

### **1. Meeting called to order**

President Jim Dobb called the meeting to order at 6:02 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, Duane Michalski and Jonathan Schattner.

Absent: None

Also Present: Village Administrator Thomas Christensen, Zoning Administrator Jarmen Czuta, Public Works Director Tom Lazcano, and Attorney Tyler Helsel. Trustee Martin, Trustee Wishau and Trustee Stillman were also present. Trustee Stillman and Trustee Wishau left after the Public Hearing was motioned to lay over. Trustee Martin left during the non-public hearing item regarding Javco.

### **3. Approval of Minutes**

Motion by Trustee Wanggaard to approve the minutes from the March 25, 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**

**The Public Hearing on the following Item A is a continued public hearing from March 25, 2019 for the purpose of receiving additional information that was requested by the Plan Commission on that same date and such public hearing will be limited to the presentation of information on the following:**

- The impacts of lights on and in the proposed Parkview IV;
- The impacts of increased traffic caused by the proposed Parkview IV, future buildings, and the current Parkview Campus;
- The impact of the landscape buffer and potential berms on adjacent property owners along 4 ½ Mile Road;
- The impacts on property values of the adjacent property owners;
- The impacts of drainage associated with the proposed Parkview IV and future buildings;
- A potential shared access point between the Parkview Campus, Parkview IV, and adjacent property owners located on Douglas Avenue;
- Future plans with treeline currently located on the north of the current Parkview Campus; and
- Providing a 3D drawing or drawings that illustrates the natural lighting (sunlight) impacts on adjacent property owners along 4 ½ Mile Road by the proposed Parkview IV building.

- 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.**

President Dobbs stated that most of the information that was requested of Alf McConnell was not submitted until this afternoon, and the Commission has not had adequate time to review the documents.

Joe Minorik motioned to lay over the Public Hearing regarding the Parkview Development until the May 20<sup>th</sup> meeting (*the meeting was moved to May 28<sup>th</sup> after realizing the 20<sup>th</sup> was a regular Board meeting night*). Seconded by Jonathan Schattner. Motion carried unanimously.

McConnell was present and stated that he did have a Traffic Study done even though that was not one of the requested items. He stated that the conclusion of the study showed that the traffic from the community was considered low impact. He explained the sun study and thought it was brief enough for the Commission to review. He discussed the property values and said the development would increase the value of the homes. The landscape plan is a map that shows the landscape buffer which he felt was supported by the sun study.

**Public Hearing opened:** N/A

#### **5A - Public Comments**

*There were no public comments because the Public Hearing was laid over.*

**Public Hearing Closed:** N/A

#### **5A - Recommendation on Public Hearing**

Joe Minorik motioned to lay over the Public Hearing regarding the Parkview Development until the May 20<sup>th</sup> meeting (*the meeting was moved to May 28<sup>th</sup> after realizing the 20<sup>th</sup> was a regular Board meeting night*). Seconded by Jonathan Schattner. Motion carried unanimously.

#### **6. Non-Public Hearing Items**

- A. Conditional Use to construct a ±50' x ±104' commercial building and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC); 4365 27th Street; Anderson Trailers LLC, Owner; Kevin Anderson, Applicant; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia**

Czuta read the memo dated April 22, 2019:

“The subject property lies within the cooperative boundary agreement area between the Village of Raymond and the Village of Caledonia. The site is located on the W. Frontage Road at 4365 27th Street. The initial proposal was to convert and occupy a single-family residence (or, construct a 50' x 100'

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commercial building) and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC). The subject site is zoned B-3 Commercial Service District. The 2035 Village of Raymond Land Use Plan designates the subject site as Industrial/Business Park. The proposed use is allowed in the B-3 zoning district through the conditional use process. The proposal is consistent with the 2035 Village of Raymond Land Use Plan designation of Industrial/Business Park for the site. The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have approved the proposal. On November 5, 2018 the Caledonia Village Board adopted Resolution 2018-113 approving the applicant's initial request of Plan "A" which involved utilizing the existing residence at the subject property as the office building. The approval stated that "any deviation from Plan "A" such as Plan "B" will require further review and approval by the Village of Caledonia Plan Commission and the Village Board to ensure that any new building constructed at the site meets the Village design guidelines". Plan "B" involved construction of a new commercial building at the site. On April 4, 2019 the applicant submitted building plans of a proposed commercial building to be constructed at the subject property. At this time the applicant is back before the Plan Commission in attempt to obtain approval for the proposed commercial building. It is up to the Village of Caledonia Planning Commission and the Village Board to determine if the proposed use is appropriate based upon the Cooperative Boundary Agreement between the Village of Raymond and the Village of Caledonia."

The Caledonia Planning Commission recommended approval as:

- The proposed use is allowed by underlying zoning through the conditional use process.
- Based on other things going on in the area, the proposed use appears to fit with other uses in this area.
- The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have granted approval of the proposed use.
- The proposed use meets the intent of the Village of Caledonia development standards and we find that the proposed use is a spectacular use for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Plan between Caledonia and Raymond.
- Any change of use will require review by the Village of Raymond, Racine County, and the Village of Caledonia.
- The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperative Plan with Raymond.
- The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Village of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display of trailers/equipment and landscaping on the property.
- The Village engages Foth Infrastructure and Environment, LLC to conduct a review of the application and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board for compliance with the Cooperative Plan, including but not limited to the requirements for improvements specified under Exhibit K of the Cooperative Plan and to incorporate appropriate recommendations into the final conditions for this conditional use permit. Foth has outlined some requirements in an attached Staff Review dated April 18, 2019. Applicant must comply with all requirements outlined in the attached Foth Staff Review dated April 18, 2019.

The applicant was present for questions, and understood the contingencies that were mentioned by Foth.

Thomas Knitter motioned to approve the Conditional Use to construct a ±50' x ±104' commercial building and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC); 4365 27th Street – Subject to Staff Conditions. Bill Folk seconded. Motion carried unanimously.

**B. Conditional Use to change occupancy of the existing auto sales showroom and prep building; relocate existing auto sales, with auto repair remaining in the existing pole barn; and allow outside storage/parking of vehicles for adjacent auto auction business; 405 27th Street; Richard Zarate, Owner and applicant; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia**

Czuta read the memo dated April 22, 2019:

“The subject property lies within the cooperative boundary agreement area between the Village of Raymond and the Village of Caledonia. The site is located on the W. Frontage Road at 405 27th Street. The site has been home to various vehicle related uses for many years. The proposal is to change occupancy of the existing auto sales showroom and prep building; relocate existing auto sales, with auto repair remaining in the existing pole barn; and allow outside storage/parking of vehicles for the adjacent auto auction business. The easterly portion of the subject site is zoned B-3 Commercial Service District and the westerly portion of the subject site is zoned M-3 Heavy Industrial District. The 2035 Village of Raymond Land Use Plan designates the subject site as Industrial/Business Park. The proposed uses are allowed in the B-3 and M-3 zoning districts through the conditional use process. The proposal is consistent with the 2035 Village of Raymond Land Use Plan designation of Industrial/Business Park for the site. The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have approved the proposal. It is up to the Village of Caledonia Planning Commission and the Village Board to determine if the proposed uses are appropriate based upon the Cooperative Boundary Agreement between the Village of Raymond and the Village of Caledonia.”

The Caledonia Planning Commission recommended approval as:

- The proposed uses are allowed by underlying zoning through the conditional use process.
- Based on other things going on in the area, the proposed uses appear to fit with other uses in this area.
- The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have granted approval of the proposed uses.
- The proposed uses meet the intent of the Village of Caledonia development standards and we find that the proposed uses are spectacular uses for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Plan between Caledonia and Raymond.
- Any change of use will require review by the Village of Raymond, Racine County, and the Village of Caledonia.
- The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperative Plan with Raymond.
- The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Village of Raymond which

incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display of vehicles and landscaping on the property.

- The Village engages Foth Infrastructure and Environment, LLC to conduct a review of the application and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board for compliance with the Cooperative Plan, including but not limited to the requirements for improvements specified under Exhibit K of the Cooperative Plan and to incorporate appropriate recommendations into the final conditions for this conditional use permit. Foth has outlined some requirements in an attached Staff Review dated April 18, 2019. Applicant must comply with all requirements outlined in the attached Foth Staff Review dated April 18, 2019.

The applicant was present and thought that Staff summed up his plan nicely. Joseph Minorik asked about the cross hatched section, and the applicant stated that the lot has remained unchanged and will likely stay that way.

Jonathan Schattner motioned to approve the Conditional Use to change occupancy of the existing auto sales showroom and prep building; relocate existing auto sales, with auto repair remaining in the existing pole barn; and allow outside storage/parking of vehicles for adjacent auto auction business; 405 27th Street. Thomas Knitter seconded. Motion carried unanimously.

**C. Conditional Use to construct and utilize a ±4,970 square-foot commercial building; W. Frontage Road directly west of 3873 27th Street; Javco Realty LLP, Owner; Josh Obert, Agent; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia**

Czuta read the memo dated April 22, 2019:

“The subject property lies within the cooperative boundary agreement area between the Village of Raymond and the Village of Caledonia. The site is located on the W. Frontage Road directly west of 3873 27th Street. The proposal is to construct and utilize a ±4,970 square-foot commercial building. The applicant has indicated that the proposed building will be for rent or lease. The subject site is zoned B-5 Highway Business District. The 2035 Village of Raymond Land Use Plan designates the subject site as Commercial. The proposed use is allowed in the B-5 zoning district through the conditional use process. The proposal is consistent with the 2035 Village of Raymond Land Use Plan designation of Commercial for the site. The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have approved the proposal. It is up to the Village of Caledonia Planning Commission and the Village Board to determine if the proposed use is appropriate based upon the Cooperative Boundary Agreement between the Village of Raymond and the Village of Caledonia.

The Caledonia Planning Commission recommended approval as:

- The proposed use is allowed by underlying zoning through the conditional use process.
- Based on other things going on in the area, the proposed use appears to fit with other uses in this area.
- The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have granted approval of the proposed use.
- The proposed use meets the intent of the Village of Caledonia development standards and we find that the proposed use is a spectacular use for this parcel to be allowed to proceed without

connecting to sewer and water in accordance with the Cooperative Plan between Caledonia and Raymond.

- Any change of use will require review by the Village of Raymond, Racine County, and the Village of Caledonia.
- The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperative Plan with Raymond.
- The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Village of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display and landscaping on the property.
- The Village engages Foth Infrastructure and Environment, LLC to conduct a review of the application and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board for compliance with the Cooperative Plan, including but not limited to the requirements for improvements specified under Exhibit K of the Cooperative Plan and to incorporate appropriate recommendations into the final conditions for this conditional use permit. Foth has outlined some requirements in an attached Staff Review dated April 18, 2019. Applicant must comply with all requirements outlined in the attached Foth Staff Review dated April 18, 2019.

The applicant was present and questioned the south side landscape plan. Currently there are existing trees that block visibility and he thought those would suffice as a screen. The Commission agreed that the existing south tree line would be fine. There was discussion regarding paving and gravel for the site, currently they would just be paving for parking for the employees. The applicant understood the conditions but wanted to note that they did not budget to pave the access way and could be cost prohibitive.

Thomas Knitter motioned to approve the Conditional Use to construct and utilize a ±4,970 square-foot commercial building; W. Frontage Road directly west of 3873 27th Street; Subject to the Staff Conditions, with the exception of the south tree line and a requirement for the paved driveway and paved parking. Bill Folk seconded. Motion carried unanimously.

**D. Site Plan Review to construct and utilize two 40' x 140' self-service storage facility buildings at an existing self-service storage facility; 2941 27th Street; Self Storage Consultants LLC, Owner; Jerry Seubert, Applicant; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia**

Czuta read the memo dated April 22, 2019:

“The subject property lies within the cooperative boundary agreement area between the Village of Raymond and the Village of Caledonia. The site is located on the W. Frontage Road at 2941 27th Street. The proposal is to construct and utilize two 40' x 140' self-service storage facility buildings at an existing self-service storage facility. The two proposed self-service storage facility buildings are to be constructed on an area of the subject property that is currently approved for and being utilized as outside storage for boats, recreational vehicles, etc. This same proposal was made by the previous owner of this property and approved by the Village in 2013 by adopting 2013-92. For some reason the previous owner did not move forward with the approval at that time. The subject site is zoned M-3 Heavy Industrial

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District. The 2035 Village of Raymond Land Use Plan designates the subject site as Industrial/Business Park. The proposed use is allowed in the M-3 zoning district through the site plan review process. The proposal is consistent with the 2035 Village of Raymond Land Use Plan designation of Industrial/Business Park for the site. The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have approved the proposal. It is up to the Village of Caledonia Planning Commission and the Village Board to determine if the proposed use is appropriate based upon the Cooperative Boundary Agreement between the Village of Raymond and the Village of Caledonia.

The Caledonia Planning Commission recommended approval as:

- The proposed use is allowed by underlying zoning through the site plan review process.
- Based on other things going on in the area, the proposed use appears to fit with other uses in this area.
- The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have granted approval of the proposed use.
- The proposed use meets the intent of the Village of Caledonia development standards and we find that the proposed use is a spectacular use for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Plan between Caledonia and Raymond.
- Any change of use will require review by the Village of Raymond, Racine County, and the Village of Caledonia.
- The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperative Plan with Raymond.
- The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Village of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display and landscaping on the property.
- The Village engages Foth Infrastructure and Environment, LLC to conduct a review of the application and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board for compliance with the Cooperative Plan, including but not limited to the requirements for improvements specified under Exhibit K of the Cooperative Plan and to incorporate appropriate recommendations into the final conditions for this conditional use permit. Foth has outlined some requirements in an attached Staff Review dated April 18, 2019. Applicant must comply with all requirements outlined in the attached Foth Staff Review dated April 18, 2019.

The applicant was present. There was discussion regarding the outside storage, in which 80% would be removed with the exception of an RV storage that would remain. He stated the property is fenced in and the Northside is almost completely graveled that is utilized as parking; he wondered if he could plant landscape on the outside of the fencing in order to screen the property more adequately. Schattner wondered if there could be any other screening, but there isn't anything outside of "board on board" fencing similar to residential fencing. The applicant acquired the property in December of 2018 and has evicted several tenants in an effort to clean up the property.

Jonathan Schattner motioned to approve the Site Plan Review to construct and utilize two 40' x 140' self-service storage facility buildings at an existing self-service storage facility; 2941 27th Street; Self

Storage Consultants LLC, subject to planning restrictions and the Foth restrictions of landscaping around the sign. Thomas Knitter seconded. Motion carried unanimously.

**E. 6 month extension request of conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Road; 2825 Four Mile Road LLC, Owner; Great Lakes Partners LLC, Applicant**

Czuta read the memo dated April 22, 2019:

“On December 5, 2016, the Caledonia Village Board adopted Resolution No. 2016-135 approving a conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Road, Parcel Id. No. 104042329171000. On July 17, 2017, the Caledonia Village Board adopted Resolution No. 2017-59 granting a six-month extension on the approval of the aforementioned conditional use. On March 5, 2018, the Caledonia Village Board adopted Resolution No. 2018-24 granting a six-month extension and an amendment of the conditional use approval to allow two of the proposed self-service storage facility buildings to be relocated to the western portion of the subject property verses the eastern portion of the subject property. On November 5, 2018, the Caledonia Village Board adopted Resolution No. 2018-116 granting a six-month extension of the conditional use approval and subsequent amendment. At this time, the applicant is requesting another 6-month extension of the previously granted conditional use approval and subsequent amendment.

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

- The conditional use approval to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings was granted by the Caledonia Village Board on December 5, 2016 and due to some design, financing and market issues the applicant has encountered, more time is required to move forward with the previously approved conditional use approval and subsequent amendment. Approval should be subject to compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of construction and compliance with all the previous conditions of approval outlined in Resolution 2016-135 and the approval letter dated December 6, 2016 and compliance with the revised site plan received by the Racine County Development Services office on February 13, 2018. The new extension shall expire six months from the date of the Village’s final approval unless substantial work has commenced following such grant.

Duane Michalski motioned to approve the 6 month extension request of conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Road; 2825 Four Mile Road LLC, Owner; Great Lakes Partners LLC, Applicant. Joe Minorik seconded. Motion carried unanimously.

**F. Kenneth Schmidt – Concept Plan, Parcel ID’s: 104-04-22-01-048-000**

Tom Lazcano explained that Mr. Schmidt came to the Planning Commission in February with a concept plan on 6 Mile and Botting Road for his grading and excavating business. He has since found a new location. The Engineering Department received a Concept Plan to divide the property into two lots. This property is located on the northwest corner of 7 Mile Road and STH 32. The property is 31.33 acres and is located outside of the sanitary sewer service area. The two lots would each have sufficient



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amount of road way frontage along 7 Mile or STH 32. The Plan would be to utilize the existing B-3 zoning for grading and excavating business. The remainder of the lot would remain zoned A-2 which would meet all requirements.

Mr. Schmidt is unsure on the size of the proposed parcel as he is working with the Wisconsin DOT on a possible driveway access onto STH 32. This will influence how far north the property line will need to go.

May require Waiver/Modifications depending on final size of lot.

Move to approve the Concept Plan subject to the following:

- Wisconsin Department of Transportation allows a driveway access point onto STH 32. Or Mr. Schmidt upgrades a section of 7 Mile road from his driveway to STH 32.
- Approval of any waiver/modifications for lot size.
- Approval of a Holding Tank.
- Possible rezoning of A-2 portions of the lot to B-3.
- 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 outlines in Title 14, Chapter 1 of the Ordinance and will require a review by the Wisconsin Department of Transportation and Racine County prior to approval.
- The Concept Plan must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

The applicant was present for questions. There was discussion regarding the size of the property and that it does not appear big enough to host that business. The applicant stated he would be potentially purchasing and rezoning 4 additional acres. He has been trying to be in contact with the DOT to discuss the access onto STH 32. There was discussion regarding A-2 zoning and housing structure in the B-3 district, but it would be a cleaner process if all of the zoning was consistent in B-3. There was further discussion regarding the storage of materials on site. In order to have outside storage, he would need to be zoned M-3 and the comp plan would need to be updated as well to reflect that rezoning. They discussed the storage of materials being in concrete blocks as a bin and if landscape surrounded it, it would be acceptable. The Commission gave him approval to work on this and would accept a B-3 zoning. There was no formal motion, as this plan is conceptual.

## **7. - Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Bill Folk. Motion carried unanimously. Meeting adjourned at 7:05 p.m.

Respectfully submitted,  
Joslyn Hoeffert  
Deputy Clerk