

**Plan Commission Meeting
May 25, 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, Attorney Elaine Ekes and Caledonia Zoning Administrator Julie Anderson.

Excused: None.

Morrill moved to take items 7A (4) & (5) out of order. Last seconded. **Motion carried unanimously.**

2. Roll Call/Introductions

Roll call was taken.

3. Approval of minutes from 03/30/11 meeting

Radwanski moved to approve the minutes of the 03/30/11 meeting as read. Last seconded. **Motion carried unanimously.**

7A(4). Revised CSM/Parkview Gardens Phase III/#104042320104010 & 020/5321 Douglas Avenue

Anderson explained the revised CSM is needed to adjust a lot line. The newly redesigned building is to include a dementia/Alzheimer care wing. Developer Alf McConnell is present. The developer will be moving the lot line west. Chris Jackson, project engineer, was present. They plan to begin work on a portion of the project this summer. Staff has no objection and recommends approval. Hayek is recommending with any future development that improvements be made at the Highway 32 entrance. He would like this included in the conditions. Attorney Ekes asked that the conditions be recorded with the property. Hayek said we will issue a permit for the improvements and the developer will pay for the improvements.

Schattner moved to recommend approval of the revised CSM for Parkview Gardens Phase III /#104042320104010 & 020/5321 Douglas Avenue. Last seconded. **Motion carried unanimously.**

7A(5). Site Plan Amendment/ Parkview Gardens Phase III/#104042320104010 & 020/5321 Douglas Ave.

Anderson explained she will add the suggested Highway 32 improvement to the conditions and the request that the conditions be recorded with the property. The north side landscaping will be enhanced and the plan still needs storm water approval.

Radwanski said that condition #3 should say landscaping “will” be enhanced. Schattner asked who will review this. Hayek will check it.

Schattner moved to recommend approval of the site plan amendment for Parkview Gardens Phase III #104042320104010 & 020 at 5321 Douglas Avenue subject to conditions from staff. Radwanski seconded. **Motion carried unanimously.**

4. Citizen Comments

None

5. Public Hearing Items

5A. Request for Conditional Use/for a commercial truck terminal (DBA Time Transport Inc.) including construction of a ±12,000 sq. ft. building & outside parking of tractors & trailers/Time Transport, Inc. (Gerry Buchmeier)/Design 2 Construction, Agent

Anderson reported the request is for a conditional use permit at 5231 Hwy 41. The property is zoned B-5. Time Transport is currently leasing a site in Raymond. The I-94 project is forcing them to move. This parcel is 19.6 acres but not all the acres will be used. Some will become future developments. On the east side of the parcel will be the trucking company. B-3 zoning is to the south of this and that development houses Madison Truck & Equipment. They share a driveway and the shared drive has been discussed. There now is an agreement on the shared driveway.

Ms. Susan Marguet, Counsel for the applicant, explained they have worked on the shared driveway agreement details with Madison Truck & Equipment. Ms. Marguet explained the history of the company. A lot of the property will be kept in its natural state. There will be berms to buffer noise.

The engineer Cliff Pointer and Chad Nicpon, the architect for Time Transport, were present. They explained the conversation they had while working on the shared driveway. Nicpon explained what work will be done on the driveway. They will develop it in the future if the expand. DOT has approved access. They will address oil and fuel run off. The DNR has requirements that must be met. Morrill asked how much higher the elevation is for the neighboring subdivision. The truck terminal is 20 ft above the highway. Nicpon explained where the edge of the subdivision is in relationship to the Wilms property.

The engineer for RA Smith National reported that a sound study was done. At 1,100 ft. the highway trucks can't clearly be heard. Subdivision is 3,000 ft away. He explained what will be done for drainage. He also explained the function of the pond and the maintenance of it. Morrill asked about the sound study. If it considered the sound of backup alarms on the trucks. Buchmeier said they don't have any backup alarms on their trucks. Buchmeier said most morning traffic goes south. They enter and exit from the south to go to and from Chicago. Discussion followed.

Morrill asked if a concept plan was approved. Atty. Ekes said the rezoning was approved and the concept plan was included in that submittal. Time Transport's attorney said only 1/3 of the property is being developed. Most of the property will remain the same.

Schattner said he is disappointed that there are no large plan boards to look at.

Attorney Ekes explained that one condition will require that they bring in a plan and a landscaping plan.

Discussion followed on the process for approval and what the Plan Commission requires for approval.

