

**Plan Commission Meeting
March 30, 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, Jim Morrill, Village Engineer Mike Hayek, President Ron Coutts, Village Administrator Tom Lebak, and Caledonia Zoning Administrator Julie Anderson.

Excused: None.

2. Roll Call/Introductions

Roll call was taken.

3. Approval of minutes from 02/23/11 meeting

Radwanski moved to approve the minutes of the 02/23/11 meeting as read. Folk seconded.
Motion carried unanimously.

4. Citizen Comments

Martha Hutsick, 4502 Harvest Lane, reported that she was pleased to see the company next door to the East Side Community Center is being cleaned up. She suggested the village look at purchasing any additional land that becomes available for future village expansion. She also stated that originally the intersection of 6 Mile Road and Hwy 32 was commercial, before the church was built. She would like the village to look at planning commercial for the land around the church. She asked if there is a plan for commercial development in place. President Coutts said he would speak to her after the meeting.

5. Public Hearing Items

5A. Request to rezone from R-3A to C-1/Caledonia Conservancy intends to hold the land as undeveloped real estate in a natural condition/4 ½ Mile Road/#104-042320026005/Village of Caledonia, Owner/Caledonia Conservancy Ltd, Agent

Anderson explained this land is on north side of 4 ½ Mile Road. The land is heavily wooded and mostly wetland. It was zoned residential in 1971. Racine County took the land years ago for non-payment of taxes. It has since been transferred to the Village. Under the Caledonia Conservancy, the land will be kept as an open space.

Sandy DeWalt explained they have cut a trail around the land. They cleaned all the trash out of the area. The land is now being used. The representatives from the Caledonia Conservancy explained the work they have done and how it has benefited the neighborhood.

President Coutts explained drainage problems in the area.

John Schattner asked about easements on the property. Hayek explained the Village retains rights through easements so the Village could put t-turnarounds at the end of the streets, if wanted, in the future. The Village would also be able to loop water mains, if needed. The Village has protected the utility easements on the property. Hayek is not aware that there would need to be a vacation for a road.

Radwanski commented on how nice the area is.

The resident at 1815 Fireside Drive felt this is a nice thing for their area. She spoke in favor of the rezoning.

Martha Hutsick, 4503 Harvest Lane, stated that the Caledonia Conservancy has done a nice job with all their projects.

Anderson reported that Racine County has received no correspondence on this item.

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

5B. Request to rezone from A-2 General Farming & Residential District II to B-5 Highway Business District/to allow a commercial truck terminal (Time Transport Inc.)/5231 Hwy 41/#19054000/Gerry Buchmeier, Owner/Design 2 Construct (Chad Nicpon), Agent

Anderson reported that this site is located on the east side of the frontage road, north of Four Mile Road. The parcel is 19.6 acres. The request is to rezone for the construction of commercial buildings. To the south of this site there is a commercial site. B-5 zoning is to the north of this site. The commercial buildings would be along the frontage road.

Gerry Buchmeier thanked the village board for their help.

Radwanski said this came before the Plan Commission before and was not approved. Discussion followed on why the request is back. Anderson explained said that there now is enough change so it could come back within 12 months. Schattner asked what the change is. Anderson said the developer is now proposing having a truck terminal to the rear of the property and commercial buildings in the front.

Last feels we need to know what they changed before we can approve rezoning. Discussion followed on the procedure that needs to be followed.

The architect explained why they are asking for the rezoning first. There will be a common road with Madison Trucking and 5 to 6 buildings total. The project would be too costly to move ahead without rezoning first.

Knitter asked if the commission approves the rezoning tonight, could the land owner come back to reverse the rezoning if the project falls through. The land owner would need to apply for rezoning.

Tom Paquin, 5424 Old Field Drive, was present representing the residents of the Old Field Development. He stated that the original arguments that were given for the original denial of this business are still in effect. The issues are more traffic, more noise and that fact that this would be a 24-7 operation. He is concerned over rezoning this area. He doesn't feel this is a good use for this land. He emphasized that all the original arguments for the original denial are still the same.

The resident at 13015 Bell Rd. voiced concerns with drainage. She does not have a problem with commercial use.

A resident from Blue Stem Trail spoke in opposition. Feels this is poor use for the land.

Mark Guild, 5425 Old Field Drive, does not want a truck terminal on the land. The business would now be closer to the homes by being pushed back. He feels truck traffic will ruin the roads.

Jerome Wilms 5241 E Frontage Road is the owner of the property. He said this area was originally set as an industrial park. He is in favor of this item.

Lisa Bell is concerned for the truck traffic in the area. This location is not the best place for this use. She is opposed to the project.

Tom Paquin, 5424 Old Field Drive, feels there are better uses for this property when water and sewer come in. He feels the village should wait for a higher and better use.

The real estate broker representing Time Transport spoke. He said Madison Trucking was approved and is basically the same use. He said the village has a reputation as being difficult to deal with.

Anderson reported that Racine County has received no correspondence regarding this item.

The Public hearing closed at 6:46 p.m.

5C. Request for conditional use/construction of a 19,024 sq. ft. office building & shop for Yutka Fencing, Inc. including outside storage/East Frontage Road/#104042230019010/In The Dog House LLC, Owner/Brett Yutka, Agent

Anderson explained the proposal is for a 19,000 sq. office building. This site is zoned B-3. This is on the east side of the new frontage road.

