Plan Commission Meeting
July 27, 2011

1. Meeting called to order
President Coutts called the meeting to order at 6:00 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, WI, 53402.

Members present: Elaine Radwanski, William Folk, Jonathan Schattner, Ron Last, Thomas Knitter, President Ron Coutts, Village Administrator Tom Lebak, and Caledonia Zoning Administrator Julie Anderson.

Excused: Village Engineer Mike Hayek and Jim Morrill.

2. Roll Call/Introductions
Roll call was taken.

3. Approval of minutes from 05/25/11 meeting
Folk moved to approve the minutes of the 05/25/11 meeting as read. Last seconded. **Motion carried unanimously.**

4. Citizen Comments
None

5. Public Hearing Items
5A. Request for Conditional Use/to construct and utilize a ± 200' x ± 300' sanitary sewer attenuation basin and a ±2000 sq. ft. control building/7500 Northwestern Avenue/Village of Caledonia/Foth Infrastructure & Environment, Agent
Attorney John Bjelajac, was present along with Tom Ludwig and Stacy Tushaus from Foth Infrastructure & Environment. Attorney Bjelajac gave a presentation. He explained the attenuation basin is a sewerage storage basin. Rather than resizing all the pipes in the area, the utility can use an attenuation basin. This basin is used for heavy rains. A study was done in 2007 which found that the existing capacity is fine but eventually we would need more capacity at Hoods Creek. In 2009 Racine did a storage optimization study to set flow limits. We have submitted to the Clean Water Fund Program. We can receive a 10% principal forgiveness grant. The complete application is due by September 30. Ludwig showed all the sewers that go to the Hoods Creek lift station. A study said we need a basin at this station. He described how they came up with the location for the basin. The land is owned by Leffler as part of the Homestead Acres subdivision. This project may be done in phases. Ludwig described the 4 acre parcel they are planning on using. On the east end of the parcel will be the control building. The basin is 200' x 300' buried 10 feet. It will not be visible. The control building will be built to look like a house. He showed renderings of what the building will look like. He explained the landscaping plan. They will landscape the building as if it were a home. Attorney Bjelajac said there will be no odors from this facility. What will come into this basin is very diluted. It will be in this tank only for a few days and then it will slowly be discharged into the existing pipes.

Last asked if this allows for the future Hwy 38 plans. Ludwig explained it will not be affected. Attorney Bjelajac said the cost will be about 6-7 million dollars total. This will help future development in the area.

Radwanski asked if there are others in the area that have these basins and do their odor systems work. Ludwig said these flows are every diluted. He explained how the odor control system works. The City of Racine has one at the airport.

Ludwig explained Racine is trying to limit the flow from other communities. If we maintain our current limits through Racine we will not have to pay for additional capacity.

A resident of 3118 Airline Rd. asked if this is what the actual control building will look like. His property looks at the south side of the building. He had no problem with the appearance.

The Public Hearing closed at 6:25 p.m.

6. Recommendation on Public Hearing Items
6A. Request for Conditional Use/to construct and utilize a ± 200' x ± 300' sanitary sewer attenuation basin and a ±2000 sq. ft. control building/7500 Northwestern Avenue/Village of Caledonia/Foth Infrastructure & Environment, Agent
Anderson said staff recommends this be approved. She will add the condition that odor will be controlled at all times.

Schattner moved to approve the request for Conditional Use to construct and utilize a ± 200' x ± 300' sanitary sewer attenuation basin and a ±2000 sq. ft. control building at 7500 Northwestern Avenue for the Village of Caledonia by Foth Infrastructure & Environment, Agent to include all staff recommendations. Last seconded. **Motion carried unanimously.**

7. Non-Public Hearing Items
7A. New Business

7A(7). Concept Plan/CTH "H" & Adams Rd./Ace Soccer Club
Last moved to lay this item over until the 8/31/11 Plan Commission meeting. Folk seconded. **Motion carried unanimously.**

7A(1). Preliminary CSM for sanitary sewer attenuation basin/7500 Northwestern Avenue/ Village of Caledonia/Foth Infrastructure & Environment, Agent
Anderson said this CSM will allow the district to purchase the land from Ray Leffler for the attenuation basin.

Schattner moved to recommend approval of the preliminary CSM for a sanitary sewer attenuation basin at 7500 Northwestern Avenue for the Village of Caledonia by Foth Infrastructure & Environment. Radwanski seconded. **Motion carried unanimously.**

7A(8). Revision to Preliminary Plat/Homestead Acres/south side of Dunkelow Road and Hay Meadow Road/Ray Leffler

Anderson explained it takes the 4 acres to be used for the attenuation basin from the subdivision plat. This area of the plat was to be two family units. The open space is still maintained in the subdivision. A representative from DAAR Engineering explained with the 4 acre they will remove the proposed connection to Hay Meadow. They will be down to 22 lots. They lost 4 lots.

Schattner moved to recommend approval of the revision to the preliminary plat for Homestead Acres on the south side of Dunkelow Road and Hay Meadow Road. Last seconded. **Motion carried unanimously.**

7A(2). Conditional Use Amendment/to park three trailers (one enclosed, one dump and one flat bed) on the parking lot in front of the existing building/Oh Jay Construction, LLC/6106 Douglas Avenue/Shelley Mayer, Owner

Anderson explained the initial conditional use was issued in 2009. Her office received complaints about vehicles and debris on the site. Mayer explained they are expanding the company and need more parking on the site. There will not be the sale of cars on the site as originally approved. Shelley Mayer explained she wants permission to park her trailers in the front lot before she can get them to a waste site. Discussion followed on what the business does. Anderson asked if they thought of moving the fence to hide more. Last asked about the storage lot next store. Maybe she could rent some space from them. Discussion followed. Mayer explained that currently the angles are too difficult for her to park her trailers behind the fence.

