

**Plan Commission Meeting  
January 26, 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, Jim Morrill, Ron Last, Thomas Knitter, President Ron Coutts, Village Administrator Tom Lebak and Caledonia Zoning Administrator Julie Anderson.

Absent: Village Engineer Mike Hayek.

**2. Roll Call/Introductions**

Roll call was taken.

**3. Approval of minutes from 01/05/11 meeting**

Folk moved to approve the minutes of the 01/05/11 meeting as read. Radwanski seconded.  
**Motion carried unanimously.**

**4. Citizen Comments**

None.

**5. Public Hearing Items**

**5A. Request to rezone from R-6 Two-Family Residential District II to R-4 Urban Residential District I/in order to allow construction of a single-family residence (existing single-family residence will be razed)/4239 N. Green Bay Road/Carolyn Kiley Family Trust/Rockwood Home Builders (Joel Berens), Agent**

Anderson explained that this building is located on .56 of an acre. The new construction will replace an existing home. There is a variety of zoning in the area. R-4 zoning abuts this property. This zoning change will fit in the neighborhood and allow for a newer home to be built.

Joel Berens, Plover, WI, is the owner. He explained the current home was built in the 1950's. He plans to change everything except the existing garage. Last asked about the existing home. Berens explained the foundation is cracked and the house is on a low spot. He explained the problems with the foundation and he stated that the home is not structurally sound. He has the financing in place and would like to start the project immediately.

Schattner asked about the set backs. Anderson does not feel they should be an issue. Staff will assist the homeowner with any questions.

Morrill asked about rezoning. Anderson said this rezoning is consistent with the village land use plan.

The Public Hearing closed at 6:15 p.m.

**6. Recommendation on Public Hearing Items**

**6A. Request to rezone from R-6 Two-Family Residential District II to R-4 Urban Residential District I/in order to allow construction of a single-family residence (existing single-family residence will be razed)/4239 N. Green Bay Road/Carolyn Kiley Family Trust/Rockwood Home Builders (Joel Berens), Agent**

Anderson said staff recommends approval as this rezoning is compatible with surrounding zoning and uses, there are no illegal spot zoning issues with this rezoning and this rezoning will not adversely affect the surrounding property values.

Last moved to recommend approval of the request to rezone from R-6 Two-Family Residential District II to R-4 Urban Residential District I in order to allow construction of a single-family residence (existing single-family residence will be razed) at 4239 N. Green Bay Road for the Carolyn Kiley Family Trust/Rockwood Home Builders (Joel Berens), Agent. Knitter seconded.  
**Motion carried unanimously.**

**7. Non-Public Hearing Items**

**7A. New Business**

**7A(1). Site Plan Review/temporary retail sale of 1.4 G consumer grade fireworks from a 40' x 60' canopy tent/6419 Hwy 41/American Fireworks/Eleanor Wilm, Owner/Vince & Heather Siegel, Applicants**

Anderson explained the Siegels have been at this location for many years. They will operate for approximately 4 weeks. There are no complaints on file in regards to this site.

Morrill asked why we have to do this every year. Anderson said this is reviewed once a year because it is a commercial operation and it is fireworks. There have been no problems here, but there have been problems at other sites in the county. Siegel said some communities do just a staff level review. Discussion followed.

Morrill moved to recommend approval of the site plan review for the temporary retail sale of 1.4 G consumer grade fireworks from a 40' x 60' canopy tent at 6419 Hwy 41 for American Fireworks, Eleanor Wilm, Owner and Vince & Heather Siegel, Applicants. Last seconded.  
**Motion carried unanimously.**

**7A(2). Site Plan Review/for construction of a 5kw wind turbine/Unico, Inc./3725 Nicholson Road/Paul Vanderheyden, Agent**

Anderson explained that last year the applicant received approval to construct a 45 ft wind turbine.

Paul Vanderheyden was present and he explained that this turbine will have a vertical design. Unico has been contracted by a firm in California to do some testing of the wind turbine. This turbine will be up for one year for the testing and then will be removed leaving only the pad.

Anderson said staff recommends approval and this proposed facility will not adversely impact abutting properties and it does not constitute a commercial wind farm.

Last moved to recommend approval of the site plan review for construction of a 5w wind turbine at Unico, Inc. at 3725 Nicholson Road, Paul Vanderheyden, Agent. Schattner seconded.

**Motion carried unanimously.**

**8. Report on the Community Development Authority**

The CDA will meet tomorrow at 6:00 p.m.

**9. Adjournment**

Radwanski moved that there being no further business, the meeting be adjourned. Seconded by Last. **Motion carried.** Meeting adjourned at 6:19 p.m.

Respectfully submitted,

Sharon Chmielinski  
Deputy Clerk