

1. Meeting called to order

President Bradley called the meeting to order at 6:00 p.m., at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

2. Roll Call/Introductions

Roll call was taken. Members present: President Bob Bradley, Thomas Knitter, Joseph Minorik and Trustee Kevin Wanggaard. Duane Michalski arrived at 6:13 p.m.

Excused: Bill Folk and Jonathan Schattner

Also Present: Village Attorney Elaine Ekes, Village Engineer Anthony Bunkelman and Zoning Administrator Jarmen Czuta

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the April 25, 2017 Plan Commission meeting. Seconded by Knitter. Motion carried.

4. Citizens' Comments

Steven Swenson, 4222 W Johnson Ave., stated he had concerns about the intersection near Hwy 38 and 6 Mile Rd. In inclement weather, vehicles have difficulty stopping at the intersection and wondered if flashing yellow lights could be installed warning that the intersection is ahead.

5. Public Hearing items followed by Commission Recommendations

No Public Hearing Items.

6. Non-Public Hearing Items

6A. Resolution PC 2017-02 - Resolution Of The Plan Commission Of The Village Of Caledonia Recommending The Acceptance Of Title To A Parcel Of Land Located At 2430 Sunrise Road, In The Village Of Caledonia, Wisconsin After Foreclosure Of Tax Lien By Racine County And Subsequent Transfer To The Great Lakes Community Conservation Corps Incorporated

Ekes explained the request made by the applicant. The applicant will rehab the property using a job training program. They would then sell the property to recoup the costs and it would go back onto the tax roll.

The Village Board previously approved this, subject to Plan Commission recommendation. The Resolution needs Plan Commission approval before acquisition and is an "as is" transfer.

Knitter motion to proceed forward with Resolution PC 2017-02 - Resolution Of The Plan Commission Of The Village Of Caledonia Recommending The Acceptance Of Title To A Parcel Of Land Located At 2430 Sunrise Road, In The Village Of Caledonia, Wisconsin After Foreclosure Of Tax Lien By Racine County And Subsequent Transfer To The Great Lakes Community Conservation Corps Incorporated. Minorik seconded. Motion carried.

The applicant spoke about the project. They provide job training and have young adults from Caledonia that will be working on the project. They look forward to working with the Village.

6B. Request a 6 month extension of a previously approved Site Plan Review to construct a pole barn and required fencing; 6142 Douglas Avenue; Arturo P. Sanchez, Applicant

Applicant was not present. Knitter motioned to layover the request to next month's meeting. Minorik seconded. Motion carried.

6C. Cascade Ridge Concept Plan Revision – Dutchess Drive, Cascade Ridge Waiver/Modification Requests #1 through #4 Parcel ID's 51-104-04-22-30-059-010 & 51-104-04-22-30-089-010.

Bunkelman explained the updated concept plan from the applicant. The property is located on the northeast end of Dutchess Dr and is located within the sanitary service area. The concept is for the creation of 7 lots. Cascade Ridge had previously gone through the preliminary plat stage and was previously approved for 25 dwelling units at 1.18 units per acre by the Village Board on October 4, 2005. They would like to change it to a total of 7 lots at 0.33 units per acre.

Bunkelman read the prepared memo for the proposed concept plan revision.

Michalski arrived at 6:13 pm.

Nancy Washburn, agent for Cascade Ridge, was present to answer questions regarding the subdivision and provided a larger site plan for the audience.

Adam Bridges, 4410 W Johnson, stated he was in favor of the revised plans.

Minorik asked if the distance from the center of the cul-de-sac to the closest point to travel two directions is a concern for emergency vehicles. Bunkelman stated it was approximately 750'-800' and with the cul-de-sac there would be enough room for fire apparatus to turn.

President Bradley stated we recently denied a flag lot. If approved, would this raise a concern in the future? Bunkelman stated that in this instance the property has a Planned Unit Development Overlay (PUD) which allows flexibility in the overall development design. In the previously denied request, there was not a PUD overlay. Bradley asked if there could have been? Bunkelman stated the applicant would have had to apply for a rezoning request with the County. Czuta stated that typically these requests are unsewered areas and a PUD must be in the confines of the sanitary sewer area. This would not set a precedence. They are keeping in line with the plans that were approved years ago when they were initially designed and approved PUD was very common. When these subdivisions are revived this will be a common request.

Steven Swenson, 4222 W Johnson Ave, spoke in favor of the proposal and liked that there were less houses and more space.

Adam Bridges - 4410 W Johnson, again stated he was in favor of the revised plans over the original.

Czuta stated that this is the concept stage and it will be coming back to the Commission for public hearings.

Knitter motioned to approve the Cascade Ridge Concept Plan Revision Waiver/Modification Requests #1 through #4 Parcel ID's 51-104-04-22-30-059-010 & 51-104-04-22-30-089-010 and recommended concept plan C subject to the requirements outlined in Bunkelman's memo dated May 24, 2017. Michalski seconded. Motion carried.

6D. Massenza Concept CSM – Parcel ID 51-104-04-22-33-016-000 – NE ¼ of Section 33, T4N, R22E, Dunkelow Road Village of Caledonia, Racine County, WI – Owner TNG 19 LLC

Bunkelman read the prepared memo for the proposed CSM.

Nancy Washburn, agent for Massenza, stated she received the conditions outlined in Bunkelman's memo. She presented a little background when Ray Leffler originally looked at the property. Originally the property was to be developed as one lot and connectivity was not discussed. It was thought that there

would be a simple extension north from the roadway. The requirement of adding the connection between Prairie Pathway and Karen Jean creates a higher expense than the value of the developed property with one lot as originally intended. Dividing the property into two lots would make the development more profitable.

Washburn asked if the lot line between one and two can be adjusted to accommodate the additional roadway and meet the frontage requirements? Bunkelman stated yes, if the driveway would still be on lot 1 and not located in the wetlands.

Washburn also questioned the road reservation and a requirement for an agreement. Who will the agreement be with and is an agreement needed or just good deed restrictions that states the reservation is there and lot 2 is on notice that if someone wants to build that road from the property to the east it would be built? Ekes stated that typically the property owner enters into a road reservation with the Village and that agreement sets the potential scenarios in which the road would go in.

Washburn asked about the storm water drainage on the site. A pond is drawn in on an outlot and benefits both lots 1 and 2. Do they have to build a big pond and would it be possible for each lot to be responsible for the drainage so there is not a two lot pond association? Bunkelman recommended one pond as it is hard for each buyer to understand and it is a logistical nightmare.

Ray Leffler, owner was present and had no questions of the Plan Commission.

Minorik asked if we are asking the applicant to dedicate an easement area for the future road extension and how does it work? Ekes stated when road reservations are structured, it requires as a condition of this approval that there be a road reservation that runs in favor of the Village for future right of way and the agreement will require and set parameters for at what point that road reservation converts without additional compensation to the right of way. The Village would approach lot 2 advising we are invoking the road reservation and ask them to sign a formal dedication document. It is then recorded.

Minorik stated he is concerned with the placement of the proposed structures and the orientation of the house on lot 2 if the property to the east is built.

Knitter motioned to conditionally approve the Massenza Concept CSM – Parcel ID 51-104-04-22-33-016-000 – NE ¼ of Section 33, T4N, R22E, Dunkelow Road Village of Caledonia, Racine County, WI – Owner TNG 19 LLC, subject to the requirements outlined in Bunkelman’s memo dated May 25, 2017. Trustee Wanggaard second. 4-1, Motion carried.

6E. Smerchek Trust CSM – Parcel ID 51-104-04-22-11-007-000 – NE ¼ of Section 11, T4N, R22E, Seven Mile Road/Foley Road Village of Caledonia, Racine County, WI – Owner Martha F. Smerchek Revocable Trust

Bunkelman read the prepared memo for the proposed CSM.

Angela Pierotti, 7652 Foley Rd, stated she was concerned with the amount of water that overflows southwest from the northwest corner into the field across the street. She asked if the water will be controlled with the new development? Bunkelman discussed the storm water with her.

Michalski motioned to approve the Smerchek Trust CSM - Parcel ID 51-104-04-22-11-007-000 – NE ¼ of Section 11, T4N, R22E, Seven Mile Road/Foley Road Village of Caledonia, Racine County, WI, subject to the requirements outlined in Bunkelman’s memo dated May 22, 2017. Minorik seconded. Motion carried.

Applicant for Item 6B arrived late to the meeting.

Trustee Wanggaard motioned to reconsider Item 6B. Minorik seconded. Motion carried.

6B. Request a 6 month extension of a previously approved Site Plan Review to construct a pole barn and required fencing; 6142 Douglas Avenue; Arturo P. Sanchez, Applicant

Czuta explained that the item was laid over from last month's meeting because there was indecision in terms of fence location as well as height and size and location of the proposed pole barn. The applicant was also to clean the site as requested in the past.

Czuta read the prepared memo. Wetland delineation request has been filed with County. 24'x24' pole barn is requested and is the same size approved in 2016. The fence is to be wooden and pickets are 8' tall. The applicant is requesting a 6 month extension complete the wetland delineation and allow additional time to obtain permits.

The applicant has started to clean up the property.

Minorik asked what the zoning says about multiple buildings on a site? Czuta stated multiple buildings are allowed through the conditional use process. Minorik had a concern about the placement of the proposed building and sees the distance between the buildings to be a potential fire concern.

Minorik motioned to approve the 6 month extension of the previously approved Site Plan Review to construct a pole barn and required fencing, 6142 Douglas Avenue; Arturo P. Sanchez, Applicant, conditional upon the wetland delineation and consultation with building officials on placement of the building. Knitter seconded. Motion carried.

7. Adjournment

Motion by Trustee Wanggaard to adjourn. Michalski seconded. Motion carried.

Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Sara Spencer
Deputy Village Clerk