

**Plan Commission Meeting  
Monday, November 26, 2018**

**1. Meeting called to order**

President Jim Dobb called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

**2. Roll Call/Introductions**

Roll call was taken. Members present: President Jim Dobbs, Trustee Kevin Wanggaard, Bill Folk, Thomas Knitter, Duane Michalski, Jonathan Schattner, Joseph Minorik

Also Present: Zoning Administrator Jarmen Czuta, Village Administrator Tom Christensen, Public Works Director Tom Lazcano,

**3. Approval of Minutes**

**Motion by Kevin Wanggaard to approve the minutes from the October 29, 2018 Plan Commission meeting. Seconded by Bill Folk. Motion carried.**

**4. Citizens' Comments**

None.

**5. Non Public Hearing Items**

**A. Resolution 2018-135 – Resolution Of The Plan Commission Of The Village Of Caledonia Recommending The Acceptance Of Title To A Parcel Of Lane Located At 7017 Douglas Avenue In The Village Of Caledonia From Racine County**

Tom Christensen presented. Racine County received title to 7017 Douglas Avenue as part of a tax foreclosure. The Village is interested in razing the structure and possibly putting the land up for sale. Currently there is not a long term plan for that parcel. The accrued fees have been waived by the County and there will be no cost to the Village.

**Bill Folk made a motion to approve Resolution 2018-135—Resolution Of The Plan Commission Of The Village Of Caledonia Recommending The Acceptance Of Title To A Parcel Of Lane Located at 7017 Douglas Avenue In The Village Of Caledonia From Racine County. Jon Schattner second. Motion carried.**

**B. Request for a 2 year extension of approval for Parkview Gardens IV, 5327 Douglas Avenue (Previously known as Parkview IV, 5329 Douglas Avenue) of the Parkview Campus, Alf McConnell; Applicant**

The original R-7 Multi-family Residential District/Planned Unit Development Overlay District (PUD) "Campus" style approval for this development was granted many years ago. Due to the magnitude of this development, it was scheduled to be developed in phases. The most recent two-year extension of the approval granted by the Caledonia Village Board on October 3, 2016 by adopting Resolution 2016-105, for Parkview IV is due to expire on December 31, 2018. At this time, the developer is requesting another two-year extension of the previously granted approval for Parkview IV, 5329 Douglas Avenue

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and also requesting that this building now have a **revised name of Parkview Gardens IV with a revised address of 5327 Douglas Avenue**. The developer has requested that the previous approval be extended until December 31, 2020.

Alf McConnell, Applicant was present. He explained Parkview Gardens IV is the same building previously indicated for this site. Ideally they would like to connected Parkview Gardens IV to the other buildings. This building is directly east of Aurora Health Care on Douglas Avenue. Jarmin Czuta explained the proposed building at 5327 Douglas Avenue received approval in 2009. The Applicant is requesting to keep that active.

**Jon Schattner made a motion to approve the request for a 2 year extension of approval for Parkview Gardens IV, 5327 Douglas Avenue (Previously known as Parkview IV, 5329 Douglas Avenue) of the Parkview Campus, Alf McConnell; Applicant. Joseph Minorik second. Motion carried.**

**C. Concept Development Plan For The Possible Construction Of A Senior Housing Facility Known As Parkview IV, Located On The Vacant Parcel Directly North Of The Existing Parkview Campus, Parcel ID 104-04-23-20-091-000, Alf McConnell, Applicant**

The Applicant has submitted a brief overview of what his desire is in a letter dated 11/19/2018. This concept plan deals with a 14.8 acre vacant parcel he owns directly north of the existing Parkview Senior Living Campus. The desire is to construction a T-shaped, 73 unit, 3 story, senior independent living apartment building as illustrated on master site plan. This would be known as Parkview IV.

This parcel stretches almost to 4 ½ Mile Road with two access points, one to the east and one to the west. Future plans for this parcel would depend on the economy. Now the plan is only for one building. It will be accessed by the existing Parkview Senior Living Community network of roads. There is a proposed driveway going out to Douglas Avenue, which cannot be submitted for State approval until after this has been approved by the Plan Commission.

It was recommended the adjacent property owners be contacted about the proposed development. Mr. McConnell would be willing to send a letter out and meet one on one with a property owner at the Parkview Campus. He stated the neighbors have been very complimentary of what has been done so far. If he was able to get tax credits, and economics made sense, might do both buildings, Parkview IV and Parkview Gardens IV at the same time, or one before the other, it depends on the economy.

Jon Schattner stated the commission needs to see a master plan of the entire parcel, showing density, requirements, access points, road layout, etc. There will be a public hearing for rezoning.

Jim Dobbs said a concern was the roadway system on this property. He's not sure if the State will give another access off Douglas Avenue. Maybe a roadway north using 4 ½ Mile Road's access point? He would like to see a proposed roadway in the master plan.

Mr. McConnell's intent is to keep the roads private to minimize the amount of traffic going through as with the rest of the roads on the Parkview Campus.

After much discussion the Plan Commission would need some sort of overall concept plan to go forward. The Commission is supportive with this development based upon what has already been

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accomplished at Parkview, but will need to see a master concept plan before approval. This is something expected from other developers also.

Jarmin Czuta explained nothing is going to the Board because the zoning for this development is not in place, this meeting is for informational purposes only. The commission can vote on a recommendation on what they would like to see Mr. McConnell bring back to get approval.

Jon Schattner explained to clarify, the Applicant should bring back:

- 1) master plan with road network and check with the State to see if you can get highway access,
- 2) meet with the neighbors, get their thoughts and concerns, before coming back and asking for approval of a concept plan,
- 3) Rezoning to R7/PUD in conjunction with conditions for approval and the Land Use Amendment would come last.

Tom Knitter made a motion that the Plan Commission is in support of the development on the property north of the existing Parkview Gardens Development with the conditions discussed.

Tom Knitter withdrew his motion, stating a meeting with the neighbors should be considered first.

Tom Christensen recommended caution. There is no master concept plan in front of the committee for review. He was sympathetic of the time restraints, but a developer has to provide what is necessary to move forward.

Jon Schattner made a motion to accept a concept plan with the following conditions, 1) provide a master plan, 2) show roadwork and lots laid out, 3) contact the State, 4) meet with neighbors and get their concerns or suggestions as to what they envision as well and try to building into that. Then come back to the Plan Commission again. Lastly would be to get the rezoning.

Joe Minorik second.

Roll call taken.

Jim Dobbs – no	Kevin Wanggaard – no	Tom Knitter – no
Jon Schatter – yes	Joe Minorik – yes	Bill Folk – no
Duane Michalski -- no		

Motion defeated.

Mr. McConnell explained WHEDA is only once a year and is very competitive. Its hard to predict the future and as they got closer to the date they realized that the building that had been approved, Parkview Gardens IV had to be tied into Parkview Gardens, they could not do WHEDA on that parcel. They had to move north. Parkview IV is now envisioned as the WHEDA project.

**D. Long Property – Certified Survey Map; Parcel ID 104-04-23-29-167-000**

The Engineering Department has received a Certified Survey Map (CSM) to split the property located at 4534 Douglas Avenue from Troy Longo, prepared by Mark R. Madsen of Nielsen, Madsen and Barber.

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This CSM is for the creation of two lots on parcel ID 104-04-23-29-167-000. The property is located on the west side of Douglas Avenue, Between St. Rita Road and Kremer Avenue, in the Village of Caledonia, The total parcel size is 6.702 acres. This CSM will create two lots at a size of 5.976 acres for Lot 1 and 0.726 acres for Lot 2.

The property currently has a B-2 and B-3 Zoning Classification. B-2 and B-3 Zoning require 75' of frontage and 15,000 square feet of area. The Villages 2035 Land Use Plan shows the property as Commercial and Industrial. The CSM exceeds zoning requirements and stays in line with the land use plan.

The existing parcel currently contains 8 storage buildings and 2 cell towers on Lot 1 and carwash business on Lot 2.

The CSM is located within the Sanitary Sewer and Water Service Area. Sanitary sewer and water are already connected to the existing parcel. Both Lots are already developed and connected to utilities.

The following conditions were recommended:

1. A cross access agreement will need to be created, reviewed and executed to establish ingress and egress for both Lots from the existing driveway off of the north property line. This agreement will need to be approved by the Village Attorney.
2. The CSM is subject to the Land Division per Lot fee.
3. All development on this CSM must conform to all Ordinances in Titles 9, 14, and 18.

Applicants were present for questions.

**Jon Schattner made a motion to approve Longo Property – Certified Survey Map; Parcel ID 104-04-23-29-167-000 with conditions discussed. Duane Michalski second. Motion carried.**

**6. - Adjournment**

**Motion by Jon Schattner to adjourn. Seconded by Duane Michalski. Motion carried. Meeting adjourned at 7:34 p.m.**

Respectfully submitted,  
Mary Jo Schmidt  
Adm. Asst. II