

1. Meeting called to order

President Jim Dobbs called the meeting to order at 6:04 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Members present: President Jim Dobbs, Thomas Knitter, Joseph Minorik, Duane Michalski and Jonathan Schattner.

Absent: Bill Folk and Trustee Wanggaard were excused

Also Present: Planning Director Peter Wagner, Public Works Director Tom Lazcano, and Attorney Tyler Helsel.

3. Approval of Minutes

Motion by Thomas Knitter to approve the minutes from the May 28, 2019 Plan Commission meeting. Seconded by Jonathan Schattner. Motion carried unanimously.

4. Citizens' Comments

No comments were made.

5. Public Hearing Items followed by Commission Recommendations

- A. Request to rezone ±9.2 acres from R-2 Suburban Residential District (Unsewered) to R-3 Suburban Residential District (Sewered); NE 1/4 of Sec. 26, T4N, R22E, a portion of the property at 4644 Short Road, Village of Caledonia, Racine County, WI. Todd and Julie Hendricks, Owner/Applicant.**

Peter Wagner read from his Staff Report:

“The property owner has submitted a Certified Survey Map to the Caledonia Engineering Department requesting to divide the subject property and create two lots. Lot 1 is proposed to be ±0.47 of an acre and would contain the existing single-family residence and the accessory buildings. Lot 2 is proposed to be ±9.2 acres, is currently vacant, and is currently zoned R-2. 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 Lot 2 portion of the subject property be rezoned to R-3 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 on Lot 2. The 2035 Land Use Plan designates this property and surrounding properties as Low Density Residential (19,000 square feet to 1.49 acres per dwelling unit). The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.”

Public Hearing opened: 6:08 p.m.

5A - Public Comments

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

Patrick Tierney, 6103 Leeward Lane, is in support of the rezoning but thought the Village should consider rezoning the surrounding parcels to keep it consistent.

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

Public Hearing Closed: 6:10 p.m.

5A - Recommendation on Public Hearing

Jonathan Schattner agreed with the Public Comments made and thought the surrounding properties did not meet the required frontage and thought the entire area could be rezoned. Peter Wagner thought we could ask residents to see if we could work with the surrounding parcels and make the parcels consistent. We cannot force them to, but if they are ever to develop we can bring it up at that time.

Jonathan Schattner motioned to approve the request to rezone ±9.2 acres from R-2 Suburban Residential District (Unsewered) to R-3, for the following reasons:

- 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 south are currently zoned R-3.
- The 2035 Land Use Plan designates this property and surrounding properties as Low Density Residential (19,000 square feet to 1.49 acres per dwelling unit). The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Duane Michalski seconded. Motion carried unanimously.

6. Non-Public Hearing Items

A. Hendricks Certified Survey Map – 4644 Short Road; Parcel ID’s: 104-04-22-26-06-000

Tom Lazcano read the memo dated June 19, 2019:

“The existing property is 9.736 acres in size. There are 315.01 feet of frontage on Short Road. The property is located in the sanitary sewer service area and this Certified Survey Map is for the creation of 2 Lots. The property currently has R-2, R-3 and C-1 Zoning Classifications. R-2 Zoning requires 150 feet of frontage and 40,000 square feet size. R-3 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. The CSM will stay in line with the proposed use.

The new layout for the parcel would create 2 Lots, Lot 2 which contains an existing home and out buildings would have a minimum of 100’ of roadway frontage and minimum areas of 20,000 SF as required by R-3 Zoning and Village Ordinance. Lot 2, would be rezoned from R-2 to R-3 to eliminate dual zonings and to allow the vacant area of the parcel the ability to hook up to sanitary sewer. Lot 2 is vacant and would have a minimum of 150’ of roadway frontage and 9.26 acres as required by R-3 Zoning and Village Ordinance.”

With this submittal there is 1 Waiver/Modification request that needs to be approved on behalf of the CSM. This Waiver/Modification is for:

- Approving a Flag lot that also exceeds the 2.5 to 1 length to width ratio. (This was approved as a concept at the January 2019 meeting.)

Thomas Knitter motioned to approve the Hendricks Certified Survey Map – 4644 Short Road; Parcel ID's: 104-04-22-26-06-000 subject to the conditions as follows:

- The requested Rezoning of R-2 are to R-3 is approved.
- The approval of Waiver/Modification Request #1.
- The CSM is subject to a Land Division per Lot fee.
- Any final CSM comments are addressed prior to recording.
- The Certified Survey Map must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Jonathan Schattner seconded. Motion carried unanimously.

B. Request Site Plan Review to convert an existing ±6,000 square-foot commercial building to multi-tenant use; 5055 Douglas Avenue; Greentree Station LLC, Owner; Terry Thomas, Agent

Peter Wagner read from his Staff Report:

“In 1993 conditional use approval was granted to construct and occupy a commercial building at the subject property with a Blockbuster video store. The subject building has been vacant for a number of years except that on September 5, 2017 the Caledonia Village Board adopted Resolution No. 2017-84 approving a temporary use to occupy the existing commercial building with a Halloween related business. At this time, the applicant is requesting site plan review approval to convert the existing ±6,000 square-foot commercial building to multi-tenant use.”

Jonathan Schattner inquired about parking spots and specifically about handicap parking. There are about 35 parking spots currently. There are no additional spots being added. The only modifications being done will be internal.

Joe Minorik commended the applicant for using a building that has been vacant and asked if he had any mock ups for how the building will look. The applicant did not because he had just been seeking to see if the Plan Commission would approve this initially, and showed an exterior drawing of how the building might look. He has some perspective tenants in mind.

Jonathan Schattner motioned to approve request Site Plan Review to convert an existing ±6,000 square-foot commercial building to multi-tenant use, for the following reasons:

- 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 structures and uses in this area.

Joe Minorik seconded. Motion carried unanimously.

C. Crawford Park Expansion Design

Tom Lazcano read the memo dated June 20, 2019:

“The Crawford Park Expansion Design is being presented to the Plan Commission for approval. The Park and Recreation Commission, Village Staff, and Village residents have all had an opportunity to review, comment and have input on the design. Key Engineering has worked with the Village utilizing resident surveys, a Public Involvement Meeting and staff/commission recommendations to create a design that incorporates many of the elements that the community asked for in the Crawford Park Expansion area.”

The Parks and Recreation Commission approved the designed at the June 11th meeting and recommended approval from the Plan Commission and Village Board.

Jeremey Hinds from Key Engineering was present for any questions.

Through grants and other opportunities this will be completed through different phases. Right now this is in a process of a Master Plan and design and will come back when the project is ready to begin. A DNR grant was applied for and was the same grant that helped financed the park when it was initially built. There was discussion regarding goals for the park and possible expansions.

Joe Minorik thought there was not enough parking in this design and was concerned there would be residential street parking. Jeremey Hinds stated that this is a concept design, and because this does connect to Residential, he would be looking into traffic calming features and make sure it was not a through route. He wants to keep the speeds slower and make sure this is inviting, he understands the concerns of increased traffic.

There was discussion if the recreational fields would be lit. Right now they are not, and are not currently being discussed because it is a “big ticket” item. Jonathan Schattner stated that it would be something that would need to be discussed with surrounding residents because they would be directly affected. They continued to talk about the possibility of walking trails and hooking into the existing trail off Chester Lane.

Jonathan Schattner motioned to approve the Crawford Park Expansion Design. Thomas Knitter seconded. Motion carried unanimously.

D. PC Resolution 2019-02 – Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Proposed Sale Of A Village Owned Property Located At 7017 Douglas Avenue To Patel, Braun, Patel, LLC Is Not Inconsistent With Village Plans And To Recommend The Sale

President Dobbs explained that this is the old Brass Rail property and has been vacant for many years. It was one of the first properties that the CDA was determined to take down because of the blighted nature of the property. There were some interested parties who approached us about purchasing the property. A deal was formulated where we would turn the property over for price of whatever the cost of what we have spent in legal fees, back taxes, etc. and that it would be their responsibility to raze the building. This would be good for the Village because they might develop something in that area. Attorney Hesel explained that essentially the property would be sold for \$1; they had agreed to pay back taxes and would have to raze the property within 90 days. If they do not complete the razing of the property in 90 days the title reverts back to the Village. The closing of this property will be this week.

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Joe Minorik inquired about environmental issues, and there were some asbestos issues which is common in these older buildings.

Thomas Knitter motioned to approve PC Resolution 2019-02 – Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Proposed Sale Of A Village Owned Property Located At 7017 Douglas Avenue To Patel, Braun, Patel, LLC Is Not Inconsistent With Village Plans And To Recommend The Sale. Duane Michalski seconded. Motion carried unanimously.

E. PC Resolution 2019-03 – Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Acceptance Of Offers To Sell For Properties Located At Approximately 8214 Erie Street From 8214, LLC And Located At 5945 Erie Street From 5945 Erie Street, LLC Is Not Inconsistent With Village Plans And To Recommend Such Acceptance

President Dobbs explained that this is in regards to the Western Publishing and the parking lot to the west. It also deals with the ongoing TID 5 discussions. We are hoping to sell the property at the assessed value to a Developer. Attorney Helsel explained that the closing is scheduled for next week, and are essentially part of the TID and in order for the TID to move forward, we must purchase the properties.

Jonathan Schattner inquired about the zoning of the property, and it is B-1 for the parking lots and B-1 for the building.

Thomas Knitter motioned to approve PC Resolution 2019-03 – Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Acceptance Of Offers To Sell For Properties Located at 8214 Erie Street From 8214, LLC And Located At 5945 Erie Street From 5945 Erie Street, LLC Is Not Inconsistent With Village Plans And To Recommend Such Acceptance of the Sale. Jonathan Schattner seconded. Motion carried unanimously.

7. - Adjournment

Motion by Duane Michalski to adjourn. Seconded by Jonathan Schattner. Motion carried unanimously. Meeting adjourned at 6:59 p.m.

Respectfully submitted,
Joslyn Hoeffert
Deputy Clerk