Paul Ritter, Nielsen Building Systems, was present. They are looking at dressing up the building. He distributed new drawings of what the proposed building will look like. The building will have more natural elements. There will be a fire wall dividing the factory and the offices. The building will have more design details. Radwanski said the building is much nicer than the

original plan. Morrill asked about windows on the north side of the building also. They are open to that. Brett Yutka said that not much will be seen from the north side of the building.

Hayek said the storm water review needs to be reviewed yet.

Schattner asked about the berm. The berm is 1-4 ft. with maple trees, if needed. Yutka said they would like to block anything stored outside with landscaping. The back will be fenced and berm will cover the fence.

Morrill asked about the outside display. Yutka explained the outside display. It would be a display of types of fencing with landscaping.

The resident at 13015 Bell Road asked about plan for water. Hayek said this is south of 4 mile road. Water goes west under the freeway and would not affect this resident's property.

The Public Hearing closed 7:04 p.m

6. Recommendation on Public Hearing Items

6A. Request to rezone from R-3A to C-1/Caledonia Conservancy intends to hold the land as undeveloped real estate in a natural condition/4 ½ Mile Road/#104-042320026005/Village of Caledonia, Owner/Caledonia Conservancy Ltd, Agent

Anderson said staff recommends approval because the rezoning is in the public interest, is consistent with the statement of purpose & intent of the zoning district and is consistent with the 2035 comprehensive plan.

Radwanski moved to recommend approval of the request to rezone from R-3A to C-1/Caledonia Conservancy intends to hold the land as undeveloped real estate in a natural condition/4 ½ Mile Road/#104-042320026005/Village of Caledonia, Owner/Caledonia Conservancy Ltd, Agent. Folk seconded. **Motion carried unanimously.**

6B. Request to rezone from A-2 General Farming & Residential District II to B-5 Highway Business District/to allow a commercial truck terminal (Time Transport Inc.)/5231 Hwy 41/#19054000/Gerry Buchmeier, Owner/Design 2 Construct (Chad Nicpon), Agent

Anderson staff recommends approval. This proposal is consistent with the 2035 comprehensive plan and there is no illegal spot zoning or contract zoning issues. Any conditional use would have to come before the village.

Morrill asked if we approve the rezoning are we are giving approval for something we don't want. No. The conditional use request would come before the commission next.

Last explained we are not opposed to a truck terminal in Caledonia. He feels this is not the location for it. The village is not anti business. We want to work with business in our community.

Schattner said we are looking at a rezoning only. This is consistent with the land use plan.

Schattner moved to recommend approval of the request to rezone from A-2 General Farming & Residential District II to B-5 Highway Business District/to allow a commercial truck terminal (Time Transport Inc.)/5231 Hwy 41/#19054000/Gerry Buchmeier, Owner/Design 2 Construct (Chad Nicpon), Agent being this is not spot zoning and it is consistent with the land use plan and the village is not approving a use with the rezoning. Folk seconded. **Motion carried 5 in favor (Coutts, Schattner, Knitter, Radwanski, Folk) 2 opposed (Morrell, Last).**

6C. Request for conditional use/construction of a 19,024 sq. ft. office building & shop for Yutka Fencing, Inc. including outside storage/East Frontage Road/#104042230019010/In The Dog House LLC, Owner/Brett Yutka, Agent

Anderson said staff recommends approval. The use is permitted by underlying zoning and the use is consistent with the land use plan. Condition #3 should reference the new plan and condition #4 should state the “plan for the property is under review.” She explained her conditions.

Hayek said in under condition #4, the property owner would need to dedicate any drainage easements on the property.

Last moved to recommend approval of the request for conditional use/construction of a 19,024 sq. ft. office building & shop for Yutka Fencing, Inc. including outside storage/East Frontage Road/#104042230019010/In The Dog House LLC, Owner/Brett Yutka, Agent. Knitter seconded. **Motion carried unanimously.**

Anderson will make clear in the conditions that there will be an outside display area.

7. Non-Public Hearing Items

7A. New Business

7A(1). Site Plan Review/for construction/conversion of campsites to cabins/#104042204017000/Bear Country Holdings, LLC, DBA Yogi Bear’s Jellystone Park, Owner/Randy Isaacson, Applicant

Anderson explained that 6 years ago the owners added cabins to the site and they are popular. They would like to convert more camp sites to cabins in the middle of the campground. The holding tank capacity for this increase in cabins (8 of the 12 will have plumbing) has been approved.

They are working with the village drainage engineer. Hayek said they have met to discuss storm water. Anderson had a question about the gravel road going into the site. Randy Isaacson explained it is used for large trucks only and is a service road only.

Morrill moved to recommend approval of the Site Plan Review/for construction/conversion of campsites to cabins/#104042204017000/Bear Country Holdings, LLC, DBA Yogi Bear’s Jellystone Park, Owner/Randy Isaacson, Applicant. Last seconded. **Motion carried unanimously.**

8. Report on the Community Development Authority

No report.

9. Adjournment

Radwanski moved that there being no further business, the meeting be adjourned. Seconded by Morrill. **Motion carried.** Meeting adjourned at 7:23 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk