

Trustee Benkowski called the meeting to order at 1:30 p.m. in the Conference Room of the Village Hall,
5043 Chester Lane, Racine, Wisconsin.

Present were: Trustee Benkowski and Trustee Stillman.

Absent: None

Staff present: Village Administrator Tom Christensen, and Public Works Director Tom Lazcano

1. Approval of minutes

Motion by Trustee Stillman to approve the minutes from the October 10, 2018 meeting.
Seconded by Trustee Benkowski. Motion carried unanimously.

2. Oversized garage variance with carport at 8917 Foley Road

Trustee Benkowski explained that there was an oversized garage variance request submitted by Jeff Phillips at 8917 Foley Road. Part of the variance process includes mailing out letters to abutting properties to notify them of the oversized structure and allow them to bring forth any comments or concerns. One neighbor, Valerie Vanderbrook spoke on behalf of the Land Trust (Shirley & Vaughn Martens, Vanessa Luther and herself), and came to the Board meeting with many complaints. The Village Board sent this variance to the Public Works Committee for a more in-depth mediation.

- **Building plan:**
 - Vanderbrook was concerned where the additional driveway would be installed.
 - Phillips stated that there is no plan for an additional driveway for the new structure, and the access to the yard will be used only for equipment to be brought in for the grading project.
- **Access:**
 - Vanderbrook was concerned that the narrow access to the yard would not accommodate large cement trucks, and grading equipment.
 - Phillips realizes the space is too narrow and has decided to utilize a small dump truck because the quad axel trucks are too large.
- **Drainage:**
 - Vanderbrook was concerned that if the drainage is directed north it will impact an already oversaturated lot. Vanderbrook also addressed an unapproved fill and dumping on the north side of the lot that has allegedly made the situation worse.
 - Phillips clarified that they live on a hill, which he has attempted to grade but drainage naturally runs downhill. Phillips explained that this issue predates them living there and the neighbors refer to that area as “Lake Foley” when it rains. Phillips stated that a fill permit was granted 1-1/2 years ago and that the north side lot project is currently ongoing and is almost finished. As long as the approved grading plan is followed, there should not be an issue.

- Setbacks:
 - Vanderbrook was concerned that the 6 foot setback was not sufficient enough to allow maintenance and construction of the required swale.
 - Phillips explained that the 6 foot setback was set at the advisement of the Village Engineer and is fine with increasing the number if need be.
 - A 12 foot setback from all lot lines was acceptable to all.
- Purpose and Use:
 - Vanderbrook understands that the proposed use is for personal storage and use only. The concern is with the current number of non-recreational vehicles being stored in the back and the condition of the yard (rubbish and debris). Current conditions may/do attract vermin and pose a health hazard to the surrounding properties.
 - Phillips concedes that the backyard is a bit of an eyesore and explained that they've amassed these items from just their 25 years of occupancy. They have stored vehicles for friends and family in the back and are in the process of removal. However, they deny the accusation of rubbish or any trash that would attract vermin. It is expected that animals would be in the area because of the rural environment. They will be retaining personal and recreational vehicles but will be stored in the proposed structure. The detritus items will be removed prior to the removal of concrete. He expects to start this project once he gains approval, but is weather dependent.

There was some discussion about keeping items away from the fence and the applicant agreed to be more diligent about items crossing over the fence. The objecting neighbors were also concerned with the size of the building and if it would affect selling their home. This will not be a metal building, but a vinyl siding stick build so it does match the house. There is a history in Caledonia that this is an acceptable building and use. All parties involved seem satisfied with the outcome.

Motion by Trustee Stillman to approve the Oversized garage variance with carport at 8917 Foley Road on the conditions implied and to forward to the Board for approval. Seconded by Trustee Benkowski. Motion carried unanimously.

3. Adjournment

Motion by Trustee Martin to adjourn. Seconded by Trustee Benkowski. Motion carried unanimously. Meeting adjourned at 1:57 p.m.

Respectfully submitted,

Joslyn Hoeffert
Deputy Village Clerk