

**Village Board Meeting  
August 5, 2019**

**1 - Order**

President Dobbs called the Village Board Meeting to order at 7:06 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 Wishau and President Dobbs

Absent: Trustee Prott was excused.

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

**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) – July 15, 2019

Special Village Board meeting(s) – July 8, 2019; July 15, 2019; July 29, 2019

**5 - Citizens Reports/General comments from the audience**

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

Dennis Kasten, 2209 4 ½ Mile Road, is opposed to the zoning change for Parkview. He thought the area should remain zoned for single family homes and retain as much greenspace as possible. He feels the project gets closer to the homes every time it comes back, and is not what the residents are asking for. He understood the application was being rescinded but did not trust McConnell.

Jacqueline Jones, 2551 4 ½ Mile Road, didn't understand how he (McConnell) could get away with this. She understood the need for senior homes, but didn't understand why he couldn't compromise with residents. She felt he hadn't put in landscaping and has removed oak trees that she thought were beautiful. She asked the Board to consider her concerns, and expressed a worry for the apartments becoming rundown if vacated.

Richard Goldman, 2625 4 ½ Mile Road, was not present to talk about the current Parkview proposal and was there to talk about Parkview Commons. His associate Randy showed a blueprint of a development idea to the Board. He read aloud a letter from McConnell's Attorney. He thought there were good options in the Racine area in comparison to Parkview.

Carol Davis, 5225 Douglas Avenue Apt. #204, has been a homeowner and taxpayer in Caledonia for many years. She explained there are unplanned changes that happen in your life, and thought she would always remain in her home but things changed. She stated she is grateful for Parkview because she is still able to live in her neighborhood, but that Parkview is to capacity and there is a need for additional apartments. She spoke about the nuisance of lighting and complaints of the neighbors of 4 ½ Mile and thought it was unfounded. She thought their additional complaints of landscaping were also untrue.

Kim Kasten, 2209 4 ½ Mile Road, was against the proposal as presented. She thought nothing has changed, and that something completely different needed to be presented. She felt no one was in favor of this - not even the Planning Commission. She believed approving this would set a dire precedence in Caledonia that the Board does not care about its residents.

Art Mendez, 5422 Meadow Drive, lives east of the property, and has lived there for 14 years. He was initially told the land would never be built on because its land locked. He was fine with single family homes, but was against three story buildings and never expected this. He is opposed to this development.

Cheryl Mueller, 2450 4 ½ Mile Road, has spent the last few months attending these meetings for Parkview and has never been convinced why it should be rezoned other than McConnell has requested it. She didn't see the benefit to the Village. She is not opposed to Parkview, but is opposed to the three story buildings on that land.

Ken Veselik, 2455 4 ½ Mile Road, felt this was completely about money. He briefly discussed the tax base not being worth as much as single family homes. He thought the density issue has not been properly addressed. He felt a drainage plan should be addressed and properly set prior to approval. He explained that McConnell does not want to compromise, and thought the setback did not allow the residents to enjoy their backyard. In the long run he questioned who would take over the buildings, and was concerned with the future of the development/area.

Kim Mason, campus property manager at Parkview, was there to represent the seniors who were unable to make the meeting because of how late the meetings run. She wanted to point out that a traffic study had been done and showed the minimal impact from their residents. She spoke on the density; they have 1.1 residents per unit. She thought the needs of senior housing were necessary, as no one can be prepared for the unknown, such as a sudden death. She felt the landscape was adequate and that lighting was not an issue for Parkview and stated the lighting issue was with the Aurora medical center.

## **6 - Communications and Announcements**

None

## **7 - Committee Reports**

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

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

General Fund	Check Nos 79837-79921	in the amount of \$961,127.96
Parks Enterprise	Check Nos 6464-6477	in the amount of \$865.11
Joint Health	Check Nos 12989-12999	in the amount of \$231,050.43
Joint Parks	Check Nos 8898-8912	in the amount of \$1,523.50
Charge Cards	6/26 – 7/25, 2019	in the amount of \$31,714.15

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

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

## **8 - Ordinances and Resolutions**

**8A - Ordinance 2019-10 – 1<sup>st</sup> and 2<sup>nd</sup> 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 For The Purpose Of Senior Apartment Buildings – 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**

Wagner gave a brief overview of what was discussed at the last Board meeting, and spoke on how the applicant has gone through the PUD process that lends to how the development can proceed. He stated that the applicant is no longer seeking additional density, and does not exceed the density requirements for that parcel. Parkview IV has been removed for approval. The sections that have been changed include the zoning permit, plans (site plans), future approvals required by the Village (required to go through Conditional Use – such as three story buildings), road improvements, internal private road network (being removed), removed landscape approval, signage (remove Village phone number for signage requirements), building permit, and waiver for the 50 foot setback requirement. He thought the applicant has done a lot of compromise in response to the comments.

Trustee Martin asked about the height of the 3-story buildings, and understood that the height of the buildings would be no higher than a single family home built there. Wagner stated that is correct, the PUD talks about first floor elevation cannot be any higher than structures to the north. Trustee Martin spoke of how the Land Use 2035 plan designates this as a high density residential area, and historically the residents had asked for this. If

the Village denies rezoning to R-7, they would subject themselves to potential litigation, and thought passing the PUD would allow them to have more input.

Motion by Trustee Weatherston to suspend the rules and take up 1<sup>st</sup> and 2<sup>nd</sup> reading of Ordinance 2019-10. Seconded by Trustee Stillman. Motion carried unanimously.

Trustee Weatherston – aye	Trustee Martin – aye
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Dobbs – aye

Motion carried unanimously.

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

Deputy Clerk read the title.

Motion by Trustee Weatherston to adopt Ordinance 2019-10 and to include the changes as presented by Development Director Peter Wagner. Seconded by Trustee Stillman. Motion carried unanimously.

**8B - 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 - Application is withdrawn by applicant**

Motion by Trustee Wanggaard to accept the withdrawn application. Seconded by Trustee Martin. Motion carried unanimously.

**8C - Ordinance 2019-11 – 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 ±7.5 Acres From R-2 Suburban Residential District (Unsewered) To A-2 General Farming And Residential District II For 8437 Nicholson Road (Parcel No. 104-04-22-03-013-000), Village Of Caledonia, Racine County, WI. Bradley And Katelynn Lauer, Owner/Applicant**

Wagner explained the applicant is requesting a zoning change. They would like to put up a pole barn and have animals. Neighboring parcels are currently agriculture and this would be compliant with the comp plan. There were no objections from neighbors, and he recommended approval.

Motion by Trustee Weatherston to suspend the rules and take up 1<sup>st</sup> and 2<sup>nd</sup> reading of Ordinance 2019-11. Seconded by Trustee Stillman. Motion carried unanimously.

Trustee Weatherston – aye	Trustee Martin – aye
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Dobbs – aye

Motion carried unanimously.

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

Deputy Clerk read the title.

Motion by Trustee Weatherston to adopt Ordinance 2019-11. Seconded by Trustee Martin. Motion carried unanimously.

**8D - Resolution 2019-70 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Six-Month Extension Of A Site Plan To Construct And Utilize A 40'x70' Pole Barn For The Storage Of Items Associated With R&B Carpets And Flooring, Inc.; 6214 Douglas Avenue; Brian Ramczyk, Applicant**

Motion by Trustee Martin to approve Resolution 2019-70. Seconded by Trustee Wanggaard. Motion carried unanimously.

**9 - New Business**

**9A - Oversized Garage Variance Request For a 26' X 26' Addition to the Existing 26' X 26' Detached Structure/Garage at 7000 Lakeshore Drive**

Lazcano explained the applicant wants to build a garage that exceeds the approved size, and is seeking a variance for approval. There was one call back from a neighbor and there were no objections to this structure. Lazcano recommended approval. The applicants were present.

Motion by Trustee Weatherston to approve the oversized garage variance with the conditions outlined in the memorandum dated July 19, 2019. Seconded by Trustee Martin. Motion carried unanimously.

**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 7:53 p.m.

Respectfully submitted

Joslyn Hoeffert  
Deputy Village Clerk