

1. Meeting called to order

President Jim Dobb called the meeting to order at 6:08 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 excused.

Also Present: Village Administrator Thomas Christensen, Zoning Administrator Jarmen Czuta, and Public Works Director Tom Lazcano. Trustee Martin was also present, but left before the Public Hearing adjourned.

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the February 25, 2019 Plan Commission meeting. Seconded by Bill Folk. Motion carried.

4. Citizens' Comments

No comments were made.

President Dobbs requested to take the agenda out of order with the non-public hearing items first followed by the public hearing item.

Jonathan Schattner motioned to take the agenda out of order. Trustee Wanggaard seconded. Motion carried unanimously.

5. Public Hearing Items followed by Commission Recommendations

- A. Request to rezone ±15.2 acres from R-3 Suburban Residential District (Sewered) and R-4 Urban Residential District I to R-7 Multifamily Residential District/PUD Planned Unit Development Overlay District and request a conditional use to construct a three-story senior apartment building (Phase I) including conceptual approval for additional future phases (three additional three-story senior apartment buildings and eight two-unit buildings); SW ¼ of Sec. 20, T4N, R23E, vacant parcel directly north of the existing Parkview Campus, Village of Caledonia, Racine County, WI. Parkview Commons LLC, Owner; Alf McConnell, Applicant.**

Jarmen Czuta read from Memo dated March 18, 2019:

“The subject property consists of ±15.2 acres and is currently zoned R-3 Suburban Residential District (Sewered) and R-4 Urban Residential District I. The 2035 Land Use Plan designates the subject property as High Density Residential (less than 6,200 square feet per dwelling unit). The applicant is requesting that the subject property be rezoned to R-7 Multifamily Residential District/PUD Planned

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Unit Development Overlay District. The reason for this rezoning request is to accommodate the construction of a three-story senior apartment building (Phase I) including conceptual approval for additional future phases (three additional three-story senior apartment buildings and eight two-unit buildings). The Zoning Ordinance states in part that “A minimum of thirty-three (33) feet of all lots shall abut upon a public street, or other means of access that was in existence prior to the original adoption of the ordinance” and “Rest homes, nursing homes, homes for the aged, clinics and children’s nurseries in the R-6 or R-7 residential districts provided all principal structures and uses are not less than fifty (50) feet from any lot line”. The proposed three-story senior apartment building will be less than fifty (50) feet from some existing and proposed lot lines. In addition, some building connections are illustrated on the submitted documents. Proposed lots associated with the additional future phases will not have a minimum of thirty-three (33) feet that abut upon a public street, or other means of access that was in existence prior to the original adoption of the ordinance as the development will be serviced by a private road network as proposed by the applicant. The reduction in the proposed setbacks for the proposed building, the proposed building connections and the issue of lots not having a minimum of thirty-three (33) feet of all lots abut upon a public street, or other means of access that was in existence prior to the original adoption of the ordinance can be addressed through the PUD Planned Unit Development Overlay District approval.”

Alf McConnell was present to speak about his potential development of Parkview. Chris Jackson, the Civil Engineer (working with McConnell since 2002), was also present to speak about the project. McConnell projected a timeline of 25-30 years before the campus would be fully built out. He spoke about his prior development of Parkview III and the number of residents it houses. There would be approx. 1.07 residents per apartment and is projecting to build 73 units. Each building would host amenities such as salon, fitness center, computer lab and general recreation room. Only 59% of the residents drive and own a car, because many of the residents are older and have surrendered their driving privileges. They provide two different van shuttles as a means to go grocery shopping, attend outings, and for general use. Each building would host underground parking, as well as surface parking. McConnell cited the Racine County land use map and how it has that area placed under high density residential. He felt this property would be developed into residential eventually and it would be in the community’s best interest to continue to build for the senior community opposed to a no-age restriction. He thought a no-age restriction would bring out teenagers who drive recklessly and may get into trouble.

McConnell commented about the neighbors drainage issue, and agreed those issues have been there for centuries. He cited this due to the reason it has not be reviewed and worked by a civil engineer. If developed, he plans on having the water drain east to the Klema ditch and build appropriate retention ponds. The topographical analysis of the site shows drainage from north to south, and that the neighboring lots actually drain onto his site. The engineer will rectify this and move the water from west to east, and the water that tends to drain to single family homes will benefit from this engineering and the water issues should be eliminated.

McConnell spoke about the traffic again and the traffic flowing to the south. Traffic coming off 4 ½ mile using the campus as a short cut will be rectified with a gated community that will use “garage door” type openers for access to the campus. The Parkview community will be responsible for the maintenance of the roads including snow removal.

Jonathan Schattner asked about the height of buildings, which will match the height of the existing buildings. Architecture plans were prepared to show floor plans and elevation and they are not to exceed 35 feet per regulation. Schattner wanted to know the height of the landscaping and if any berm

would be put in to compete with that. McConnell spoke of obtaining matured arborvitaes as tall as he could get, and would be approximately 8-10 feet in height.

Public Hearing opened at 7:01 p.m.

5A - Public Comments

President Dobbs inquired three times if anyone wanted to speak in favor the Parkview Development.

Ethel Swanson, 5215 Douglas Ave, felt that Parkview has been a great inspiration to her after moving from New York. She was in favor of more housing, and felt the proposition McConnell has is good. She thought it was a positive addition to the community.

Adeline Gomez, 5215 Douglas Ave, Apt. 318, spoke about how the security she feels living there. She no longer drives and appreciates the amenities. She thought apartment living was horrible and that the additional options in the area were undesirable. She likes Parkview and was concerned about the possibility of a no-age restriction development. She was in support of the growth of the current development.

Gloria Valukas, 5311 Douglas Ave., Apt. 302, spoke about her search of a home that supported senior housing, after much research she felt that the Parkview Community met basic requirements and was the best option for her. She hoped the development would have housing tax credits, and thought it would bring in more quality people.

Robert Petricek, 5311 Douglas Ave, spoke about being a widow and how lonely he was in his home. He looked for a place to live that had a welcoming community, and he feels he has found that at Parkview. He thought it gave people a purpose, security and enjoyed the comradery.

Kim Mason, 2521 22nd Ave, Spoke about her career in assisted living, the reputation of Parkview was incredible and she had always wanted to work there. She has since became employed and raved about how great it was to work there. She boasted about McConnell's upkeep of the campus, and felt it has remained nearly new since its opening.

Marian Adams, 5321 Douglas Ave, spoke about her age and inability to drive. She doesn't understand how they will increase the traffic when they barely leave.

Constance Konrad, 5225 Douglas Ave, Apt. 101, she wanted to speak about how the buildings interact with one another and they travel to the different buildings for various actives. She spoke of the community being her family.

Trudy Beilke, 5225 Douglas Ave., Apt. 309, spoke about living at Parkview III and hoped her aging siblings could enjoy the community as well.

Beverly Ellertson, 5225 Douglas Ave, Apt. 124, was on a waiting list to get into the Parkview community because it is so sought after. She stated that McConnell is very kind and compassionate. She spoke of him being a great leader, his presence is often, and always makes time for the residents. She thought he is what makes Parkview great.

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President Dobbs inquired three times if anyone wanted to speak in favor the Parkview Development – no more comments were made.

President Dobbs inquired three times if anyone wanted to speak against the Parkview Development.

Dennis Kasten, 2209 4 ½ Mile Road, spoke against the expansion because of the drainage issues. He spoke about how his property is always wet. He thought the affordable housing for the elderly was untrue, because someone at his church has to move because of massive increase in her rent. He did state that he is not against development or the elderly but felt this could be done differently. He hoped he (McConnell) would do the right thing, and hoped they would maintain the greenspace.

Bill Black, 2690 4 ½ Mile Road, he appreciated the various inputs, he commented on McConnell's explanation on why the development should be favored in contrast to a no-age restriction development. He didn't understand why that was the discussion when that wasn't what was being proposed. He felt the peace of the neighborhood has been disturbed, and was concerned for his children and the neighborhood children when using the school bus, because the traffic from that building will be using the proposed emergency access road and he felt that was unsafe. He has stated that he has never personally had any issues with the residents but was concerned about the increase in traffic.

Richard Goldmann, 2625 4 ½ Mile Road, has been in the area since 1969. He wanted to address the Plan Commission and the residents that spoke today. He spoke of two friends who have lived at Parkview, and certainly does not want to deny the happiness of seniors living in the development. He spoke about McConnell having had other previous developments approved to build on the site, and keeps extending but never follows through with the build. On Jan. 8th, 42 petitioners presented their petition to the Plan Commission and Village Board, he wanted to confirm that the petition should be entered into to the record and President Dobbs confirmed. Goldmann reviewed a letter that was sent from the applicant to the Zoning Director. He also spoke about the history of the building and how it never had been a no-age restriction and thought McConnell used that angle to continuously make his point. He continued to review the plan that McConnell submitted. He also brought up Schattner's comment regarding the lot lines, and felt that the building could not be shielded in the "view scape". He thought the drainage issues were because the drainage tiles have not been maintained.

Ken Veselik, 2455 4 ½ Mile Road, was against the proposed development. He didn't think the information needed wasn't brought up in accordance to density. He brought up the current landscape and stated it has not being maintained. The fire lane is not regularly maintained, nor is the fire hydrants. He approached the Fire Departments about the issue and they informed the Developer the snow needed to be removed, and it wasn't. He spoke about additional driveways coming off 4 ½ Mile Road, he brought up a time when his neighbor was denied a turnaround, and didn't understand why McConnell would be granted that request when he doesn't live here. He questioned McConnell not being able to handle his own developments in his town and didn't think he would be able to take on this extra work. He questioned why the preliminary designs always change and was concerned that it would change again. He complained about the surrounding security lights and how distracting they are to live with. He also brought up drainage issues, and brought video evidence to show the Commission. His sump pump is constantly running. He complained about the Village not fixing or stopping out to fix this issue. He bought up issue with the wetlands not being properly represented.

Randy Steger, 5418 N. Meadows Drive, spoke about his sump pump running constantly. He questioned why we had zoning in the first place if all it takes is for someone to reapply for zoning. He bought his

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home with the surrounding use in mind. He was concerned the apartments would not be filled with seniors, and questioned if the Board had an answer for that. He stated that no one present had a financial interest in the property, where his property will decrease by 14% per the census bureau. He stated that he would take McConnell up on the offer for purchasing his property.

Dyan Tishuk, 2645 4 ½ Mile Road, is still working full time at 70 years old, and needs the money from the sale of her property. After doing some research (she cited an online site in which she obtained the information: *American Community Survey – Adding Rental Buildings to Neighborhoods*), her property value would drop almost \$20,000 and she needs those monies. She questioned the land to building ratio, and wanted to know about that. She teaches at Horlick, and took issue with McConnell's comment regarding the youth's driving habits and their personal habits such as drinking and taking drugs.

Cheryl Mueller, 2450 4 ½ Mile Road, does not take issue with the structures that currently exist, but questioned how much is enough? Traffic is not just teenagers being reckless, it is everyone. She questioned the lack of greenspace, and did not feel the retention pond replaced the wetlands that once were. She did some math on the 15 acres, if they were divided into quarter acre lots there would be about 60 single family homes and would be equivalent to the apartments he is suggesting. She spoke about the driveway coming right to her property line. Her sump pump runs all year long, and even throughout the winter. She was concerned for the additional pressure, and was definitely opposed to the development.

Kim Kasten, 2209 4 ½ Mile Road, echoed the concerns of her neighbors and is objecting to the use. She felt the traffic was heavy and there were many speeders regardless of age. She was concerned with the height of the buildings and questioned the newly proposed roads in the development. The lighting from the security lights and headlights are already an issue, closer building will only worsen this fact. The Klema ditch already crests often, and the drainage will only increase and she does not think it will be rectified. She thinks McConnell's interests are purely monetary and does not have to live next to developments he builds.

Kevin Toutant, 2215 Parkway Dr., spoke about his family living in the area for over 100 years. He is not against development but agrees with his neighbors. He stated the Parkview residents are very nice. He is concerned with the height of the building that could ruin his own landscaping. He thought the fire safety needed additional staff.

Ken Veselik, 2455 4 ½ Mile Road, spoke for a second time, he brought up the tree line on the map and how the current line has been removed. He questioned where the wetlands were. He wondered why the farm land was able to be used there.

Richard Goldmann, 2625 4 ½ Mile Road, spoke for a second time, He spoke about the homes versus development and how that would affect taxes. He commented on the timeline of the development as well.

Martha Hutsick, 4502 Harvest Lane, is north of the property and is speaking for her and not an entity. She spoke of Caledonia not having a professional Planner on staff, and hasn't heard any recommendations from said Planner. She suggested we table this discussion until a Planner is staffed. She spoke about them possibly changing the law in the rezoning. She addressed the no-age restriction and did not find that prudent. The tree line has not been well maintained, and thought the proposed trees of 8-10 feet will not allow the sun. She supported the amenities suggested in the development, and even

suggested a few more activities. She wanted them to consider having a road access to the chiropractor and to the Aurora center as well, she thought it would be a nice addition.

Chris Lockie, 2713 4 ½ Mile Road, is a local Pastor in the area and has a member of the church that is resident at Parkview. He supports the properties but is concerned with the additional traffic. He was specifically worried about the traffic pulling out when the busses are present and was worried about his children and the neighborhood children.

Dennis Kasten, 2209 4 ½ Mile Road, spoke for second time, did not understand why the additional roads were necessary and cited some examples.

Eric Zoromskis, 2525 4 ½ Mile Road, moved to Caledonia to get out of the city and to get away from neighbors. He thought the development and the height of the trees would block the sun in his backyard and did not want the gray aesthetic.

President Dobbs inquired three times if anyone wanted to speak against the Parkview Development – no more comments were made.

Public Hearing Closed at 8:23 p.m.

5A - Recommendation on Public Hearing

Shawn from Foth was present to represent the Planning Staff until that position is filled; this is in addition to the County staff that assists as well. He explained the PUD conditional use limits and how that affects density in particular zoning. He touched base on the question of why have zoning at all, and stated its purpose is to reflect the current use or how it will be used, and how it can be changed via the Comprehensive Plan which encompasses Caledonia. What is being proposed is the highest zoned category and the development does fit in with that use. The plan guides the long range look into the future and is a state requirement that the rezoning fits in with that Comprehensive Plan.

Trustee Wanggaard wanted the following items addressed: drainage, lights, shielding with the shrubs, traffic with 4 ½ mile, property values and the existing tree line. McConnell stated the existing trees in the tree line could be transplanted to the opposite side or new conifers could be planted. Chris Jackson, McConnell's Engineer, spoke about the drainage issues stating there have been topographical survey to ensure the ponds are placed in the appropriate places and would help with the current drainage issues. He stated that Bunkelman was comfortable with the plan. McConnell felt there could be shields for the lightning in an effort to not be nuisance to the neighbors. There was discussion regards the possibility of the increase of traffic and the request of a Traffic Impact Analysis (TIA) could be required from the Developer and would be analyzed by us. McConnell felt that traffic would not be an issue because the traffic is light as of now.

Schattner asked if he would be open to lowering the height of the structure to two story buildings opposed to the proposed three story buildings. McConnell thought it would not be economically feasible, and did not think he could make that adjustment.

Minorik questioned if the applicant had met with the surrounding neighbors as he had spoken about at the previous meetings. McConnell stated that he had sent out letters and only met with a handful of neighbors and staff was not invited. Minorik asked about the previous approved development, and why

it has not been started? McConnell stated it's because it is not economically feasible either. There was discussion regarding whether he would have to build Parkview Gardens IV before he can build Parkview IV.

Dobbs requested that McConnell come back with a sort of 3D rendering on how the buildings might affect the view-scape/sun at different times of the year.

There was discussion surrounding the additional road access and if the access point could be moved towards the business area on 4 Mile (by Aurora), opposed to 4 ½ Mile Road.

This will be forwarded to the April Plan Commission meeting for a **second** Public Hearing, 4/29.

McConnell inquired if we would be ordering the TIA or if that would be his responsibility? Lazcano stated that the TIA would be a condition. We would ask McConnell to fulfill the TIA and submit the info to the Village staff so our own Traffic Engineer could review the results, and ensure it meets the needs. There was discussion on when the TIA would need to be done, there is a cost associated and the burden on the applicant would be greater if the development is denied. President Dobbs wondered if it should be held off because the access point might be moved to the west anyways.

McConnell is on a time restraint because of the financing applications he would need to submit by June, he requested this be forwarded to the next meeting (4/29) because of the timing.

Bill Folk motioned to table this to review drainage, lighting, shielding with the shrubs, 3D rendering for the sun coming over east or west, the view of elevation of the buildings, tree lines and explore road access to the west. Jonathan Schattner seconded. Motion carried unanimously

6. Non-Public Hearing Items

A. Request Site Plan Review to utilize a 20' x 40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2019; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant

Czuta explained the request is to utilize the canopy tent from June 11th to July 11th. This request is brought forth on an annual basis.

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

- The proposed temporary use appears to be permitted by underlying zoning.
- Based on other things going on in the area, the proposed temporary use appears to fit with the uses in the district.
- Based on review of our office's zoning permit database this temporary use (Sales of Fireworks) has been conducted at various sites in the Village of Caledonia on an annual basis from 1999 to 2018 by this applicant.

Schattner confirmed with Czuta that no complaints have been made against the property.

Thomas Knitter motioned to approve the Site Plan Review to utilize a 20' x 40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2019; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant. Jonathan Schattner seconded. Motion carried unanimously.

B. Request Site Plan Review to utilize a 30' x 45' temporary canopy tent for sales of fireworks from June 11 through July 11, 2019; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant

Czuta explained that this applicant has been here annually for the temporary sales event. It is the same applicant as the one above but is at a separate location (Milaegers). This is the mirror image annual event and the submittal is identical to those in the past. He has reached out the Fire Chief and it has met approval. He has received no complaints relative to this proposal.

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

- The proposed temporary use appears to be permitted by underlying zoning.
- Based on other things going on in the area, the proposed temporary use appears to fit with the uses in the district.
- Based on review of our office's zoning permit database this temporary use (Sales of Fireworks) has been conducted at various sites in the Village of Caledonia on an annual basis from 1999 to 2018 by this applicant.

Jonathan Schattner motioned to approve the Site Plan Review to utilize a 30' x 45' temporary canopy tent for sales of fireworks from June 11 through July 11, 2019; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant. Bill Folk seconded. Motion carried unanimously.

C. Newell Concept Plan; Parcel ID: 104-04-23-30-022-001

Tom Lazcano explained that the Engineering Department received a Concept Plan from David and Tracy Newell to divide the property at 3718 W. Johnson Ave by way of Certified Survey Map (CSM). The plan would meet future land use plans and it is correctly zoned.

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

Move to approve the Concept Plan subject to the following:

- The Owners would need to extend W. Johnson Ave. and utilities east to serve the 2 new proposed lots.
- The Owners would need to dedicate land for a road Right of Way.
- The Owners would need to connect to sanitary sewer to the front, side or rear of the lots. These connections may require easements.
- An approved storm water drainage and site grading plan will be required.
- The Concept Plan must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Bill Folk motioned to approve the Newell Concept Plan; Parcel ID: 104-04-23-30-022-001. Thomas Knitter seconded. Motion carried unanimously.

D. Dennis Coffey Certified Survey Map; Parcel ID: 104-04-23-20-056-000

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Tom Lazcano explained that the Engineering Department received a Certified Survey Map (CSM) from Dennis Coffey. The property is located on the east side of Middle Road, just south of Cardinal Drive. The existing property is approximately 4.854 acres in size, and has 166 feet of frontage on Middle Road. The CSM would create two long slender lots and an Outlot. Mr. Coffey would like to build single family homes on each of the lots, and the Outlot would remain undeveloped unless Finch Lane and utilities are extended to allow for proper street frontage. The CSM is located within the Sanitary Sewer & Water Service area, so he would be able to connect to the existing sewer and water.

Waiver/modification requests that need to be considered are for approving a lot(s) that exceeds the 2.5 to 1 length to width ratio.

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

Move to approve the Concept Plan subject to the following:

- The approval of Waiver/Modification Requests #1.
- The CSM is subject to the Land Division per Lot fee.
- Determination of who will own/control/pay taxes on the Outlot until it is developed and how it will be split in the future.
- 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.

Schattner asked about the process of the road reservation, especially in the event the second lot is sold. The CSM outlines that they cannot develop anything on Outlot 1 until a road is built.

Jonathan Schattner motioned to approve the Dennis Coffey Certified Survey Map; Parcel ID: 104-04-23-20-056-000 – subject to the Engineer conditions. Thomas Knitter seconded. Motion carried unanimously.

7. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Thomas Knitter. Motion carried unanimously. Meeting adjourned at 9:28 p.m.

Respectfully submitted,
Joslyn Hoeffert
Deputy Clerk