Schattner explained why he would like a topographic map to see the parcels relation to the subdivision. Nicpon explained the photos they have show the subdivision is lower than the site. He then explained they will heavily landscape the site. The trucks have 3 minutes auto shut-offs so they will not be run for long periods of time. Time Transport has 35 tractors.

Hayek said the land use plan shows this area is meant for economic use. In 1996 the land use plan showed this area as industrial. In 2006 the land use changed. This was always shown to be industrial or business campus. This use is consistent with the land use plan. Hayek read the text of the land use plan. Hayek said the significant change in the plan is for a future road and lots for higher quality businesses in the front. This is a significant change to the prior plan. Attorney Ekes said one goal was creation of access points to spur future development.

Radwanski asked who is responsible for Frontage Road maintenance. Hayek said the state will pay for and maintain the Frontage Road. Morrill asked if the Frontage Road will be designed for highway truck traffic. Hayek answered yes.

Schattner asked about the front parcels. This will come back to us later. Niapon said this could be used for an insurance company, for example. The B-5 zoning allows for storage warehouses and other uses. A PUD could come in in the future and this would give the Village maximum control over the land uses. Anderson would envision on the west a sandwich shop or something similar that would be a low water user due to lack of public sewer and municipal water service to this site. Conditions need to be created to address what happens if the business fails, what goes there next. This will be a small building. Discussion followed what could happen if this business left. The President of Design 2 Construct was present and explained what could be on the site.

Ken Small, 13413 Bell Road, voiced concerns about the berms, the elevation and drainage water. He has wetlands on his property. His elevation is 773. He would like to know how high the berms will be. The engineer for Time Transport explained they will meet or exceed storm water standards.

John Henkel, 12502 Blue Stem Trail, read from the W-2 neighborhood plan. He said he would prefer a big box business over trucks and trailers. This parcel is zoned B-5. He asked what if

there will be products stored in the trucks. They may be for a day or two. He feels B-5 does not allow this use. He is questioning Trans shipments and if B-5 allows for that.

Bill Spitznagle, 12501 Blue Stem Trail, said that this corridor is the face for Caledonia. He feels this would be a negative thing. The negative image would be a loss for future development. He feels other commercial users would not want to build next to this type of development. President Coutts said the village does not have the money to bring water and sewer to I-94 at this time. He explained he has had many meetings on the future of I-94 development.

The resident at 6919 Douglas Avenue used to live on Bell Road. He is in favor of this development.

Jay Benkowski, 5645 Hwy V, stated that when I-94 gets water and sewer the village could reexamine this use. He is opposed to this. He feels this use belongs in the industrial park. He voiced concerns over water quality and run off. He worked on the W-2 work group.

A farmer from Hageman Farms, in Raymond, stated his land abuts Time Transports current property. They have had no problems with noise or run off and his land value has not dropped. He is in support of this project. There has been no problem with them as neighbors. He wishes Time Transport could remain in Raymond.

Joyce Brainard, 5301 Oldfield Drive, was on the W-2 work group. She explained why the area was changed. The work group recognized this area was residential. She feels nicer development should be here. She said that drainage is a concern on Bell Road. She also questioned the fact that Time Transport has 35 tractors and 104 trailers. This concerns her.

The resident at 5305 Oldfield Drive spoke in opposition. He questions what Caledonia should look like in the future. He is not opposed to development, just this type of development.

Mike Dwyer, Madison Truck & Equipment, said if the joint driveway goes through, he will be able to sell his lots for a lot. He is in favor of this development.

The resident of 5305 Oldfield Drive likes the area she lives in. She said it is noisy and would not want any more noise.

Pat Brainard, 5301 Oldfield Drive, voiced concerns over back up of traffic.

Lisa Bell, 11918 4 Mile Road, stated her husband works at a firm on S. 27th St. He opposes this development. She voiced concerns for the future and the type of development this will attract. She would like any conditional use revoked if trucks go down the side roads.

The resident at 5425 Old Field Drive voiced concerns over the noise and is opposed to the development.

The Public Hearing closed 7:46 p.m.

6. Recommendation on Public Hearing Items

6A. Request for Conditional Use/for a commercial truck terminal (DBA Time Transport Inc.) including construction of a ±12,000 sq. ft. building & outside parking of tractors & trailers/Time Transport, Inc. (Gerry Buchmeier)/Design 2 Construction, Agent

Anderson said the use complies with the land use plan. There are no conditions before the Plan Commission today. If this would be recommended for approval, she would recommend a Joint meeting of the Plan Commission and the Village Board to discuss conditions. It appears the Plan Commission wants more information. Attorney Ekes explained this can be tabled and a special meeting can be held.

