

LEGISLATIVE/LICENSING COMMITTEE MEETING

CALEDONIA VILLAGE HALL

5043 CHESTER LANE, RACINE, WI 53402

Monday, February 3, 2020

**1. Call to Order**

Trustee Wanggaard called the meeting to order at 6:15 p.m. In attendance were:

**Committee Members:** Trustee Dave Prott and Trustee Kevin Wanggaard. President Dobbs, Trustee Martin and Trustee Weatherston were also present.

**Absent:** None.

**Department Managers:** Director Peter Wagner and Attorney Tyler Helsel.

**2. Approval of minutes**

Trustee Prott motioned to approve the minutes as printed from November 11, 2019. Trustee Wanggaard seconded. Motion carried unanimously.

**3. An Ordinance To Create Section 16-1-1(A)(8) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Site Restrictions Under The Zoning Code**

Wagner clarified that this would create section 16-1-1(A)(7) and not 16-1-1(A)(8). Currently the Village does not have a buffer zone for parcels with incompatible uses. This will only be applied when Commercial abuts Residential zoning. A minimum 20-foot buffer in width is being proposed and the buffer would include landscaping, berm or fencing to visually block as much as possible as a natural buffer. If there is a fence, the fence cannot be taller than 6'. Landscaping should have a percentage of evergreen so that the coverage can remain in the winter and is something that can be discussed during the site plan review. In addition to the buffer there is a required building setback and this buffer would increase the distance between a Residential and Commercial property. For example, if there is a setback requirement of 25', there would be 45' in distance from the lot line. There is a possibility for an applicant to apply for a variance if they feel the buffer is a hardship.

There was discussion regarding how these developments would be addressed, and how the applicants are being guided. Wagner explained how he meets with applicants and tries to mitigate any foreseen issues, questions, etc. prior to it being sent to the Commission for review.

Trustee Prott motioned to approve and send to the Board an Ordinance to Create Section 16-1-1(A)(7) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Site Restrictions Under The Zoning Code. Trustee Wanggaard seconded. Motion carried unanimously.

**4. An Ordinance To Create Section 16-1-1(A)(8) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To The SSO Structural Setback Overlay District Under The Zoning Code**

Peter Wagner explained there is currently a 200' set back from the bluff for all structures. This setback came from a SEWPC report that recommended this guideline for building structures around the bluff, which was adopted by the Village. After staff research, it was discovered that surrounding communities' setbacks are around 75' – 125'. He is proposing a new setback of 100' along the coastline to be less stringent. Stable slope distance is also determined by the SEWPC and is something we would still follow. There was discussion regarding the concern of erosion of the bluffs. An engineer would determine the stability of a bluff and the plan would be determined by their analysis for the required distance of a stable bluff. Bluffs must be stabilized prior to any new development, and revetment work would be necessary prior to construction.

Trustee Prott motioned to approve and send to the Board an Ordinance To Create Section 16-1-1(A)(8) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To The SSO Structural Setback Overlay District Under The Zoning Code. Trustee Wanggaard seconded. Motion carried unanimously.

## **5. Adjournment**

There being no further business, Trustee Prott motioned to adjourn the meeting at 6:42 p.m. Trustee Wanggaard seconded. Motion carried unanimously.

Respectfully submitted,

Joslyn Hoeffert  
Deputy Village Clerk