

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, Joseph Minorik and Jonathan Schattner

Absent: Duane Michalski was absent.

Also Present: Village Administrator Thomas Christensen, Zoning Administrator Jarmen Czuta, and Public Works Director Tom Lazcano. Trustee Benkowski was also present in the audience.

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the February 11, 2019 Plan Commission meeting. Seconded by Bill Folk. Motion carried.

4. Citizens' Comments

No comments were made.

5. Public Hearing Items followed by Commission Recommendations

A. Request to rezone ±0.40 of an acre from R-2 Suburban Residential District (Unsewered) to R-3A Suburban Residential District (Sewered); NW 1/4 of Sec. 34, T4N, R22E, vacant lot on Kimberly Lane directly north of 8410 Dunkelow Road, Village of Caledonia, Racine County, WI. Brian and Jeanine Bobber, Owner/Applicant

Jarmen Czuta read from Memo dated February 18, 2019:

“The subject property consists of ±0.40 of an acre and is currently zoned R-2 Suburban Residential District (Unsewered). The current R-2 zoning has been in place since Caledonia adopted the zoning maps in 1970. Since this time municipal sanitary sewer has been installed to service the subject property and adjacent properties. The applicant is requesting that the subject property be rezoned to R-3A Suburban Residential District (Sewered). The reason for this rezoning request is to recognize the availability of municipal sanitary sewer to accommodate the construction of a single-family residence. Adjacent properties to the north and east are currently zoned R-3A.”

Czuta further explained that he had received correspondence from the Utility District indicating that the Municipal sewer is available to service the subject lot. The applicant has written a letter of intent to build a single family ranch style home with an attached 3 car garage on the property with a projected finish date of Spring 2020.

If the Village feels that this request is appropriate, approval is recommended as:

- This rezoning will not adversely affect the surrounding property values.
- This rezoning will recognize the availability of municipal sanitary sewer to accommodate the construction of a single-family residence.
- Adjacent properties to the north and east are currently zoned R-3A.

Public Hearing opened at 6:04 p.m.

President Dobbs inquired three times if anyone wanted to speak for and three times if someone wanted to speak against this rezoning request on Kimberly Lane.

5A - Public Comments

There were no comments.

Public Hearing Closed at 6:06 p.m.

5A - Recommendation on Public Hearing

There was discussion on if surrounding unsewered properties were notified so that they may be able to also rezone so that they would also be able to obtain sanitary sewer. Czuta had not advised the petitioner personally, but had advised staff to make the recommendation.

Jonathan Schattner motioned to approve the request to rezone ±0.40 of an acre from R-2 Suburban Residential District (Unsewered) to R-3A Suburban Residential District (Sewered); NW 1/4 of Sec. 34, T4N, R22E, vacant lot on Kimberly Lane directly north of 8410 Dunkelow Road, Village of Caledonia, Racine County, WI. Brian and Jeanine Bobber, Owner/Applicant subject to the staff's recommendations. Bill Folk seconded. Motion carried unanimously.

6. Non-Public Hearing Items

A. Kenneth Schmidt – Concept Plan - Parcel ID's: 104-04-22-12-105-000

Tom Lazcano explained that the Engineering Department received a Concept Plan to divide the property on the northwest corner of Botting Road and 6 Mile Road. The plan is to divide a parcel that is just less than 10 acres into 2 lots. Currently the parcel has an A-2 classification which requires 150 feet of frontage and 40,000 square feet minimum. Since this is outside of the sanitary sewer service area we would require 5 acre minimum lots. The concept plan for the parcel would create 2 lots, each with sufficient amount of roadway frontage along Botting Road. The plan would be to rezone the south lot to B-3 or M-3 to allow for a grading and excavating business. The north lot would remain zoned A-2 and that lot would meet all requirements. Because the parcel is less than 10 acres, the creation of a 4.676 acre parcel would require a Waiver/Modification request #1 because it is outside of the sanitary sewer service area and the ordinance requires a 5 acre minimum.

If the Plan Commission and Village Board is willing to support the Modification Waiver and the Concept Plan then the following motion is recommended:

**Plan Commission Meeting
Monday, February 25, 2019**

- The approval of Waiver/Modification Requests #1.
- Parcel would need to be rezoned to B-3 or M-3, which requires a Public Hearing.
- The 2035 Land Use plan would need to be amended prior to approval of the Certified Survey Map.
- A site grading and drainage plan will need to be submitted to the Engineering Department for review.
- 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.

Lazcano stated he has explained the requirements to the applicant, who was present for any questions. Kenneth Schmidt, 7722 Botting Road, is the applicant and explained that he would like to build storage for his equipment.

There was discussion about the storage of the equipment, if it would be considered “construction equipment” and if that would be allowed to be stored in an A-2 zoning district. Czuta explained that the use would need to be at least 600 feet from any residential zoning district and that all the vehicles/equipment would need to be under roof in an enclosed structure. Schattner thought this could be accomplished under the currently zoning district; Mr. Schmidt could build a home on the property and gain a home occupational permit to run the business out of his home. This would stay in line with the surrounding properties and would presumably be better received by the neighbors for a use of that nature opposed to a something unfamiliar for the area. This way the applicant would eliminate the rezoning and could move forward with a CSM. If Mr. Schmidt chose to go this route, the Commission wanted him to understand that he would need to start construction on the home first.

Trustee Benkowski was present in the audience and echoed the suggestions of the Commission. He explained to the applicant the general use and zoning of the area. He thought the idea of having a commercial property wouldn't be well received there, however if Mr. Schmidt established a residence there and operates his business out of the residence it would be more palatable. Its congruent use would create disharmony in the neighborhood and further stated that zoning, land use and quality of life come together to create the community.

Schattner suggested that the applicant look into our Land Use Plan to perhaps find an area to explore additional options for industrial and commercial zoning.

No formal recommendation was made, but it was suggested that the applicant talk to the neighbors if he wants to move forward.

7. - 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