

**Plan Commission Meeting
December 1, 2010**

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: Jonathan Schattner, Jim Morrill, Ron Last, Thomas Knitter, President Ron Coutts, Village Engineer Mike Hayek, Village Administrator Tom Lebak and Caledonia Zoning Administrator Julie Anderson.

Excused: Elaine Radwanski and William Folk.

2. Roll Call/Introductions

Roll call was taken.

3. Approval of minutes from 10/27/10 meeting

Morrill moved to approve the minutes of the 10/27/10 meeting as read. Last seconded. **Motion carried unanimously.**

President Coutts reminded the commission of the upcoming meeting dates of January 5th and January 26th.

4. Citizen Comments

None.

5. Public Hearing Items

There were no Public Hearing items.

6. Recommendation on Public Hearing Items

There were no Public Hearing items.

7. Non-Public Hearing Items

7A. Unfinished Business

None.

7B. New Business

7B(1). Concept Plan/construct a new church facility (approximately 20,000 sq. ft.)/Northwestern Avenue near Airline Road/#104042235029000/Dalgaard Investment Properties, Owner/CPB of the Church of LDS Design Unlimited, Agent

Anderson reported this proposed site is on the south side of Hwy K and east of Airline Road. The south boundary is the Village of Mt. Pleasant. The proposed church would be a conditional use in this zoning. Diane Hellmann Sainterme, 303 W. Upham St. Marshfield WI, was present. She explained that they are proposing a church with parking for 218 cars. They would orient the

church to face Hwy K with parking on three sides. They have completed a traffic study. This would be a single story building with no basement. There would be no day care or day school. The building would be used for Sunday worship and evening activities once or a twice a week. Anderson asked why this site. A representative from the church explained that the church has regions for each church. Many people come from Caledonia, Mt. Pleasant and west of I-94 and this is why they chose this site. Racine County Public Works is looking at access to Hwy K. If they do not get access to Hwy K they do have alternative access points, but those are much less desirable. Hellmann Sainterme explained some options.

Schattner asked if they have met with property owners in the area. They have not but they would be willing to do that before they come back to Plan Commission. Morrill said this is a nice looking building.

Anderson asked about the parking lot. She explained everything has to be 50 ft from the lot line. There will be a lighting plan with lighting along the pathway and wall pack lighting on the entry doors. There are approximately 350 people in the Racine congregation or about 200 families. There is a plan for future parking. There is no plan to expand the building in the future. It has explained that Sunday services are usually 3 hours (from 9:00 a.m. to Noon) with a pre-teen night from 7:00 p.m. – 9:00 p.m. There will be no fund raising activities.

Morrill moved to recommend approval of the concept plan to construct a new church facility (approximately 20,000 sq. ft.) on Northwestern Avenue near Airline Road for CPB of the Church of LDS Design Unlimited, Agent subject to a lighting plan and meeting with neighbors. Last seconded. Applicants will petition for a conditional use public hearing once they have received a determination about access to Highway K, once they have met with abutting property owners, and once the site's stormwater plan is approved. **Motion carried unanimously.**

7B(2). Final Certified Survey Map/5105 Nicholson Road/Jim Holding

Hayek asked to lay this item over until the 1/5/11 meeting. Morrill moved to lay this item over until the 1/5/11 Plan Commission meeting. Last seconded. **Motion carried unanimously.**

7B(3). Amendment to Conditional Use Plan/13322 Four Mile Road/Madison Truck & Equipment/Mike Dwyer

Anderson reported that Dwyer has moved the driveway and fixed the building size. He turned the building and the south facing wall has no overhead doors. He has looked at landscaping and has a plan. He is working on getting a soil test. Anderson said there are no problems with the changes being made.

Dwyer said the roll up overhead doors will face north. He explained changes he proposes. He would like to have a product display pad in the front.

Morrill asked if flipping the building would affect drainage. Hayek said it will not.

Morrill asked about the appearance of the roll up doors. Dwyer said they will have windows. The architect will put two areas of brick (fake windows) on the south side facing the homes.

Morrill asked for evergreens instead of shrubs. Schattner asked that the large south wall be screened and have a few more trees. He would like at least 6 foot high minimum trees. Discussion followed on landscaping. 6 -8 trees could be staggered on the south side. Hayek said trees should go on the south side of the drive and taken out of the road right-of-way.

Hayek asked about the plan for some areas that are being farmed. Dwyer would like to divide it in the future and get tenants. Dwyer said he would allow farming to continue in the larger area.

Dwyer said the existing billboard sign on the site will remain and the driveway will go around it.

Last moved to recommend approval of the amendment to the conditional use plan at 5141 East Frontage Road for Madison Truck & Equipment/Mike Dwyer with the recommendations from staff.

Dwyer said he will have a chain link fence. He would like to not have slats in the fencing. After one year the Plan Commission will revisit the fence issue. He will add plantings to cover the fence.

Morrill said we need to amend the motion to state that one year after occupancy the applicant will come back to discuss landscaping. Last seconded.

Morrill stated that the site will need a full cut off fixtures. Dwyer said he would like to light the product display area.

Schattner said that condition #7 should address the maintenance of the fencing. **Motion carried unanimously.**

7B(4). Site Plan Review/for placement of cellular antenna on Caledonia water tower and 12' x 24' equipment building/Storage Drive/#104042227018010/Caledonia Utility District #1, Owner/U.S. Cellular, Agent

Morrill moved to lay this item over until the 1/5/11 Plan Commission meeting. Schattner seconded. **Motion carried unanimously.**

7B(5). Discussion on zoning complaint procedure

Anderson provided a handout for a policy on zoning complaints process. She said there needs to be a policy for handling of zoning complaints. Compliance is the goal and it sometimes takes a long time to gain compliance. Morrill said we are being reactive not proactive. He voiced concerns over the appearance of Douglas Avenue corridor. Last said the Fire Department follows up on inspections. Couldn't our staff do a yearly follow up. President Coutts said perhaps we need to require a bond. In one year if all work is not done, no money would be refunded. Discussion followed on specific parcels in the village and violations. There is a site restoration now returned when grading is done. Knitter asked if this would be an undue burden on businesses. Schattner said there is a system in place that works. Discussion followed. Anderson said there will be problems with management and administration of bonds. If she has a written complaint, Racine County staff will act. Schattner said police could help. Anderson

said the county staff should do this work. Discussion followed. The commission does not support additional bond amounts at this time. Last suggests with the \$1,000 site restoration bond, \$500 be kept for one year. Hayek said keep the full \$1,000 and change the language. Anderson said the responsibility should be on the owner to complete the work. Lebak said some communities have code compliance/enforcement officers. We need to look at this option. Morrill would like to see a tickler file set up and staff going out a year later to check to see if all required work is completed.

Schattner thanked Anderson for the policy she drew up. He feels we should follow this policy and educate people to go to Racine County with complaints.

8. Report on the Community Development Authority

There will be a CDA meeting on December 13th at 6:00 p.m.

9. Adjournment

Morrill moved that there being no further business, the meeting be adjourned. Seconded by Last. **Motion carried.** Meeting adjourned at 7:46 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk