

**Village Board Meeting
July 15, 2019**

1 - Order

President Dobbs called the Village Board Meeting to order at 7:00 p.m., at Village Hall, 5043 Chester Lane, Racine, WI.

2 - Pledge of Allegiance

3 - Roll Call

Board: Trustee Weatherston, Trustee Stillman, Trustee Wanggaard, Trustee Martin
Trustee Prott, Trustee Wishau and President Dobbs

Absent: None

Staff: HR Director Toni Muise, Public Works Director Tom Lazcano, Planning
Director Peter Wagner. Also present was Attorney Elaine Ekes

4 - Approval of minutes

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Weatherston. Motion carried unanimously.

Village Board meeting(s) – June 17, 2019
Special Village Board meeting(s) – June 17, 2019

5 - Citizens Reports/General comments from the audience

Trustee Martin publically commended Adam Rogan (reporter from the Journal Times) for his astonishing act of generosity that he did of donating a kidney to a complete stranger.

Ray Lentz, 7124 Hwy 38, talked about unacceptable practices of local leadership. He claimed they reject any form of citizen involvement and continually take advantage of the uninformed public. He claimed that a string of public meetings were held without inviting the public and that the leadership said that they can get the meetings over in 6 minutes without inviting the public and admitted to accomplishing nothing.

Many citizens were present to express their concerns and dissatisfaction with the Crawford Park expansion plan. Everyone who spoke had similar concerns with traffic, safety of children and the noise of an amphitheater. Below is a summary of comments.

Barbara Hyttel, 1813 Secretariat Lane - did not approve of the expansion of Crawford Park or the east entrance road.

Christensen DeYoung, Secretariat Lane spoke about the kids and the people that congregate on Secretariat and did not feel opening up the road would make sense and asked the board not to approve the plan.

Mr. Brown had concerns of traffic flow and entrance to the Park. He asked the board not approve the plan at this time.

Kay Haishuk, 5350 Count Drive said she did was not informed of the plan. She did not want the traffic. She was also against a dog park. She asked the board to vote no.

Tom Gorney, Sunshine Lane did not like the amphitheater idea or the traffic pattern and thought the whole thing was a crappy idea.

Tim Berk thought it was premature. He felt that the plan was done without citizen input. He spoke about the isolation of the subdivision now and knows it will create more traffic.

Below is a summary of comments regarding the Parkview rezoning request.

Art objected to the rezoning of Parkview Gardens. He said he was told the land would never be built on because it was landlocked. He did not want a 3 story building in his backyard.

Ken Veselik, objected to the rezoning of the 15 acres.

Beverly who resides at Parkview was in favor of the expansion. She spoke of the beautiful grounds and the affordability.

Jacquelyn Jones questioned the lighting and asked who is going to move in there when the seniors can't afford it. She didn't like the towering building.

Connie spoke about the noise pollution, extra traffic, etc. How about a community garden instead.

Kim Kasten was opposed to the rezoning. She reminded the Board that the Plan Commission did not approve the plan. The berms will not hide the 3 story building.

Dennis Kasten was opposed to both the Park Plan and the Parkview rezoning. He was opposed to the three-story building.

Jenny Anderson wondered about the tax burden and said it is not the right fit for them.

Diane Tishof referred to her flyer she sent outlining eight problems with Parkview. She stated that the 3-story building will decrease property values.

Richard Goldman is opposed to the rezoning. He referenced the previous Parkview buildings that were given 10-year extensions. He felt the second public hearing was not legal. He also criticized the board for not returning calls or emails.

6 - Communications and Announcements

See Trustee Martin's statement above.

7 - Committee Reports**7A(1) - Approval of A/P checks**

Motion by Trustee Martin to approve the A/P checks as presented. Seconded by Trustee Wishau. Motion carried unanimously.

General Fund	Check Nos 79715-79836	in the amount of \$1,087,036.82
Parks Enterprise	Check Nos 6439-6463	in the amount of \$7,111.02
Joint Health	Check Nos 12954-12988	in the amount of \$226,005.59
Joint Parks	Check Nos 8871-8897	in the amount of \$6,215.21
Charge Cards	5/28 – 6/25, 2019	in the amount of \$36,218.83

7B(1) - Approval of 2019-2020 Operator's Licenses (Bartenders)

Motion by Trustee Prott to approve 2019-2020 Operator's License as presented. Seconded by Trustee Wanggaard. Motion carried unanimously.

8 - Ordinances and Resolutions

8A - Ordinance 2019-09 – 1st and 2nd Reading and Possible Adoption – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving 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

Motion by Trustee Weatherston to suspend the rules and take up 1st and 2nd reading of Ordinance 2019-09. Seconded by Trustee Stillman. Motion carried unanimously.

Motion by Trustee Weatherston to suspend the rules and read by title only. Seconded by Trustee Stillman. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Weatherston to adopt Ordinance 2019-09. Seconded by Trustee Martin. Motion carried unanimously.

8B - Resolution 2019-66 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map ; Parcel Id 104-04-22-26-006-000 – Located In The SW ¼ And The SE ¼ Of The NE ¼ Of Section 26, T4N, R22E, Village Of Caledonia, Racine County, WI – Owners, Todd And Julie Hendricks

Motion by Trustee Prott to adopt Resolution 2019-66 with conditions. Seconded by Trustee Wanggaard. Motion carried unanimously.

Lazcano went through the conditions with applicant. Applicant agreed to all conditions discussed.

8C - Resolution 2019-67 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site Plan To Convert The Existing Commercial Building From A One Tenant Building To A Multi-Tenant Building; 5505 Douglas Avenue; Greentree Station LLC, Applicant

Lazcano explained that this is the old Block Buster building in which applicant is looking to convert into five separate units. Future tenants are unknown at this time.

Motion by Trustee Wanggaard to adopt Resolution 2019-67. Seconded by Trustee Stillman. Motion carried unanimously.

8D - Resolution 2019-68 – Resolution of The Village Board Of The Village Of Caledonia Approving The Crawford Park Expansion Design

President Dobbs informed the audience that the board met in closed session regarding purchasing additional land that very well could alter the current park plan. He also stated that this is just a concept plan and would have to come back to the board for funding approval of anything going forward. Jeremy Hinds the Engineering Consultant for the plan was present and stated that the plan was put together with the help of the Park Commission and SEWRPC along with the citizens that were present at the public informational meeting and the parks meetings. The highest ranking ideas were put into the plan. He explained that the literature drop was done and many meetings were held.

Trustee Weatherston as the board liaison to the Parks Commission was against the beer garden and certainly not an amphitheater and felt the plan could be modified greatly. He told the citizens to attend a Parks Commission meeting and let them know their ideas. That's the place for real citizen input. There is a 'Notify Me' button on the website that people can sign up to get notifications of upcoming meetings. Trustee Martin stated that the board is always looking for input. President Dobbs informed the audience that people need to get involved and the right place to do that is at a committee or commission meeting when the item is starting to evolve because it doesn't move on to the Board until after the work is done. He also mentioned that every year there are openings to sit on committee and commissions. Trustee Martin agreed with Trustee Weatherston that the board loves citizen involvement but the worst part is involvement only at the end to hear we hate what you did because there is opportunity for citizens to be involved.

Motion by Trustee Weatherston to send the Parks Plan back to the Park and Recreation Commission for further review. Seconded by Trustee Prott. Motion carried unanimously.

Resolution 2019-68 was not adopted.

8E - Ordinance 2019-10 – 1st and 2nd Reading and Possible Adoption – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section

20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving 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 – SW ¼ Of Sec. 20, T4N, R23E -- This Property Is Located On A Vacant Parcel Directly North Of The Existing Parkview Campus, Village Of Caledonia, Racine County, WI. Parkview Commons LLC, Owner; Alf McConnell, Applicant

Motion by Trustee Weatherston to suspend the rules and take up 1st and 2nd reading of Ordinance 2019-10. Seconded by Trustee Stillman. Motion fails, 6/1. (must be unanimous)

Motion by Trustee Wanggaard to suspend the rules and read by title only. Seconded by Trustee Stillman. Motion carried unanimously.

Trustee Martin had specific concerns. Due to the fact this may not happen for years, are we tying the hands of future boards by acting now? Attorney Ekes explained that each subsequent building needs approval before construction could happen no matter who the developer is at the time. Trustee Martin's other concern was that this building may not always be used in the same manner. She also was concerned with the setback and although other options were suggested to the applicant, none seemed to be acceptable. It is not good business to just say okay, you don't need to follow the rules. Unless there is some overriding justification for a 27-½ ft. setback immediately adjacent to single family homes, she hasn't heard it. Also, she was told by the Assessor that the buildings will not be assessed at full value. He will look at the net profit and assess it at approximately 60% to 75% of value. We should not be under the illusion that this building is adding to the tax base if in fact it isn't. Point being that the Board should know what the taxes will be if the motivation for approving this is in part the tax base because if it's less than we think it is, that would diminish the incentive. President Dobbs stated that it was either the Plan Commission or the Board that wanted to see the whole future layout of the area even though it may take years to complete or even start while Alf McConnell only wanted to do one phase at a time.

Attorney Ekes explained the he needs rezoning approval for the entire area but each building will need its own conditional use approval. The owner will be bound to the density and code requirements at that time. If the building does not comply with the requirements, the Board could deny it or the Board could set conditions to make it comply.

WW from Foth discussed the overall density. The PUD is based off of the R7 zoning. There are conditions recommended to hold the Developer to the density requirement. The Village will keep track of these units and the overall density and they will be discussed at the time of conditional use. If it was something major a PUD hearing would be required. As the buildings come in, the aesthetics, landscaping, access, etc. will all be looked at and the Village will look to make sure they meet the plan. He explained that the applicant is looking for a rezoning to meet his current plan. When asked to address the 27-½ ft. setback, he stated that there is a buffer yard. Two things being done to address the density concern is a step-down in use. There's the townhomes being proposed that are not as tall as between the residential homes and the 3-story building. A

plan has to match the zoning and the zoning being requested is from residential to high density which meets the plan as presented. A setback change can be requested if needed as long as the plan meets the zoning request. As far as the 3-story building, the original buffer plan was a line of evergreen plantings trees north of the building. At the public hearing the landscape designer had concerns that adding more trees would compete or kill off the existing residential trees west of the building so a revised plan left out those trees. Further discussion continued regarding the landscape buffer plan and the board thought something needs to be there. The contact for the landscaping designer would be available to neighbors with their suggestions to what they would like to see as a landscape plan. When asked, Alf McConnell said that Parkview 5 building could be built before building 4. He also stated that these buildings are not subsidized; they are WEDA tax credits. Wagner commented on a picture that a resident showed of the view of the 27-½ ft. setback. He explained that the distance from the residential lot line to the house is 114 ft. so the view from the house to apartment is really 140 ft. away. He also explained that what is really in front of the Board is the rezoning and is the use appropriate with the location the concept plan is another approval- 8F below. Trustee Martin still felt there needs to be an appropriate buffer between the two zoning corridors. Wagner stated that there is not a buffer requirement. If Alf McConnell decided to construct building 5 instead he would have to withdraw his application for building 4 and start all over with approvals for building 5. At the next meeting the Board will act on the PUD. The result will let Alf know what he should do next. Trustee Wishau stated that he remembered discussions that the Board would look at rezoning on a case by case basis. There wasn't going to be an automatic change in zoning to match the Land Use Plan.

Motion by Trustee to adopt Ordinance 2019-10. Seconded by Trustee. Motion carried unanimously.

8F - Resolution 2019-69 – A Resolution Of The Village Board Of The Village Of Caledonia For A Conditional Use To Construct A Three-Story Senior Apartment Building (Phase I) Located In The SW ¼ Of Sec. 20, T4N, R23E, A Vacant Parcel Directly North Of The Existing Parkview Campus, Village Of Caledonia, Racine County, WI. Parkview Commons LLC, Owner; Alf McConnell, Applicant

Motion by Trustee Wanggaard to lay over Resolution 2019-69. Seconded by Trustee Martin. Motion carried unanimously.

9 - New Business

9A - Appointment to Board of Review

Motion by Trustee to appoint Michael O'Neil to the Board of Review. Seconded by Trustee. Motion carried unanimously.

9B - TID 4 Market Analysis Feasibility Study Request

The Board discussed possibility looking at alternative studies such as the Racine County Target Development Study. Trustee Weatherston thought the TID 4 study would be a valuable tool and maybe the Village could partner but not pay for the entire study. Maybe the County would get involved and look at phase 2 of the Target Development Study.

Trustee Martin moved to check with the County first to see if they will complete phase 2 of their study. Seconded by Trustee Wishau. Motion carried, 6/1.

10 - Report from Village Administrator

Nothing to report at this time.

11 – Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman. Motion carried unanimously.

Meeting adjourned at 9:30 p.m.

Respectfully submitted

Karie Pope
Village Clerk