

**Plan Commission Workshop Meeting on I-94 Corridor Study  
Wednesday, December 20, 2017**

1. Meeting called to order

President James Dobbs called the meeting to order at 6:02 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Introductions

Members present: President James Dobbs, Trustee Kevin Wanggaard, Commissioners: Joseph Minorik, Thomas Knitter, and William Folk

3. I-94 Corridor Study Discussion

President James Dobbs introduced Planner Jeff Muenkel from Foth Companies who is the Project Manager for the I-94 Corridor Study that the Plan Commission is tasked to work on over the next few months.

Mr. Muenkel reviewed the goals and timeline of the I-94 Corridor Study consisting of:

Goals:

- Review Conditions: Land Use & Zoning
- Identify Current/Future Development Patterns
- Determine Appropriate Uses
- Recommend New LU, Zoning, Design Standards
- Along the Way - Recommend Future Investment Strategies

Timeline:

- December 2017: Land Use
- January 2018: Zoning
- February 2018: Design Standards
- February 2018+: Adoption & Implementation

Mr. Muenkel reviewed that tonight's focus is on land use along the corridor. Tonight is to be a working meeting where the Plan Commission is encouraged to utilize past plans (2035 Comprehensive Plan) and current market conditions on establishing how the Village may want to shift focus on certain land use patterns along the corridor. Foth will use the desired land use changes as a starting point and then will work with the Plan Commission to narrow down what types of uses are desired in each land use category along with what types of design standards the Village wants to see out of future developments along the different areas of the corridor.

Discussion took place on what the established boundaries should be of the study area and consensus was to keep within the sewer service areas.

Discussion on land use alterations took place for each section along the I-94 corridor in comparison to the existing adopted land uses from the 2035 Comprehensive Plan.

General Points:

- Plan for park somewhere in the corridor (30 to 40 acres) which will be half active/half passive recreation – SEWRPC recommendations include park in area.

- Review SEWRPC transportation plans for the area.
- Manufacturing is the #1 priority for the corridor.
- Focus study south of 5 ½ Mile Rd as this will receive utilities first (Racine).
- CTH K should be limited access and could possibly have a frontage road system.
- Determine what major east/west corridors (besides CTH K) will be.
- Discourage uses that don't require sewer/water in high profile areas.

Section 6

- Change commercial area north of 7 ½ Mile Road to business park uses.
- Change area marked as mixed uses along 7 Mile Road to commercial along frontage of I-94 and business park uses to the east.

Section 7

- Change area marked as mixed uses along 7 Mile Road to commercial along frontage of I-94 and business park uses to the east.

Section 18

- Brief discussion that area north of 5 ½ Mile Road may be advantageous for high end office park but make no change to land use as that would be developer petition dependent.

Section 19

- Change land uses north of 4 Mile Road to begin Business Park uses.

Section 29

- Change whole area that is within current sewer service area to Business Park uses.
- Create note that area north of Adams Rd could be suitable for higher density upscale residential.

Section 30

- Change whole area to Business Park uses.

Section 31

- Change whole area to Business Park uses.
- Create note that properties along I-94 and CTH K may find commercial supporting uses.

Section 32

- Change whole area to Business Park uses.
- Create note that properties along CTH K may be suitable commercial supporting uses and for higher density upscale residential.

Mr. Muenkel closed stating that Foth will assemble the data collected tonight and bring it back for the next Plan Commission workshop meeting on Wednesday January 17<sup>th</sup> at 6:00 pm for discussion. The next meeting will focus on existing zoning districts and narrowing down the uses the Village wants to see in certain areas along the corridor.

President James Dobbs adjourned the workshop meeting at 7:28 pm

Respectfully submitted,  
 Jeff Muenkel  
 Foth Companies