

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, Thomas Knitter, Joseph Minorik, Duane Michalski and Jonathan Schattner.

Absent: None; Bill Folk was excused.

Also Present: Village Administrator Thomas Christensen, Racine County Zoning Administrator Jarmen Czuta, Public Works Director Tom Lazcano, Planning Director Peter Wagner, and Attorney Tyler Helsel. Trustee Wishau, Trustee Martin, Trustee Prott and Trustee Weatherston were also present.

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the April 29, 2019 Plan Commission meeting. Seconded by Joseph Minorik. Motion carried.

4. Citizens' Comments

No comments were made.

5. Non-Public Hearing Items

A. Nguyen Enterprises, LLC – Certified Survey Map Parcel ID's: 104-04-23-17-041-000

Tom Lazcano explained that the Engineering Department received a Certified Survey Map (CSM) from Nguyen Enterprises that had been prepared by Gary Splinter of Kapur Associates. The property is located at 6604 Novak Road and is approximately 2.86 acres in size and has 434.17 feet of frontage along Novak Road. The existing parcel contains a house, a pole barn, several out buildings, two driveways, drainage and utility easements. This CSM would create two lots on the parcel; Lot 1 would be about 1.57 acres in size and would host a single family home. The remaining lot and acreage (1.42 acres) would contain the existing home, pole barn, and out buildings.

The property is located within the Sanitary Sewer & Water Service Area. Lot 1 will need to connect as part of the permit process and will be done so at the owner's expense. Currently the property has an R-5A Zoning Classification; both of the lots will stay in line with the Land Use Plan. There are no waiver modifications for this CSM, but there are comments and conditions that need to be met.

The applicant was not present, nor was Kapur Associates but a neighbor was and had some questions. He questioned the number of lots and was concerned with how the property would be developed; after listening to the plans he was content with how the property was going to be developed.

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

Move to approve the CSM subject to the following:

- The Village CSM comments will need to be addressed prior to final approval.
- The CSM is subject to the Land Division per Lot fee.
- The CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Thomas Knitter motioned to approve the Nguyen Enterprises, LLC – Certified Survey Map Parcel ID’s: 104-04-23-17-041-000 – subject to the conditions. Jonathan Schattner seconded. Motion carried unanimously.

6. Public Hearing Items followed by Commission Recommendations

The Public Hearing on the following Item A is a continued public hearing from March 25, 2019 and April 19, 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.

At the April 29th Plan Commission meeting, the developer gave a short summary of the items he had provided to the Village earlier that afternoon. These items were intended to address concerns that were raised by the public at the March 25th Plan Commission meeting. At that same meeting, the Plan Commission determined that they were not given enough time to review the newly submitted materials from Alf McConnell and the item was laid over until May 20th, only to later realize that the date was a regular Village Board meeting, so the meeting was moved to May 28th.

Public Hearing opened: 7:00 p.m.

6A - Public Comments

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

Rosalind Hayslett, 5311 Douglas Ave., Apt. #118, was in favor of the development.

Mary Palmer, 5311 Douglas Ave. Apt. #120, was in favor of the development, she thought it would benefit the community, and this would offer more control over the water issues. She felt that the property was well maintained and that the grounds were well kept.

Claudia Loticchia, 5215 Douglas Ave., Apt. #202, moved to Parkview to assist her aunt and mother, and felt the facility was well maintained. She thought Alf would live up to his word. She loved living there.

Larry Scott, 5211 Douglas Ave., stated that anytime he puts in a request for maintenance or anything, that it is fulfilled. He enjoys living there.

Carol Davis, 5225 Douglas Ave., Apt. #204, spoke about complaints regarding lights at the previous meeting bothering property owners on 4 ½ Mile Road.

Sharon Wallin, 5311 Douglas Ave., stated she really enjoys living there and thought they needed more facilities like Parkview.

Jernou Emmerich, 5215 Douglas Ave., Apt. #304, had lived in Crestview for many years, but felt there were almost more people living in Parkview. He thought they should let them add to the development and thought it was the best place ever.

Adeline Gomez, 5215 Douglas Ave., was in support of the development and enjoyed living there.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal. There being no further comments, President Dobbs asked if anyone wanted to speak against this proposal.

Cheryl Mueller, 2450 4½ Mile Rd., she felt the apartments were too close, and felt the lighting was going to be shining directly on the homes.

Richard Goldman, 2625 4½ Mile Rd., spoke about the ridge line of the roof and the elevation of the building, he thought the lighting would not be shielded from the neighbors and would be impossible to do so unless the residents turned them off.

Dan Schneider, 5428 N. Meadows Dr., asked that the Parkview residents remember what it's like to own a home, and if they would've liked a three story apartment building going up next to them. He was concerned with the Klema ditch, and how much water it would be able to handle. He thought even with the additional retention pond it may be an issue.

Richard Goldman, 2625 4½ Mile Rd., (*again*) spoke about the traffic impact. He thought the analysis was fine but the comparison made by McConnell to the no age restriction apartments and slander to

Plan Commission Meeting
Tuesday, May 28, 2019

teenage driving reminded him of a “bologna salad”. He questioned the access points to the facilities, and thought these plans were ever changing. He wasn’t aware that the buildings weren’t going to be built immediately.

Tasha Slusar, 2675 4½ Mile Rd., she spoke about the current tree line existing in her backyard and that she already has arborvitaes that are about 10 feet in height. She stated that they do not provide a good barrier for either sound or view blockage, and felt it did not provide a sufficient buffer if that is the suggested landscaping.

Randy Steger, 5418 N. Meadows Dr., stated he does not envy the Plan Commission regarding this decision. He thought the developer purchased the property with intent to change the zoning, and wouldn’t even consider altering the plan from three stories to two stories simply because he is in it for the money. He didn’t feel there were a lot of questions being answered by the developer.

Dennis Kasten, 2209 4½ Mile Rd., felt the buffer landscape design did nothing to improve their view nor did it provide an adequate buffer to a 42 foot apartment building. He was concerned with the amount of arborvitaes being planned to be planted, and thought a variety of trees would provide better protection. He thought he should provide landscaping around the entire perimeter of the property that abuts a property. He spoke about properties flooding and drainage issues.

Charles Buisse, 5417 Douglas Ave., spoke about living in Caledonia for a long time (1947), and thought he had lived in the area the longest. He had hunted in the fields and was familiar with how wet the fields were. He spoke about a TNT factory wanting to build after World War I that was halted by taxpayers. He urged the Plan Commission to listen to the taxpayers now too. His main issues were with traffic and drainage.

Ken Veselik, 2455 4½ Mile Rd., has also lived in Caledonia his whole life. He thought the existing tree line and berm should be maintained as well, and it is not. He also felt there was a major drainage issue. He thought there would be a bigger tax base with single family homes opposed to this development. He spoke of the grade of the berm and thought it was not properly done initially. He continued to talk about the property not being maintained and that the water issues desperately need to be addressed, and suggested digging up the clay tiles. He asked to see the 3D rendering of the lighting, and thought with the height of the buildings you would be able to see the lights of the buildings from the houses.

Richard Goldman, 2625 4½ Mile Rd., (*again*) spoke about the tiles Ken Veselik mentioned, he along with other residents had the option to tie into those tiles along with their sump pumps. Some did and some didn’t. He stated that the drain tile is providing drainage to a lot of homes in the area. He also inquired how McConnell could do major landscape work in the easement area with all the utilities, and thought that should be put off until that was answered.

Kim Kasten, 2209 4½ Mile Rd., spoke about the impact of lights and thought there was not going to be any shielding, and felt the field would never be dark again. She stated she has to back into her driveway at night because it is not safe to back out of her driveway in the morning because of the traffic. She spoke of wanting to put in a second driveway access and was denied a few years back because they said it was too much, and now they want to put in two roads. She wondered why her access, which didn’t add any traffic, could be denied. She thought the landscape suggested was not going to provide enough of a buffer. She did not believe this development would increase their property values. She questioned if there was a succession plan and questioned the zoning.

Dyan Tishuk, 2645 4½ Mile Rd., had prepared a PowerPoint presentation discussing property values. She stated she worked with real estate agents and used the census bureau to gather this data. She also used the Appraiser that Parkview hired, and used the pictures provided by the Appraiser of all the buildings put on the list and how it relates to this proposal. Her PowerPoint showed that the properties will be negatively impacted by this development, and that specifically these types of developments are classified as some of the worst impacts to property values. She stated McConnell was aware of the zoning when he purchased the land. She reviewed various pictures and developments as a comparison. Finally she compared teenage driving and elderly driving, and wanted to prove that teenage driving is actually safer.

Ronald Wasinack, 2445 4½ Mile Rd., stated he doesn't want three story skyscrapers in his backyard and thought that should cover it. Keep R3 and R4 one story.

Richard Goldman, 2625 4½ Mile Rd., (*again*) spoke about a shared access point and questioned where the east access would be. He asked about the two story buildings and really wanted the Plan Commission to challenge McConnell on that.

Dennis Kasten, 2209 4½ Mile Rd., (*again*) asked why he couldn't construct two story buildings and then surround the property with pines, that way the area would look better.

President Dobbs asked three times if anyone wanted to speak against this proposal. Hearing none, he closed the Public Hearing.

Public Hearing Closed: 8:47 pm

6A - Recommendation on Public Hearing

There was a lot of talk regarding the height of the buildings. Schattner stated that he wanted on record, that economic hardship is not an issue for the Village, if staggering of his buildings is a hardship for McConnell this should not be an issue for the Village. McConnell felt that it is more of an economic feasibility issue not a hardship and that the land will remain vacant if not developed, he felt development would be in the best interest of the Village.

Orin from Foth reviewed the memo and explained staff's recommendations. There was some discussion regarding a subjective lot line, and it was decided it could be included in the conditions. The Commission discussed the neighbor's issues with elevation and wondered if future developments would be effected by that as well. There was discussion on if the slab or the grade could be altered to be done in such a way so the view wouldn't be obstructed.

Minorik was concerned about putting a Deed Restriction on this development; he thought senior housing development might not always be in demand. If senior family housing crashes and the property becomes blighted, we are stuck with these buildings in the future as we do not know what the future holds. Trustee Wanggaard felt we had more control over those buildings than single family homes.

**Plan Commission Meeting
Tuesday, May 28, 2019**

Thomas Knitter motioned to approve 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., subject to the conditions put forth by Foth’s memorandum dated May 23, 2019 and Racine County’s memorandum dated May 21, 2019, newly stated condition first floor elevation of any proposed Parkview building will not be any higher than any existing first floor elevation of any exiting residence directly to the north, and to allow for a setback of 27.5 feet. Seconded by Trustee Wanggaard.

Thomas Knitter – aye	Johnathan Schattner – nay
Joseph Minorik – nay	Trustee Wanggaard – aye
Duane Michalski – nay	President Dobbs – aye

Motion failed, 3/3

7. - Adjournment

Motion by Duane Michalski to adjourn. Seconded by Joseph Minorik. Motion carried unanimously. Meeting adjourned at 9:58 p.m.

Respectfully submitted,
Joslyn Hoeffert
Deputy Clerk