

**Joint Special Village Board  
And Plan Commission  
March 15, 2011**

President Coutts called the meeting to order at 6:00 p.m. at East Side Community Center, 6156 Douglas Avenue, Racine Wisconsin.

Board Present: Trustee Burton, Trustee Griswold, Trustee Wanggaard, Trustee Weatherston, Trustee Bradley and President Coutts

Plan Commission: Ron Last, Elaine Radwanski, John Schattner, Tom Knitter and Jim Morrill

Absent: Trustee Wishau was excused

Others: Village Administrator Tom Lebak, Village Engineer Mike Hayek and Racine County Planning and Zoning Director Julie Anderson

**1. Information and Discussion regarding potential development at South Hills Country Club and surrounding area/Dan Hintz, Owner**

President Coutts informed the audience that the meeting was for information purposes only. No action by the board would be taken at this meeting or any public comments heard.

Dan Hintz, owner of South Hills Country Club and some of the surrounding land presented a draft concept plan of a potential development consisting of about 130 acres around the Country Club. Hintz said that he is working with two potential buyers, one being an asphalt plant and the other wished to remain anonymous. Both developments would require a zoning change to M-3. Currently the Land Use Plan shows that area zoned commercial and recreational to accommodate the gulf course. The Land Use Plan would also have to be amended for either development to happen. The M-3 proposal would be 26 acres if they hold their own water and 23 if not. Hintz reported that the asphalt plant is willing to pay more than their fair share and possibly offer the village tipping fees and a break on asphalt rates. Hintz also proposed, via TID funding, that the Village pay to upgrade Gulf Road to Class A to accommodate the heavy traffic load and installing an access road to get into the property. The anonymous development would be using the same access road and could include truck terminals with outside storage. Lebak explained that the TIF includes the expenditures of roads, infrastructure etc., but is not a requirement. A Development Agreement would spell out how the increment would be used. Trustee Griswold said he would not support the Village spending any money on

roads for the development. He suggested accessing Hwy V to Hwy K instead of Gulf Road. Hintz said it may be a possibility.

They discussed the issues that took place back when the asphalt plant was looking at locating in the Town of Raymond. Per the Cooperative Agreement between the Town of Raymond and Village of Caledonia, the Village Board denied the asphalt plant in the Town of Raymond as a “spectacular use”.

Morrill and Radwanski were both not in favor of the plant. Trustee Griswold would like to see a large industrial park that brings materials in via rail and was not in favor of redoing the roads. Knitter was concerned with the asphalt plant and the money for roads. Schattner was not in favor of it and believed that the land is the southern gateway into the Village and any potential development needs to warrant being there and would also set the standards for future development. Trustee Bradley stated that there is an obligation to look at the plan. Trustee Weatherston stated he did not have enough information and wanted to see a detailed plan. Last felt neutral and would like to have more information. He would like to see valuable uses in the area. He also had concerns regarding the smell. Trustee Wanggaard felt the plan was workable but needed more information. Trustee Burton thought it was a workable plan but felt truck traffic would be a concern. She also had concerns with the fact that the board denied it in the Town of Raymond and it not being in the spirit of cooperation to now approve it in Caledonia.

It was decided that more information is needed regarding the uses, the cost of roads as well as inviting the asphalt plant owners in to give a presentation.

Trustee Weatherston moved, seconded by Ron Last to adjourn the meeting. **Motion carried unanimously.** Meeting adjourned at 7:07 p.m.

Respectfully submitted,

Karie Torkilsen  
Village Clerk