Folk wants to know if this use is allowed in B-5 zoning. Last feels the same way. Morrill feels this type of business will only attract lower quality development. He cannot support this use. Radwanski cannot support this usage. Schattner agrees that this is not the correct location for a truck terminal. He voiced concerns over the amount of trailers and trucks.

Morrill moved to recommend denial of the request for Conditional Use for a commercial truck terminal (DBA Time Transport Inc.) including construction of a ±12,000 sq. ft. building & outside parking of tractors & trailers for Time Transport, Inc. (Gerry Buchmeier)/Design 2 Construction, Agent. Radwanski seconded. **The motion failed 3 in favor (Schattner, Morrill, Radwanski) and 4 opposed (Knitter, Coutts, Folk, Last)**

Last moved to lay over this item for a special joint meeting with the Plan Commission and the Village Board with a clarification of uses allowed in B-5 zoning. Knitter seconded. **The motion passed 4 in favor (Knitter, Coutts, Folk, Last) 3 opposed (Schattner, Morrill, Radwanski)**

7. Non-Public Hearing Items

7A. New Business

7A(1). Request for rezoning from A-2 to M-3 (approved by County on 03/21/11) and Town of Raymond (03/26/11)/to allow future construction of an office, shop and yard for Straightline Grading & Excavating, LLC/#012042113036000/Scott Matkus, Owner/Tom & Christine Miklaszewski, Applicants/Cooperative Boundary Agreement Town of Raymond and Village of Caledonia

Anderson explained this zoning change has been approved by Racine County and the Town of Raymond. Miklaszewski wants to buy 5 acres from Matkus. This use is consistent with the Raymond land use plan. This building would be behind/west of the fireworks store. Miklaszewski is doing the right thing and requesting rezoning for his business before he purchases the land. The Village will see the conditional use in the future. At the Racine County meeting there was some opposition voiced. Two residents asked questions about the type of business, noise, etc. Hayek explained what the building has to look like and that the development must meet the Village design standards. Miklaszewski understands.

Last moved to recommend approval of the request for rezoning from A-2 to M-3 (approved by County on 03/21/11) and Town of Raymond (03/26/11)/to allow future construction of an office, shop and yard for Straightline Grading & Excavating, LLC/#012042113036000/Scott Matkus,

Owner/Tom & Christine Miklaszewski, Applicants/Cooperative Boundary Agreement Town of Raymond and Village of Caledonia. Morrill seconded. **Motion carried unanimously.**

7A(2). Concept Plan/ to allow future construction of an office, shop and yard for Straightline Grading & Excavating, LLC/#012042113036000/Scott Matkus, Owner/Tom & Christine Miklaszewski, Applicants/Cooperative Boundary Agreement Town of Raymond and Village of Caledonia

Anderson said there will be a building with minimal materials stored outside. It will be a small business. There will be a conditional use that the Village will see. The applicant hopes to be able to park some of the equipment inside the building.

Last moved to recommend approval of the concept Plan to allow future construction of an office, shop and yard for Straightline Grading & Excavating, LLC/#012042113036000/Scott Matkus, Owner/Tom & Christine Miklaszewski, Applicants/Cooperative Boundary Agreement Town of Raymond and Village of Caledonia. Folk seconded. **Motion carried unanimously.**

7A(3). Concept Plan/Hitters Baseball Training complex in Caledonia Industrial Park/Storage Drive

Anderson explained the operation. This is currently located on Six Mile Road west of STH 31 in the building formerly occupied by Gallo. It is a very successful business and growing. They are looking at construction of a new training facility in the Caledonia Industrial Park. This would be east of the water tower and east of Storage Masters. There is sewer available to serve this site. This is zoned M-2 and would need to be rezoned to B-3.

The Engineer explained the site selection. This will be a training facility with batting cages, a pro shop and a lounge. They are proposing 111 parking spaces. There could be a need for more. Future access drive would be for future ball fields north of the building. Anderson said this building could be retrofitted for future industrial use. Hayek explained the plan allows for expansion of Quick Drive north.

Discussion followed on the choice of this site.

Ray Leffler explained there is an issue with sewer going to the north so ball fields would be a good use. The owner said he is dealing with financing at this time.

Morrill moved to recommend approval of the concept plan for Hitters Baseball Training complex in the Caledonia Industrial Park on Storage Drive. Folk seconded. **Motion carried unanimously.**

8. Report on the Community Development Authority

No report.

9. Adjournment

Folk moved that there being no further business, the meeting be adjourned. Seconded by Radwanski. **Motion carried.** Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk