

**Plan Commission Meeting
August 31, 2011**

1. Meeting called to order

Commissioner Elaine Radwanski 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, Jonathan Schattner, Ron Last, Thomas Knitter, Village Administrator Tom Lebak, and Caledonia Zoning Administrator Julie Anderson.

Excused: President Ron Coutts, William Folk, Jim Morrill and Village Engineer Mike Hayek.

2. Roll Call/Introductions

Roll call was taken.

3. Approval of minutes from 07/27/11 meeting

Last moved to approve the minutes of the 07/27/11 meeting as read. Schattner seconded.

Motion carried unanimously.

4. Citizen Comments

Fran Martin commented on her shock over the request for Jim Morrill's resignation.

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. New Business

7A(1). Site Plan Review/control panel along Dunkelow Road as part of attenuation basin project/Caledonia Utility District

Anderson explained the structure will be on the north side of the property. Bob Lui, manager of the Caledonia Utility District, explained the location of this building. It was reported that to make the basin work, they need a diversion structure. It will consist of electric gates. This requires a separate building to house an alternate power supply. It will be a natural gas generator. Tom Ludwig explained this structure fits a rural setting. It will be made of fieldstone.

Anderson asked if this is all part of the funding application. Ludwig stated that yes it is. Schattner asked about this being in a wetland area. Ludwig said they have permission to go over one small wetland. Radwanski asked about the noise when the generator is operating. Ludwig explained there is a small amount of noise. Lui explained all generators are tested once a week and run for approximately 20 minutes.

Anderson said staff recommends approval subject to them getting permits from DNR.

Last moved to recommend approval of the site plan for a control panel along Dunkelow Road as part of the attenuation basin project for Caledonia Utility District. Knitter seconded. **Motion carried unanimously.**

7A(2). Concept Plan/CTH “H” & Adams Rd./Ace Soccer Club/Oscar Toscano

Anderson reported the site has been rezoned. This is only a concept plan. Oscar Toscano was present to present a lay out for 6 soccer fields and 220 parking places.

The drainage plan was delivered to the village today. The west driveway will be an exit only. They have met with the Drainage Engineer. 4 wetlands have been delineated. One small one can be filled without a permit. The others will be left alone. The final plan shows a proposed small concession stand and bathroom. This would be in the middle between the fields and parking. The parking lot will be gravel. There will be no lighting. There will be a sign which will be shown on the landscaping plan. Toscano reported that Monday –Thursday they will have practices. Weekend games will vary. There will be no games during the summer. In the fall, by 5 p.m., they are finished. There is no need for lighting.

Last asked about how many people would be there in total. Toscano said there could be approximately 150-200 kids in total or 10-12 kids per team. There could be a total of 400-500 people there for a function. Initially he would do port-a-potties. No public water or sewer is available to the parcel.

Anderson asked about the phasing plan. The fields, parking, concession and sign are in the first phase. Anderson said if they have a lot of people on the site they would require a lot of pot-a-potties. Anderson voiced concerns over portable toilets and vandalism. Next month, at the public hearing, the village could ask for a time limit for the use of temporary bathrooms. Discussion followed on the development of RASA. Toscano said he feels within 4 to 5 seasons they may be able to put in permanent bathrooms. He explained the traffic route he would use to ease traffic for neighbors. His engineer said not a lot of dirt will leave the site. Schattner voiced concerns over a maintenance plan for keeping the site clean. Toscano said if they have a big event, they would direct traffic. There will be cement abutments for parking. Anderson said she received a call from the neighbor to the north with concerns over the trees. Toscano said the trees will stay. He will maintain the tree line.

Schattner moved to recommend approval of the concept plan subject to a landscape plan to be presented at the public hearing in September. Knitter seconded. **Motion carried unanimously.**

7A(3). 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 asked that this item be laid over until the 9/28/11 Plan Commission meeting. Racine County staff has not met with the owner as of this time and the owner is looking for a new site.

Schattner moved to lay over this item until the 9/28/11 Plan Commission meeting. Last 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. Hilbert Trust, Owner/Margaret Isaacson, Applicant

Peggy Isaacson was present and introduced herself and reported on her qualifications. This property is currently being used for boarding. The property already has parking and a bathroom. Isaacson feels this is a good facility. Anderson reported that there have never been any complaints on this site. The conditional use is in place. Staff recommends approval subject to conditions.

Last asked if this is for profit or a non profit. Isaacson stated she has not decided yet. She has someone who will help her set up the program.

Schattner asked about insurance. She reported she would need additional insurance. Schattner also asked how many people would be in the program. Isaacson reported she would serve about 2-3 families an hour.

She has not purchased the property as of this time. She was waiting to see if the plan would be approved.

Last moved to recommend approval of the site plan review for a therapeutic horse-riding facility (d/b/a Nativity Therapeutic Riding Center) at 7337 Foley Road. Schattner seconded. **Motion carried unanimously.**

7A(5). Request for a 3-year extension on Preliminary Plat/Cascade Ridge Subdivision/Ray Leffler

7A(6). Request for a 3-year extension on Preliminary Plat/Briarwood Condominiums/Ray Leffler

7A(7). Request for a 3-year extension of Preliminary Plat/Hunter's Reserve Subdivision/Ray Leffler

Anderson reported this developer has been before us for an extension already. The economy is bad forcing an additional extension. Heidi Tremmel, representative of Newport Development, said they would like to keep their preliminary plats in place. They have not developed a new lot in 5 years. They feel it will be another 4-5 years before things turn around. Anderson explained the State statute now allows 36 month extensions.

Schattner moved to recommend approval of the request for a 3-year extension on the Preliminary Plat for Cascade Ridge. Knitter seconded. **Motion carried unanimously.**

Knitter moved to recommend approval of the request for a 3-year extension on the Preliminary Plat for Briarwood Condominiums. Last seconded. **Motion carried unanimously.**

Last moved to recommend approval of the request for a 3-year extension on the Preliminary Plat for Hunter's Reserve. Schattner seconded. **Motion carried unanimously.**

7A(8). Concept Plan/to divide existing property into 2 lots, one with the new dwelling on it and the remainder of the property as a second parcel/west side of Nicholson Road abutting Caddy Vista on the north/8700 and 8706 Nicholson Road/#104-04-22-04-005-000/Joann Kroes

Pete Bailey was present. It is one parcel with 2 dwellings. To the west is a large drainage ditch out of Caddy Vista. He explained the proposal. He explained the buildings on the site. Engineering wants some of the old buildings taken down. He explained Vista Drive and the road reservation required. This will be shown on the CSM. Anderson explained this was an estate. They need to determine where the well is and show it on the CSM. They are creating one lot of 2.4 acres. Discussion followed on the proposed lot lines.

Anderson said staff recommends approval with the well locations, septic location, set backs and other engineering concerns,

Schattner moved to recommend approval of the concept plan to divide existing property into 2 lots, one with the new dwelling on it and the remainder of the property as a second parcel on the west side of Nicholson Road abutting Caddy Vista on the north at 8700 and 8706 Nicholson Road parcel #104-04-22-04-005-000 for Joann Kroes subject to all conditions. Last seconded.
Motion carried unanimously.

8. Report on the Community Development Authority

Lebak reported that CDA will meet to hold a Public Hearing on TID #3. The Joint Review will also meet next Tuesday. They are trying to get TID #3 completed by end of September.

9. Adjournment

Last moved that there being no further business, the meeting be adjourned. Seconded by Knitter. **Motion carried.** Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk