

**Plan Commission Meeting
Monday, February 11, 2019**

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

Members present: President Jim Dobbs, Trustee Kevin Wanggaard, Bill Folk, Thomas Knitter, and Jonathan Schattner

Absent: Joseph Minorik and Duane Michalski were excused.

Also Present: Public Works Director Tom Lazcano

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the January 19, 2019 Plan Commission meeting. Seconded by Bill Folk. Motion carried.

4. Citizens' Comments

None.

5. Non-Public Hearing Items

A. 6 month extension request of conditional use to construct and utilize a ±66,508 square-foot industrial building with loading docks, 4011 Nicholson Road, Majestic North Development Inc., Owner; Masuda, Funai, Eifert & Mitchell Ltd., Agent

On August 6, 2018, the Caledonia Village Board adopted Resolution No. 2018-68 to approve a conditional use to construct and utilize a ±66,508 square-foot industrial building with loading docks at the subject site. At this time, the applicant is requesting that a six-month extension be granted of this approval.

If the Village feels that the proposed extension is appropriate approval is recommended as:

- The original conditional use approval to construct and utilize a ±66,508 square-foot industrial building with loading docks was approved on August 6, 2018. At this time, the applicant is requesting that a six-month extension be granted of this approval. The Conditional Use extension, if granted, should stipulate that this six month extension will expire six months from the date of the Village's final approval unless substantial work has commenced following such grant, the applicant must comply with all previous conditions of approval as outlined in the previous approval letter dated August 7, 2018 and as stipulated in Resolution No. 2018-68, all applicable Village ordinances, and other applicable Wisconsin Statutes and regulations.

Lazcano explained that this is for the ProBio development. The approval back in August granted a 6-month approval period. Bids were taken for the construction of the building but aimed higher for what

they originally planned and had to go back and adjust the cost and scope. They have a new bid that meets their projected cost and scope, and are now requesting a 6-month extension so they can stay in line with their conditional use. They have paid the required \$25 fee.

Jonathan Schattner motioned to approve the 6 month extension request of conditional use to construct and utilize a ±66,508 square-foot industrial building with loading docks, 4011 Nicholson Road, Majestic North Development Inc., Owner; Masuda, Funai, Eifert & Mitchell Ltd., Agent subject to the pre-existing Engineer's recommended conditions. Bill Folk seconded. Motion carried unanimously.

B. Charles Michna – Concept Plan - Parcel ID's: 104-04-22-10-001-000

Lazcano explained that the property is located on the southeast corner of 7 Mile Road and W River Road. When the property was originally purchased it was slightly over 20 acres, since then there have been floodplain changes to the Root River that have taken approximately 1.7 acres. Michna is requesting to divide the lot into four parcels. The issue is that the land is now less than 20 acres (18.839 acres) and requires a waiver/modification for a parcel that is under the 5 acre minimum. Three of the parcels do meet the requirement, and one parcel amounts to 3.839.

If the Plan Commission and Village Board are willing to support the Concept Plan the following motion is recommended.

Move to approve the Concept Plan subject to the following:

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

The applicant was present and explained why he wanted to divide the parcel. He briefly spoke about the history of the parcel, and recommendations made to him from past Plan Commission meetings that happened long ago.

Bill Folk motioned to approve the Charles Michna – Concept Plan - Parcel ID's: 104-04-22-10-001-000 subject to the Engineer's recommended conditions. Thomas Knitter seconded. Motion carried unanimously.

C. Hendricks Concept Plan – 4644 Short Road - Parcel ID's: 104-04-22-26-006-000

Lazcano stated that the property is located on the west side of Short Road, just south of 4 Mile Road. This property is located in the sanitary sewer service area and this Concept Plan is to divide the parcel for the creation of 2 parcels. The property currently is zoned R-2, R-3, and C-1. R-2 zoning requires 150 feet of frontage and 40,000 square feet size. R-3 zoning requires 100 feet of frontage and 20,000 square feet size. The Village's 2035 Land Use Plan shows that the recommended use for the land as Low Density Residential. This Concept Plan will stay in line with the proposed use. Lot 1 has an

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existing house, and the lot would approximately be 1 acre. The remaining acreage would be for lot 2, which they would like to construct a single family home on.

This Concept Plan has 1 Waiver/Modification request for approving a Flag lot that also exceeds the 2.5 to 1 length to width ratio. There are similar lots in the neighborhood, and would be in line with the neighboring properties.

Jonathan Schattner asked how far the set back of the home being built on the larger lot would be. The house will be set back approximately 400 feet and will be served by sanitary sewer. Schattner recommended that the rezoning in addition to the CSM be added as a condition so that the applicant is aware of the requirements.

If the Plan Commission and Village Board are willing to support the Concept Plan the following motion is recommended.

Move to approve the Concept Plan subject to the following:

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

Jonathan Schattner motioned to approve the Hendricks Concept Plan – 4644 Short Road - Parcel ID's: 104-04-22-26-006-000 subject to the Rezoning and Engineer's recommended conditions. Bill Folk seconded. Motion carried unanimously.

D. Crawford Parcel – Concept Plan - Parcel ID's: 104-04-22-24-036-020

Lazcano explained that there was a Concept Plan submitted for an Unnamed Subdivision, known as the Crawford Parcel. The property is located on the Northside of 4 Mile Road, east of Short Road. This Concept Plan is for the creation of a 14 Lot subdivision. The property is currently zoned R-2 and the developer is seeking to change it to R-4. R-4 requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential, and this Concept Plan falls in line with the Land Use Plan.

Layouts for the 14 lots are approximately 1.58 dwelling units per acre. This overall subdivision plan does have approximately 0.75 acres of open space for an overall open space percentage of 8.5%. If the concept plan is acceptable to the Plan Commission and the Village Board then the Developer will need to resubmit for rezoning. There is a Waiver/Modification request for the 40% open space requirement. Since this is in the sanitary sewer service area, we are looking as a Village to redo the Ordinance to not have that open space requirement in a sanitary sewer service area. This reflects Waiver/Modifications that have been granted in the past, specifically for Creekview and Cascade Ridge.

If the Plan Commission and Village Board are willing to support the Concept Plan the following motion is recommended.

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Move to approve the Crawford Parcel Subdivision Concept Plan subject to the following:

- The approval of Waiver/Modification Request #1.
- All comments from Racine County in regards to the Crawford Parcel Subdivision Concept Plan are addressed as necessary.
- The Crawford Parcel Subdivision must meet the R-4 zoning requirements.
- The Crawford Parcel Subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

The additional street for the subdivision would come off of 4 Mile Road and President Dobbs was concerned about the traffic and the hill that could prove to be a potential issue. Lazcano thought a Traffic Impact Analysis (TIA) could be requested to see how much traffic would be generated, and discover any issues that may be down the hill such as blind spots and sight distance.

Nancy Washburn spoke on the sight distance concern. Moving forward with engineering from Pinnacle Engineering Group, distances from the hill and the necessary turn lane into the subdivision will be looked into as it is a concern and has been discussed internally. She further described the nature of the subdivision and what responsibilities would be handled by a Home Owners Association. She mentioned that they've spoken to Mr. Crawford (whose property is to the east and is a separate parcel) and there will be a slight adjustment where the parcel neighboring his property will be downsized slightly so that he may retain certain acreage. There will be minimal open space to be maintained, and will be a conventional subdivision that will be maintained by the residents.

Harry Gall, 5103 Short Road, spoke about the northwest corner, and is concerned the water flows through his yard and asked if there would be a change or if it would continue to flow through his property. He understands there is natural drainage, but did not need more water that might be generated from the subdivision.

Washburn stated that they would have to maintain their own storm water, and would be required to drain the water to the proposed pond. The water will be diverted away from Mr. Gall's property. Also, they would have to submit storm water and grading plan to the Utility District for approval before the development begins construction.

Michael Menarek, 5041 Short Road, is Mr. Gall's neighbor and lives to the South. He reiterated that every time it rains it floods between their properties. He thought there needed to be a lot of excavation to change the water flow direction. He hoped the water would be directed to the pond, or drainage tiles that lead to the river. He thought with less land absorption this would worsen the issue.

Lazcano stated there is a method to determine how much water runs off to the properties, and the development has to make sure the water runoff is less than prior to the build. Washburn stated there will be a series of swales that will direct the water through the storm water system and to the pond and thought there would be water relief provided once this is built.

John Koeppen and Barbara Corning, 5913 4 Mile Road, live directly across from the proposed subdivision. They had a number of concerns also regarding water drainage. Koeppen handed out pictures he had taken of the area that showed significant standing water that he refers to as a pond because it is permanent. He has spoken to Village personnel in the past and they advised that the water should be draining into old Farm drain tiles in the field. However he suspects it is because there is an

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issue with the tiles and cannot drain properly. The amount of flooding is causing water to come up from his basement floor. He has a major concern with the excess water flow, and feels this issue need to be addressed first before anything is developed. He also spoke about the traffic issue and stated they often have trouble issue just going to mailbox. He suspected that the traffic will only worsen. He felt this was a safety concern and cited that there is very little shoulder for the road.

Jerry Esch, 6016 4 Mile Road, is to the west of the property, and echoed his neighbors concerns about the drainage and traffic issues. He stated the Crawford's have been good neighbors and he appreciated the undeveloped field for the years he got to enjoy it. He further stated he was in favor of development in Caledonia.

Washburn thanked the neighbor's for their feedback and appreciated their concerns. There will be committee meetings and discussion over the storm water and traffic concerns. She also stated that the pre-existing buildings on the property would be razed and donated to the Fire Department for training sessions. Lazcano stated that the Village would look into the ongoing drainage issue.

Thomas Knitter motioned to approve the Crawford Parcel – Concept Plan - Parcel ID's: 104-04-22-24-036-020 subject to the Engineer's recommended conditions in addition to addressing drainage and traffic concerns. Bill Folk seconded. Motion carried unanimously.

E. Dwyer Business Park – Concept Plan - Parcel ID's: 104-04-22-19-063-030

Lazcano stated that the proposed business park is located on the northeast corner of the East Frontage Road and 4 Mile Road intersection. The park would create 7 lots at approximately 2 acres or larger and would require a dedication for a future road right-of-way public access with a cul-de-sac. The property is currently zoned B-3. B-3 requires 75 feet of frontage and 15,000 square feet size. The Village's 2035 Land Use Plan and recently updated Comprehensive Plan shows that the property shall be Commercial development. The proposed Business Park would meet the Land Use Plans. The layout for the Business Park is to dedicate 1.03 acres for a public road and divide the remaining 17.3 acres into 7 lots, ranging from 1.5 to 3.4 acres in size. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer would need to work with Village staff to discuss utility and storm water details further and enter into a Developers Agreement that will allow staff to work on a final site plan.

If the Plan Commission and Village Board are willing to support the Concept Plan the following motion is recommended.

Move to approve the Dwyer Business Park Concept Plan subject to the following:

- Roadway would need to be designed and constructed to Village standard and road Right of Way dedicated.
- Any comments from Racine County or Wisconsin Department of Transportation in regards to the Business Park Concept Plan are addressed as necessary.
- The Dwyer Business Park Concept Plan must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Each lot would need to come back with an individual site plan. There are some wetlands in lot 6 that might need to be mitigated. Folk was concerned with the wetlands and felt that was the biggest issue.

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Lazcano agreed, and stated that in the past there has been allowance of trading off wetlands, but would have to be done through the Department of Natural Resources.

Thomas Knitter motioned to approve Dwyer Business Park – Concept Plan - Parcel ID's: 104-04-22-19-063-030 subject to the Engineer's recommended conditions. Bill Folk seconded. Motion carried unanimously.

6. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Bill Folk. Motion carried. Meeting adjourned at 6:56 p.m.

Respectfully submitted,
Joslyn Hoeffert
Deputy Clerk