

**Special Joint Meeting with Caledonia Village Board And Caledonia Plan Commission  
Monday, July 30, 2018**

**1. Meeting called to order**

President Jim Dobbs called the meeting to order at 7:50 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

No roll call was taken.

**2. Presentation by Jerry Franke on housing needs and options**

Jerry Franke presented. Each municipality needs to determine how to meet their housing needs. Foxconn is creating a significant challenge. This is a tremendous opportunity allowing us to do things differently if they choose to do so.

Not much has been done in Racine County since 2000, mostly just assisted living developments. There is going to be an estimated 13,000 workers with Foxconn and an estimated 10,484 housing units will be needed. Ancillary development will determine what kinds of housing will be supported.

People spend where they live, if they live in other communities that is where their spending will be. We are trying to come up with an integrated way to identify areas with a full range of housing to have a well planned community to get employees to live in Racine County. Medium density multifamily should be part of that housing mix.

Mr. Franke presented information on the myths/facts of multifamily housing, and what the cost of renting might be.

Local challenges are the lack of rentals, the REC fee, higher land prices driven by speculation associated with Foxconn and availability and use of TIF (Tax Increment Financing) to help develop apartments now. Examples of what has been built in surrounding communities were presented.

This will be a local decision. Single family homes can't be created fast enough and initially people coming here will look at multi-family homes. There is a need to target areas where multifamily will work best. Data will be needed to determine affordability.

Discussion followed on what type of tax base would be most beneficial to the municipality. The feeling was Caledonia is interested in developing commercial and industrial developments. It was pointed out, you need workers to support those developments. In the 21<sup>st</sup> century you will have to look at a wide variety of housing options to meet your needs.

**3. Discussion regarding the proposed Amendment to the Village's 2035 Comprehensive Plan Adopting and Incorporating the I-94 Corridor Land Use Study.**

Jeff Muenkel from Foth stated through discussions starting in January, the recommendations of the majority of the Village Board and Plan Commission was to provide ample room for future business park activity, supporting developments up and down the I-94 Corridor, knowing there will be needs for residential areas to support those businesses. You want to have future institutional uses as well as residential. The proposed Amendment reflects what future business park uses will be and supporting uses. Existing Comprehensive Plan should be changed with mixed use nodes. The new Land Use Plan shows basically the business park uses along the I-94 Corridor. You want to see Industrial, Institutional

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and Commercial supporting business type uses. When someone does come in they will have to get rezoning, with the Developer having to demonstrate if they are not a business use, how a multifamily development is going to adapt to a business park use in that area. The Comprehensive Plan, based on the study, should recognize the future of multifamily uses.

Discussion followed regarding residential uses along I-94 Corridor, if it should or should not be allowed and the best use of that area. Also discussed was commercial supporting uses which might allow residential uses if okay in a business park setting.

On the proposed Recommended Land Use Plan, on the north side of 4 Mile Road/I-94 is a potential multifamily use designation. After much discussion, the Plan Commission asked Jeff Muenkel to redo the map and make the area along I-94 only Industrial/Business Park designation, leaving the area east to Hwy V as potential multifamily uses to act as a buffer between residential and business. Also the definition of Industrial Park should be to be changed.

Ray Leffler expressed to the Commission and Village Board is that Developers want is certainty. He also felt high density multifamily is needed, because businesses wants to see housing units nearby.

Ken Nelson, Real Estate Broker from CBRE remarked that the market will take care of having valuable projects coming in.

No second reading was done. Jeff Muenkel will bring back a new map with suggested revisions and amend the text to support the definition, and bring back to the Village Board on August 6, 2018.

Duane Michalski made a motion to have Jeff Muenkel incorporate the revisions. Bill Folk second. Motion carried.

Trustee Fran Martin moved to table the Ordinance. Dale Stillman Second. Motion carried.

**4. Village Board Action – Ordinance 2018-06 – 2<sup>nd</sup> Reading and Possible Adoption – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village’s Code Of Ordinances By Creating Section 13-2-2(H) Adding An Amendment To The Village’s Comprehensive Plan Affecting The I-94 Corridor And Adopting And Incorporating The I-94 Corridor Land Use Study**

No action was taken.

**5. - Adjournment**

**Motion by Commissioner Duane Michalski to move to adjourn. Seconded by Commissioner Bill Folk. Motion carried, and Motion by Trustee Jay Benkowski to move to adjourn. Seconded by Trustee Dale Stillman. Motion carried. Meeting adjourned at 9:54 p.m.**

Respectfully submitted,  
Mary Jo Schmidt  
Adm. Asst. II