. He also felt the gas station will cause pollution from the fumes coming off the gas and that type of business wasn't needed in a residential area. The new subdivision coming in down Charles Street is also going to add to the traffic.

Mary Guardiola, 5110 Charles St., on behalf of Shirley Powers 5038 Charles St. Don't need a gas station on every corner. Also a subway shop and pizza place across the street from this location. The Speedway on the corner of 4 Mile and Douglas has fast food items. She felt property values would lower. There might be loitering and crimes committed at the gas station. This intersection already seems to be a race track at certain times of the day. Another gas station is not needed here.

5. Public Hearing Items followed by Commission Recommendations

There were no public hearing items.

6. Non-Public Hearing Items

A. Request A Conditional Use To Construct And Utilize A ±4,517 Square-Foot Gas Station And Convenience Store Known As Casey's General Store, Northeast Corner Of 4 Mile Road And Charles Street, Sec. 21, T4N, R23E, Village Of Caledonia, Racine County, WI. RKC Real Estate LLC, Owner; Arc Design Resources Inc., Agent

Jonathan Schattner reclused himself from 6A &6B. Currently he is a consultant with Rodchester and is working on a project there for Casey's and the same people are here tonight.

Representatives of Casey's gave an overview of the project. Caesy's is a publicly held company, with the 5th largest pizza business and 10th largest bakery business in the United States. There are over 2000 locations. Casey's believe in contributing to the community. Last year they donated 4.5 million dollars to charities. They have a company fleet of fuel truck with state of the art technology fuel tanks. Majority of deliveries happen in the morning and early afternoon, not during peak traffic hours. Refueling depends on need, there is no time frame. Fueling stations will be located on the east side.

Casey's feels this locations is a good match for them. The 3 million dollars the are to invest in this corner should not bring down property values.

Landscaping will be per code, and a fence or landscaping along the north side of the property would not be an issue. There is green space behind the store for water retention. A traffic analysis was performed and was reviewed by the Village and County Engineering and they did not deem the trip counts as invalid. The conclusion of the traffic analysis was this intersection rated a level C, lowest level of service acceptable by the Village. Even without any development going in, this intersection is expected to fail by 2038. Additional studies would need to be done to determine if a traffic signal was warranted and how many lanes would be needed. The lighting at the gas station would be LED downward facing lights, going down to zero foot candles well before the property lines. The two light poles at the driveways' entrances would need to be well lit for safety. They will have a monument sign out front, not a pilon sign. This will be a convenience location. Hours would probably be 5:00 am to midnight, usually locations located along an interstate are 24 hours.

Discussion followed on traffic patterns, semi truck's turning radius, deliveries, traffic safety concerns regarding vehicles turning into the station, traffic backups and widening the road.

Czuta explained any improvements in the County's right-of-way (4 Mile Road) has to be 100% paid for by Developer. The representative felt being this intersection is below acceptance it should not be the full responsibility of Casey's, and now was not the time or place to discuss

those costs, that is should be discussed at the Board. Her understanding was conditional use cannot be withheld because they are not willing to pay for an intersection.

Bunkelman stated he would need to see a storm water management plan and site grading and drainage plan. There may be a need for a pond or underground water storage. This would be a requirement of the Village and he was not anticipating sending water at a higher rate than it was now. This will be addressed at a Storm Water Commission meeting.

Knitter asked if there was a need to lay this over until they had the storm water plan and County's input. He did not feel comfortable in voting on this. The neighbors have made it loud and clear they have concerns, especially with traffic

Dobbs stated that 4 Mile Road was a County road and the County would have to be in on any land deviations. Czuta said he had just received that information today and it will be important for him to review this and meet with Village Staff and come up with something concrete, then meet with Casey's so there is no uncertainty. The Village and County Engineers will have to sit down and hash out differences.

Casey's representative stated they are limited on time and will not be able to get an extension on the sale of the property and needed a vote on it tonight. The understanding was a gas station is an allowable use and would happy to discuss conditions that the Board feels necessary. The traffic issue was independent of the gas station use, being that intersection was shown to fail by 2038 and should not be a reason to withhold the conditional use.

Folk believed Casey's would be a great partner for Caledonia, but in reality more discussion is needed. If he has to vote tonight, he would recommend denial and preferred to lay over and have the Engineers look it over. Traffic impact is a consideration for this spot and it will impact the community in a negative way does effect the conditional use.

Casey's representative asked if there was any willingness for a special meeting. Dobbs explained the next meeting should be between Racine County, Village and their staff. She asked for a committal that it will be approved for all of that to occur.

Knitter made a motion that it was in the best interest to delay to the next Plan Commission meeting on March 26, 2018. That would give enough time for County and Engineering to get involved.

Minorek Second. All in favor. Motion carried.

This will come back to Plan Commission on March 26, 2018.

B. Administrative Zoning Line Adjustment From R-4 Urban Residential District I To B-2 Community Business District; Northeast Corner Of 4 Mile Road And Charles Street; RKC Real Estate LLC, Owner; Arc Design Resources, Inc., Agent

Folk made a motion to lay over to the next Plan Commission meeting on March 26, 2018. Knitter second. All in favor. Motion carried.

Schattner returned to the meeting.

C. Conditional Use extension and amendment to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings; 2825 Four Mile Road; 2825 Four Mile Road LLC, Owner; Erica-Nicole Harris, Applicant

Czuta presented: On December 5, 2016, the Caledonia Village Board adopted Resolution No. 2016-135 approving a conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Road, Parcel Id. No. 104042392171000. On July 17, 2017, the Caledonia Village Board adopted Resolution No. 2017-59 granting a six-month extension on the approval of the aforementioned conditional use. At this time, the applicant is requesting another 6-month extension of the previously granted conditional use approval and also requesting an amendment of the approval to allow two of the self-service storage facility buildings to be relocated to the western portion of the subject property versus the eastern portion of the subject property.

Erica-Nicole Harris, President of Wispark, was present. She explained last year they came in for an extension and signed a letter of intent. The conditional use expires on Wednesday, 2/28/2018. They have not been able to start construction because in July 2017 they discovered sanitary lines and gas lines under the eastern side of parking lot. The cost is prohibited to relocate these lines. They had redesigned to build on the west side.

Dobbs asked if they could get a better use for this area considering all the new development coming in with Foxconn.

Jerry Franke, Representative for Wispark, explained this is a challenging location. You are not able to get a labor force. They were only able to pursue self-storage, no retail. There has been no market rate apartments developed east of the interstate in 10 years, but in the rest of Southeast Wisconsin it is the hottest market. That is the reason for self storage. There is already a retention pond on the west side. The buildings are going to have an attractive arch design and given the nature of the property to the west, open field, did not feel a lot of landscaping would be needed. Wispark has already dedicated 5 acres for retention which serves the property to the west also.

Wanggaard made a motion to extend the Condition Use. Folk second. All in favor. Motion carried.

D. Site Plan Review to occupy an existing building and site with an automobile and motorcycle service business known as Racine Speed and Power; 4543 Douglas Avenue; Richard and Janice Betchkal Trust, Owner; Matt Pichelman, Applicant

Czuta presented. The subject property has been utilized by numerous vehicle related sales and service businesses. Most recently, in 2005 the Racine County Economic Development and Land Use Planning Committee and the Town of Caledonia approved a conditional use to occupy the existing building and property with a motorcycle, ATV and snowmobile business known as Zone2Extreme. To this point this business is operated at the subject property. At this time, the applicant is requesting site plan review approval to occupy the existing building and site with an automobile and motorcycle service business known as Racine Speed and Power. A site map and 2015 aerial map were submitted.

Matt Pichelman, Applicant, submitted an overview which was read into the minutes by Czuta:

“Proposed land use for 4543 Douglas Ave.

Currently, 4543 Douglas Ave. is operated by Zone2Extreme. The business sells and services snowmobiles, ATV's, lawnmowers, motorcycles, and other recreational vehicles. It has been located here since Feb. 2005. 2002-2005 used car sales/service owned by Jerry Hendricks. Prior to that, Visions motorcycle service and Big Dog motorcycle sales owned by Bob Skaggs from 1994-1998. I would like to reopen the business my Father started in 1959 and remained in operation until his death in 2008 49years later. Racine Speed & Power will service both automobiles and motorcycles owned by the public and new or used car dealers. Structurally, the building will retain the same appearance other than some well needed maintenance. The brick front and southern walls with matching brown overhang make for a nice clean looking respectable building. Glass block windows are also placed on the west and southern walls. There is lighting in the overhang that will be made fully functional and business signs on these two storefronts that will be replaced to code according to the Village of Caledonia. Structure is currently sewerred.

Racine Speed & Power will have at least 2 full time employees to start and more to come as the business grows. Standard hours of operation will be 7:30am – 4:30pm Monday-Friday, Saturday by appointment only.

We plan to start cleaning, painting and repairing the interior as soon as we close on the property and receive occupancy permit. Any improvements or alterations required will also be started at this time, weather permitting. Completion, approx. 60 days.

I personally have a great reputation to uphold and a tremendous following in automotive and motorcycle repair after being in this business at different levels for over 30 years. This is sure to be a thriving business that will bring clients from Chicago to Milwaukee and many points at greater distances.”

Pichelmanl explained architects did prepare a site plan, which shows existing and additional parking space along south and east of building. Lights are currently located in the overhang and they shine direct down onto the building. Other light is a streetlight from WE Energies. They have a fence along the backside and a berm with trees along the fence line. They had trees planted along Douglas Avenue but they did not survive because of the salt, and not enough dirt to grow.

Knitter made a motion to approve the site plan review as outlined by staff with conditions outlined. Michelski second. All in favor. Motion carried.

This will move to the Village Board meeting on March 5, 2018.

E. Concept Subdivision Review of Homestead Acres Subdivision - SE ¼ of Section 34 and SW ¼ of Section 35, T4N, R22E, Village of Caledonia, Racine County, WI. Racine Land Company LLC, Owner; Nancy Washburn, Agent

Tom Lazcano presented. Racine Land Company has proposed a revision to the Concept Plan that was approved in 2007. This revision will be Phase I. Basically the lots are getting adjusted to be increased to be more sellable. Racine Land Company wants to do this in phases. Phase I is for 21 lots. Lazcano advised the Commission to approve as is, as long as it meets the requirements.

Bunkelman explained the infrastructure would have to be constructed according to current standards.

Nancy Washburn, Agent, stated they did have a neighborhood meeting and she passed that information along to the Village. The next step would be to address storm water management which she will be prepared to answer at a later date. They were asking for approval to move the Concept Plan to the Board so they can continue to gather information.

Schattner asked if anything had changed since 2007.

Washburn explained on the southern portion there were several acres purchased by the Village to build a continuation basin. This caused them to lose lots. In the original Phase I they were asking for 20 lots, now they are asking for 21.

Knitter made a motion to accept the Concept Plan as presented regarding Homestead Acres. Michalski second. All in favor. Motion carried.

7. Adjournment

Motion by Wanggaard to adjourn. Second by Folk. All in favor. Motion carried.

Meeting adjourned at 7:35 p.m.

Respectfully submitted,
Mary Jo Schmidt
Adm. Asst. II