Schattner says it appears they are outgrowing the site and they need to find a bigger site. He stated that the village wants to maintain the appearance of Hwy 32. She has 3 trailers. She said most material is hauled away right away. Schattner asked about the original conditions and if they were allowed to bring materials back from job sites. Normally it would be materials they use for their business, not debris. The trailers are 16 ft. long. Mayer stated that the proposed Hwy 32 plan is to take the entire front lot from her. Discussion followed on what could be done on the site. Mayer explained the site and what is stored there now. Last feels the site could be rearranged and not have storage out front.

Radwanski asked if the front could be screened. Discussion followed. Knitter said the answer would be to extend the fence out front on the north side. There would be a cost. Also a gate could be placed on the south side.

Anderson would like to provide information from DOT to the commission and to meet with the owner to discuss the site. She recommends laying this item over.

Radwanski moved to lay over this item. Schattner seconded. **Motion carried 5 in favor (Schattner, Coutts, Folk, Knitter, Radwanski) and 1 opposed (Last).**

7A(3). Conditional Use Amendment/for the addition of up to 7 storage buildings and 160 outdoor parking spaces at the current storage facility located in the Caledonia Business Park/Storage Master LLC/8600 Storage Drive/Alex Simic, Agent
Anderson explained that it has been 10 years since they received their original approval. They built out the site in one phase. Now the owner wants more storage buildings and outside parking. Alex Simic was present. He said they receive calls for outside vehicle storage. They can't do that now. Any outside parking would not be visible. They would build 50,000 additional sq. ft. These would be specialty units. They would be taller with large doors for boats and RVs. There is a need for larger units at this time. Last asked about the outdoor parking. Simic stated that it would be gravel.

Schattner asked about heights of the building. It would be 12 ft or 15 ft heights. He also asked if there are restrictions as to what can be stored. Simic explained yes. Simic said it is explained in the lease. Most boats are winterized and drained of gas. Schattner asked about restrictions of outside. Simic stated that all vehicles would have to be licensed and operable.

Last asked if they could limit the height of the outside storage. Simic said they could. This is a fenced in and secured area. Anderson asked about landscaping. There is landscaping in the front. There also is outside lighting.

Last moved to recommend approval of the conditional use amendment for the addition of up to 7 storage buildings and 160 outdoor parking spaces at the current storage facility located in the Caledonia Business Park for Storage Master LLC at 8600 Storage Drive, Alex Simic, Agent. Folk seconded. **Motion carried unanimously.**

7A(4). Site Plan Review/for a therapeutic horse-riding facility (d/b/a Nativity Therapeutic Riding Center)/7337 Foley Road/M.W. Hilpert Trust, Owner/Margaret Isaacson, Applicant
Schattner moved to lay over this time until the 8/31/11 meeting due to lack of representation. Last seconded. **Motion carried unanimously.**

7A(5). Time Transport waiver of sewer/water requirements/5231 Hwy 41
Anderson explained this is an agreement between the village board and attorneys.

Schattner moved to forward to this item to the village board with no action from the Plan Commission. Folk seconded. **Motion carried unanimously.**

7A(6). Approval of landscape plan/revised site plan/Time Transport/5231 Hwy 41/(Gerry Buchmeier)/Design 2 Construction, Agent
Anderson explained they have included all the changes we suggested. They have moved parking further north. The berm is 6 foot high and landscaped on top. This will screen from the west. The Village Engineer suggested putting white pines in the orchard area and eventually removing the apple orchard as the pines grow to eliminate any disease from the apple trees.

Chad Nicpon explained they will have a berm on the east and the south side. They have moved the pond. He explained the plan. They will leave the existing tree line. The plantings on top of'

berm are trees. The berms are 6 ft high and there will be large evergreen trees that are 7 ft high on top. This will create a 12 ft continuous screen. Discussion followed if they could put in smaller trees. They would be open to eventually removing the apple trees as the others grow. Schattner asked if any trees will be removed. No they will not. You will not see the building because of the hill.

Last asked about the design of the building and if there will be signage on the building. They had not addressed signage at this time. Anderson said they may share a sign post with Madison Equipment.

There will be only one pond for the development at this time.

Schattner stated that the top elevation of the berm on the east side is about 5 ft high. Discussion followed on the proposed screening. He would like 6 foot berms with 6 foot trees. As long as the screening is 12 foot high. There are also scrubs staggered within.

Anderson asked if they have reviewed Title 16. They feel they comply with Title 16 of the village ordinances.

When the site is open, the landscaping will be done. Berms will be in immediately. They feel they can comply with the June 2012 date. If they need to amend this date, it can be done.

Their representative explained where the wetlands are. They are working with DNR. He discussed the time line and schedule dates. They plan to put in temporary access for Madison Equipment and Time Transport. There will be a road reservation.

Anderson recommends approval with approval of storm water plan.

Last moved to recommend approval of the landscape plan/revised site plan for Time Transport at 5231 Hwy 41/(Gerry Buchmeier)/Design 2 Construction, Agent. Folk seconded. **Motion carried unanimously.**

8. Report on the Community Development Authority
Lebak report there may be a meeting for a new TIF district.

9. Adjournment
Radwanski moved that there being no further business, the meeting be adjourned. Seconded by Folk. **Motion carried.** Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk