

**Plan Commission Meeting
November 30, 2011**

1. Meeting called to order

President Ron 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: President Ron Coutts, Elaine Radwanski, Ron Last, William Folk, Jonathan Schattner, Thomas Knitter, Village Administrator Tom Lebak, Village Engineer Mike Hayek and Caledonia Zoning Administrator Julie Anderson.

2. Roll Call/Introductions

Roll call was taken.

3. Approval of minutes from 10/26/11 meeting

Folk moved to approve the minutes of the 10/26/11 meeting as read. Radwanski seconded.

Motion carried unanimously.

President Coutts announced that on January 11th there will be a joint meeting at 6:00 p.m. with the Plan Commission and Village Board.

There will be no Plan Commission meeting in December. The next meetings will be on January 4 and January 25.

4. Citizen Comments

No comments.

5. Public Hearing Items

5A. Request for Rezoning from M-3 Heavy Industrial District to B-3 Commercial Service District/Fritz's of Racine LLC/4234 Douglas Avenue/#1040404239599000/John Vernon, Agent

Anderson explained this property is on the west side of Douglas Avenue and is part of the Ives Plat from the late 1800s. The owner came in to apply for the permits for an addition to the existing bar. The Board of Zoning Appeals laid this item over and the request for the addition so that the owner could get a rezoning. This does not solve all the zoning problems on the property. Changing of the zoning does not cure the non-conforming setbacks of the buildings. Board of Appeals will look at it after the rezoning is approved. The garage and alley way is another issue that needs to be addressed.

Radwanski asked about the zoning next door. It is zoned M-3. There is a mix of zoning in the area. This would not be spot zoning because of the mixes of B-3 and M-3 zoning.

Schattner asked if any improvements are to be made would this be a conditional use or a permitted use. Anderson said it does not need conditional use approval. She feels with this request, it is an opportunity to upgrade the property.

John Vernon, 6110 Middle Road, was present. He does not know how his property was zoned M-3 in the past.

The Public Hearing closed at 6:10 p.m.

Anderson reported that no correspondence has been received on this item.

5B. Request for Conditional Use/to refurbish two existing buildings & construct a ±60' x ±120' building on the property to use for personal inside storage of cars and parts/4108 Roberts St./#104042233239000/Amerigas Propane, L.P. current owners/Michael Kozminski, prospective buyer/Karen Sorenson, Agent

Anderson explained this is south of Hwy K. Mr. Kozminski would like to use the existing buildings for storage of personal items and build a new storage building. All tanks have been removed from the property.

Karen Sorenson was present.

Ron Last knows the applicant and stated that this will not affect his decision.

Sorenson said all storage will be inside. Come spring Kozminski plans to clean up the site.

Last asked about the use of the buildings. It was explained that all hazardous material is gone, the building is empty and the new building will be built where the old tanks were.

Schattner asked about what will be stored. Kozminski stated that he will store cars and parts. These will be usable vehicles stored here, no junk.

Folk asked about lighting. Kozminski would like to put up some security lights. The current lights are on the building and are burned out. They will be repaired and used. Hayek said a storm water plan would be needed. The applicant will need to go to the storm water utility district commission for approval of a storm water plan. There are architectural, green space and open space requirements in Caledonia that need to be met. Kozminski would like to put the building up soon.

The Public Hearing closed at 6:20 p.m.

6. Recommendation on Public Hearing Items

6A. Request for Rezoning from M-3 Heavy Industrial District to B-3 Commercial Service District/Fritz's of Racine LLC/4234 Douglas Avenue/#1040404239599000/John Vernon, Agent

Anderson said staff recommends approval of the zoning change. There are issues to be addressed, but those do not affect rezoning.

Last asked why the applicant is at the board of appeals. Anderson explained they are looking at the permit for an addition only.

Schattner moved to recommend approval of the request for rezoning from M-3 Heavy Industrial District to B-3 Commercial Service District for Fritz's of Racine, LLC at 4234 Douglas Avenue #1040404239599000 for John Vernon, Agent. Last seconded. **Motion carried unanimously.**

6B. Request for Conditional Use/to refurbish two existing buildings & construct a ±60' x ±120' building on the property to use for personal inside storage of cars and parts/4108 Roberts St./#104042233239000/Amerigas Propane, L.P. current owners/Michael Kozminski, prospective buyer/Karen Sorenson, Agent

Anderson reported that staff recommends approval because this use fits the district and it provides reuse of a site that has been abandoned for many years. Conditions would include no outside storage, cleaning up the buildings, and that lighting must comply with village ordinances. She will add a condition stated that storm water approval is needed.

Schattner asked about condition 9. It was explained, that if the owner would want a fence he would have to meet the requirements in the village ordinance.

Radwanski stated that we have design standards and must be met. Schattner feels applicants should see the village engineer first. Hayek said the Plan Commission should see drawings of the proposed building. A landscaping plan will go to the village staff for review.

Last moved to recommend approval of the request for Conditional Use to refurbish two existing buildings & construct a ±60' x ±120' building on the property to use for personal inside storage of cars and parts at 4108 Roberts St./#104042233239000 for Amerigas Propane, L.P. current owners and Michael Kozminski, prospective buyer with Karen Sorenson, Agent as per all conditions and additional conditions proposed. Folk seconded. **Motion carried unanimously.**

7. Non-Public Hearing Items

7A. Unfinished Business

7A(1). Recommendation on Resolution 2011-19 Resolution of the Village Board of the Village of Caledonia Commencing Proceedings to Vacate a Portion of the Public Right-Of-Way that Previously Comprised An Improved Portion of Michna Road

Hayek distributed a map explaining that Parcel 1 and 2 are on west side of Michna Road and that they are to be vacated as excess right-of-way after the completion of the 6 Mile Road underpass. The property will go to the abutters. Parcel 1 goes to We Energies and Parcel 2 goes to the

Michna family. A quit claim deed will be done. There is a substation on Parcel 1. Hayek explained the reason why the road was moved as part of the Six Mile Road project.

Schattner moved to recommend approval of Resolution 2011-19 a Resolution of the Village Board of the Village of Caledonia Commencing Proceedings to Vacate a Portion of the Public Right-Of-Way that Previously Comprised An Improved Portion of Michna Road. Folk seconded. **Motion carried unanimously.**

7B. New Business

7B(1). Site Plan Review/for a minor addition to existing building and an accessory cold storage building/WISCON/5022 Douglas Avenue

Anderson said the owner is planning a 1,500 addition to increase office space. In the rear of the property near the railroad tracks, they will put up a cold storage building. Hayek said there may be a storm water issue and a question of having 40% green space. Tracy Stacey was present from Absolute Construction. She explained that the set back from the street complies with the zoning district. This minor addition would be squaring the building up. There would be no changes to the right of way. They would put parking along the new front addition. The front will look the same as the existing building using similar building materials. The business is growing and they need more space.

Radwanski asked what will be stored in the building. Extra equipment will be stored there. They are now using a temporary storage space. The rear storage building will have overhead doors. It will basically be a garage. Hayek asked about 40' x 80' building. He questioned if they need to apply architectural standards. It is way in the back and will be unseen. Discussion followed and it was felt he could ease up on the architectural standards requirements due to the location of the new building.

They will need a storm water plan for the new building. Discussion followed on drainage on the site.

Schattner asked about the existing lighting. There will be an outside light for security.

Hayek says it looks like less than 40% green space. Knitter said the space behind is not significant. All storage will be inside.

Anderson explained the draft conditions. She will add a storm water condition.

Last moved to recommend approval of the Site Plan Review for a minor addition to existing building and an accessory cold storage building at WISCON at 5022 Douglas Avenue. Folk seconded. **Motion carried unanimously.**

7B(2). Concept Plan/for a veterinarian clinic/6231 Northwestern Avenue/Dr. Sylvia Minnis

Anderson explained the property. This property is for sale. The area is zoned residential.

Schattner reported that he knows one of the applicants and he stated that this will not affect his decision.

Sylvia Minnis, a veterinarian, was present and reported that she wanted to purchase Franksville Vet, upon the owner's retirement, but they could not settle on a price. This building is vacant. The previous owners did a good job remodeling the building. She would live upstairs and the lower area would be the vet clinic. She has met with building inspector, the fire chief and an architect. There is only one neighbor to the west. There would be one sign outside. Parking would be around the back.

Last asked if this includes the land east of this property. Minnis stated she would purchase part of the land next to it to have traffic go out to Emmertsen Road.

The land use plan shows this as residential, not commercial. This use would require a zoning change, a land use plan amendment and a conditional use.

This is a state highway and Hayek said we could look at this as a village center. Discussion followed on what the property could be used for. It was built in 1931. There would be no out buildings or outdoor uses. There is public sewer and well.

Schattner has no problem with this use. He feels that any questions or concerns would come out at the Public Hearing and that would be the time to discuss any concerns.

Minnis stated that she could expand inside the building, in the future, to maybe including grooming. She wants to keep the building looking as is. Radwanski likes the idea of reusing the home.

Minnis would like April 1st to be her start date.

Radwanski moved to recommend approval of the Concept Plan for a veterinarian clinic at 6231 Northwestern Avenue for Dr. Sylvia Minnis. Knitter 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 Folk. **Motion carried.** Meeting adjourned at 7:07 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk