

**Plan Commission Meeting
Monday, January 7, 2019**

1. Meeting called to order

President Jim Dobb called the meeting to order at 5:47 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

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

Also Present: Zoning Administrator Jarmen Czuta, Village Administrator Tom Christensen, Public Works Director Tom Lazcano, Utility Director Tony Bunkelman, Attorney Elaine Ekes, Attorney Tyler Hesel

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the November 26, 2018 Plan Commission meeting. Seconded by Bill Folk. Motion carried.

4. Citizens' Comments

Richard Goldman, 2625 4 ½ Mile Road. He is opposed to the development and the rezoning. He will be presenting a petition to the Village Board and Plan Commission on Wednesday from area residents who oppose this development plan and any possible rezoning.

Ken Veselik, 2455 4 ½ Mile Road. He is opposed to the Parview expansion due to existing water problems. Also the development will be adding more traffic on 4 ½ Mile Road. There is a blind individual who walks the road and a handicapped child who lives next to the proposed driveway. He also felt the vacant land was not being kept clean.

Joseph Slusar, 2675 4 ½ Mile Road. He agreed with the previous individuals. He lives next to where the proposed road would be and it is his stepson who is handicapped. When the bus drops off his son now, traffic backs up to Middle Road. He had spoke to Alf McConnell and McConnell told him he could not guarantee that the concept plan wouldn't change in the future. Joseph Slusar felt if this goes through it will affect property values.

Randal Steger, 5418 North Meadows Dr. His backyard abutts the development property and when he bought his house four (4) years ago the abutting vacant land was zoned residential. He can understand houses being built but he doesn't want a 5-story apartment complex behind him. He would appreciate the Village's support.

Diane Tishuk, 2645 4 ½ Mile Road. She was told only 1-story brick houses were going to be built behind her. Now they want to build big buildings looking into her back yard. Her husband is disabled and all that construction would make it hard for him to breath making his life miserable.

Dennis Kaster, 2209 4 ½ Mile Road. He lives next to the Klema Ditch. He stated that whole area is wet and asked the Commissioners to go out and look for themselves and then see how they feel.

Cheryl Mueller, 2450 4 ½ Mile Road. She has already noticed an increase in traffic, with many speeding. She also stated that area is wet and they don't need to be making any more ponds and doesn't want to see the property value going down. Mueller is opposed to a zoning change.

5. Public Hearing Items followed by Commission Recommendations

A. Ordinance 2019-01 – An Ordinance To Amend Chapter 8 Of Title 16 Of The Code Of Ordinances For The Village Of Caledonia Pertaining To Floodplain Regulations

Tony Bunkelman presented. FEMA oversees the National Flood Insurance Program and produces flood insurance rate maps or firm panels. Firm panels identify base flood elevations, regulatory flood ways, and predict the 100 year and 500 year storms. The Village of Caledonia consists of nineteen (19) different panels. Three (3) panels along the southern boundary consisting of both Caledonia and Mt. Pleasant, have been revised by the request of Mt. Pleasant. Essentially the revisions removed some minor 100 year and 500 year flood plain areas, mostly in Mt. Pleasant. One small area within the Village of Caledonia, near the intersection of Hwy. K and Kraut Road was removed. These panels need to be adopted by the Village Board by Ordinance to avoid being suspended from participation in the National Flood Insurance Program and FEMA funding.

Attorney Ekes stated as part of the process, the Department of Natural Resources reviews for FEMA. This deals specifically with Municipal Code of Ordinances, 16-8-3 (c)2 to reflect no rise allowed. This has been revised and the version is available for review with the Village Clerk. Upon recommendation by Plan Commission this needs to forward to the Village Board for approval so it can be published and submitted to the DNR.

President Dobbs asked three times if anyone was in favor of Ordinance 2019-01. No one was in favor.

President Dobbs asked three times if anyone was opposed. No one was opposed.

The Public Hearing portion of the meeting closed at 6:04 p.m.

Jon Schattner made a motion to approve Ordinance 2019-01 – An Ordinance To Amend Chapter 8 Of Title 16 Of The Code Of Ordinances For The Village Of Caledonia Pertaining To Floodplain Regulations subject to 16-8-3(c)2 to reflect no rise allowed that was reviewed by the Village Attorney. Bill Folk second. Motion carried.

This will move to the next Village Board meeting.

6. Non-Public Hearing Items (taken out of order)

B. Wiese CSM – Parcel ID 51-104-04-22-11-040-000 – Located on the north side of 6 Mile Road, east of Foley Road, Village of Caledonia, Racine County, WI – Owner Jonathan Wiese

Tom Lazcano recommended approved, based on his memorandum dated 12/21/2018:

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“The Engineering Department has received a Certified Survey Map (CSM) from Jonathan Wiese, prepare by Mark R. Madsen of Nielsen, Madsen & Barber. The CSM is for a property located on the north side of 6 Mile Road, just east of Foley Road, in the Village of Caledonia. The existing property is approximately 32.67 acres in size. There is approximately 866.93 feet of frontage along 6 Mile Road.

This CSM is for the creation of two lots on the parcel. Lot 1 would remain as farm fields and is where the wetlands are located and is 26.043 acres in size. Lot 2 will be 6.628 acres in size and the owners plan to build a single family home in the near future.

With the submittal there is one Waiver/Modification request that needs to be considered/reviewed on behalf of the CSM. This Waiver/Modification is for, 1) Approving a lot that exceeds the 2.5 to 1 length to width ratio.

If the Plan Commission and Village Board are willing to support the CSM the following motion is recommended:

Move to approve the CSM subject to the following:

- The CSM is subject to the Land Division per Lot fee.
- The approval of Waiver/Modification Request #1.
- The final Certified Survey Map will require a review by Racine County prior to approval.
- The Concept Plan must conform to all Ordinances in Titles 9, 14, and 18 as necessary.”

Jonathan Wiese, Applicant was present. He stated they had a soil test done, with 24 samples, and all passed for a well and/or mound system. The purpose of splitting the parcel was to make one lot (Lot 2) to build a home on and the larger lot (Lot 1) to remain agricultural.

President Dobbs was concerned about adding an additional driveway accesses along 6 Mile Road. Tom Lazcano explained two driveway accesses have already been approved by Racine County. One directly north of East River Road for Lot 1, and one off of lot line for Lot 2.

Duane Michalski made a motion to approve the Wiese CSM – Parcel ID 51-104-04-22-11-040-000 – Located on the north side of 6 Mile Road, east of Foley Road, Village of Caledonia, Racine County, WI – Owner Jonathan Wiese, with the Engineer’s recommended conditions. Bill Folk second. Motion carried.

A. 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. 104042320091000, Alf McConnell, applicant

The subject ±15-acre vacant parcel is currently zoned R-3 Suburban Residential District (Sewered) and R-4 Urban Residential District I which are single-family zoning districts. The 2035 Land Use Plan designates the subject property as High Density Residential (less than 6,200 square feet per dwelling unit). At this time the applicant has submitted a concept plan to construct a three-story senior apartment building known as Parkview IV 5329 Douglas Avenue. This request was previously before the

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Caledonia Plan Commission on November 26, 2018 and at that time the Plan Commission directed the applicant to submit a more detailed overall plan for the entire 15 acre parcel and also to host a neighborhood development meeting with property owners in this area to let the property owners know what his intentions are and also to attempt to mitigate any neighborhood concerns prior to submitting another concept plan to the Plan Commission. We have been informed that the developer has had contact with some neighbors and did a mailing to the neighboring property owners. However, we do not have information that a neighborhood meeting occurred.

Any comments from the Plan Commission are not binding as this is a conceptual request where no motions will be passed. Any formal application will require a future public hearing as well.

Alf McConnell, Applicant was present. McConnell explained he has complied with the requests made at the last Plan meeting. He has contacted the Wisconsin Dept. of Transportation to ask for an access on Douglas Avenue, but it was denied. He explained he is only requesting approval of one building, but Plan Commission wanted a master plan as to how it might look in the future and that is what he has completed. He mailed two (2) letters to abutting residents and one letter to neighbors further out (300 ft.) He has made arrangements to make appointments with his neighbors at Parkview to discuss their concerns and show them what he is planning. McConnell said the ones who have met with him have been positive.

McConnell said that land has been vacant for decades and he understands how the neighbors have gotten use to the vacant land. If a neighbor was concerned about loss of land value, they would consider purchasing their home.

The traffic pattern at Parkview is designed to exit to the south, towards the shopping area. This is a senior living community (under IRS program and market rate units) and they also have a van available for transportation. The two areas that are designated wetlands would be preserved. Milaeger's is used as the contractor to maintain Parkview grounds. Underground parking within each building will be 65 - 67 parking spots, with 20± outside spots.

Jarmin Czuta explained the density ratio for the property. The master plan illustrations 73 units x 4 buildings for 292 units. There are density allowances based on acreage:

- 2 bedroom units / 12.1 dwellings units per acre for a total of 181.5 units
- 1 bedroom unit / 14.5 dwellings units per acre for a total of 217.5 units
- Efficiency unit / 18.1 dwellings units per acre for a total of 271.5 units

Based upon this, the proposed master plan exceeds the maximum amount of development.

McConnell explained they would be willing to plant evergreen trees (landscape buffer) along the north property line for screening. At this time they only want to building one building, he estimated it would be 25 years before all the proposed buildings could be built.

Discussion followed on the 4 ½ Mile Road access and possible traffic patterns in and out of Parkview Gardens and what emergency services would require. You would not have to approve a connection on 4 ½ Mile Road unless fire/safety want one. That could be decided in the future. A Predevelopment Agreement deposit would have to also be paid.

Ekes explained the desire at this time is just for one building and the concept plan for what he wants to do in the future is not written in stone. The master plan will have to be revised to lower the density.

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The density will be based on units. Joe Minorik suggested McConnell could provide historical data from his other buildings on how many people live there and get Fire and Police to look at this from a conceptual level. Also to figure the setbacks and plot those lines to show what the real set back would be.

Jarmin explained in order for the project to move forward, there has to be a minimum 10 acres rezoned. The intent was the whole parcel would be rezoned at once, tying in with the overall plan.

7. - Adjournment

**Motion by Trustee Wanggaard to adjourn. Seconded by Joseph Minorik. Motion carried.
Meeting adjourned at 6:48 p.m.**

Respectfully submitted,
Mary Jo Schmidt
Adm. Asst. II