

**1. Meeting called to order**

President Dobbs called the meeting to order at 6:03 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

**2. Roll Call/Introductions**

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

Absent: Bill Folk was absent.

Also Present: Development Director Peter Wagner, Tom Lazcano Public Works Director, Village Administrator Tom Christensen, Trustee Fran Martin and Trustee Dale Stillman.

**3. Approval of Minutes**

Motion by Trustee Wanggaard to approve the minutes from the February 24, 2020 Plan Commission meeting. Seconded by Thomas Knitter. Motion carried unanimously.

**4. Citizens' Comments**

No comments were made.

**5. Public Hearing Items followed by Commission Recommendations**

**A. REZONE – Consider a request to rezone ±27.5 acres from R-1, Country Estate District to A-2, General Farming and Residential District II for 5832 5 Mile Road submitted by Marc Kennedy, Owner. (Parcel No. 104-04—22-13-029-000)**

Peter Wagner read from his Memorandum:

The subject property consists of ±27.5 acres, contains a single-family residence and multiple accessory buildings and is currently zoned R-1, Country Estate District. The current R-1 zoning has been in place since Caledonia adopted the zoning maps in 1970. At this time the applicant is requesting that the subject property be rezoned to A-2 General Farming and Residential District II. The reason for this rezoning request is to recognize the current and future agricultural uses of the property. The applicant has indicated that currently a portion of the subject property is rented to a farmer and is utilized for agricultural production, that the existing barn is to be utilized for the keeping of animals, that they desire to construct an agriculturally related pole building on the property in the future and that they intend to house a few horses at the subject property. Adjacent properties are currently zoned R-1, however they are used for agricultural purposes. The 2035 Land Use Plan designates this property and adjacent properties to the north as Agricultural, Rural Residential and Open Land. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

**5A. Public Hearing opened: 6:10 p.m.**

**5A. Public Comments**

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

Howard Stacy 5750 5 Mile Rd – in favor of proposal.

*President Dobbs asked three times if anyone wanted to speak against this proposal.*

No one came forward.

**5A. Public Hearing Closed:** 6:14 p.m.

**5A. Commission Deliberation**

Village Plan Commission members asked what the applicant’s motive was to rezone the property from R-1 to A-2? Wagner stated it’ll allow the applicant to have other live-stock on the property, and be allowed to conduct additional agricultural uses.

*President Dobbs asked if anyone has a recommended motion:*

**Motion:**

Jonathan Schattner motioned to approve that the property at 5832 5 Mile Road be rezoned from R-1, Country Estate District to A-2, General Farming and Residential District II.

Thomas Knitter seconded motion. Motion carried unanimously.

**ROLL CALL**

Thomas Knitter	AYE
Jonathon Schattner	AYE
Trustee Wanggaard	AYE
Duane Michalski	AYE
Joseph Minorik	AYE
President Dobbs	AYE

**Motion passed, 6/0. unanimously**

**B. CONDITIONAL USE PERMIT/BSO REVIEW – Review a request to construct a 1,763 square-foot residential dwelling to an existing commercial building located at 4739 Nicholson Road submitted by Chris Bower, Applicant, Cheryl Sieg, Owner. (Parcel No. 104-04-22-27-010-000)**

Peter Wagner read from his Memorandum:

The applicant is requesting a conditional use and site plan approval to construct a 1,763 square-foot residential dwelling attached to an existing commercial building. Per code, residential dwellings are a conditional use in a commercial district and cannot exceed 50% of the overall square footage of the building. The proposed addition will meet ADA requirements. The owner currently utilizes the commercial building for a wood working business. The proposed conditional use will need to comply with the conditions described in Exhibit A.

The proposed addition meets zoning district requirements such as building setbacks, building height, building size, etc. Included in your packet are exhibits showing where the addition will be on the site, elevation drawings of how the addition will appear, and a landscape plan.

The proposed addition meets the uniform standards for architectural design, site design and landscape. The addition has been designed in a way that would allow the residential addition to be converted into a business office or other small commercial business. The addition has been sited not in parallel with the road, but rather a slight angle from the existing buildings. This was to provide depth to the building and differentiate between the commercial building and residential building. Mechanicals for this building are not shown on the plans, however,

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they will need to be screened from public view. No dumpster location has been identified on the plans. Due to the small scale of the commercial business, a dumpster will not likely be required. However, the applicant will be responsible for garbage removal from the site. No additional exterior lighting is being proposed at this time. If the applicant decides to install exterior lighting, they will need to submit a lighting plan that is approved by our Inspection Department prior to installation.

The exterior design of the addition provides a visually distinct base, middle and top. The base of the building will be a stone material. The middle portion will consist of vertical metal siding. The top or roof of the building will be metal. As this is a residential addition which includes an attached garage, no additional parking is required.

The proposed landscape plan meets the minimum requirement of rhythmic planting of trees no more than 50' on center parallel to the right-of-way. In addition, a second row of trees along the western edge of the parking lot is proposed. Lastly, the perimeter of the addition will be landscaped as illustrate in the landscape plan.

If the Village feels that this use and addition is appropriate, a suggested motion can be found at the beginning of this report.

**5B. Public Hearing opened:** 6:26 p.m.

**5B. Public Comments**

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

Chris Bower 18528 Walden Dr, Frankville - Commercial / ADA compliant open to public. Residential owners will know that it is based in a commercial development area.

*President Dobbs asked three times if anyone wanted to speak against this proposal.*

No one came forward.

**5B. Public Hearing Closed:** 6:34 p.m.

**5B. Commission Deliberation**

Village Plan Commission members expressed concern with the design of the open space between 2050sqft building & the 1680sqft building could be deemed a courtyard, and the designer may want to consider looking into the firewall codes that may apply. Chris Bower stated the architect said there would be challenges with the design and would follow up with the architect about the design. Plan Commission asked if any landscaping would be added on the South end property and suggested some type of screening be considered for future developments. Wagner responded it is not required but could be discussed in the future.

*President Dobbs asked if anyone has a recommended motion:*

**Motion:**

Thomas Knitter motioned that the conditional use and site plan be approved for the property at 4739 Nicholson Road for the construction of a 1,763 square-foot residential dwelling to the existing commercial building subject to the conditions set forth by the staff.

Duane Michalski seconded motion. Motion carried unanimously.

**ROLL CALL**

Thomas Knitter	AYE
Jonathon Schattner	AYE

Trustee Wanggaard                    AYE  
Duane Michalski                    AYE  
Joseph Minorik                    AYE  
President Dobbs                    AYE

**Motion passed, 6/0. unanimously**

**6. Non-Public Hearing Items**

**6C. SIGN PLAN REVIEW – Review a proposed master sign plan for the multi-tenant building located at 5055 Douglas Avenue submitted by Steven Ignarski, Agent, Greentree Station LLC, Owner (Parcel No. 104-04-23-20-103-150)**

Peter Wagner read from his Memorandum:

The applicant is requesting approval of a master sign plan for multi-tenant building located at 5055 Douglas Avenue to accommodate the need of additional wall signs for each tenant space. The proposed plan would allow for each tenant to have two walls signs.

Per code, a multi-tenant building is permitted one wall sign per tenant space. The total area of all signs cannot exceed 1,200 square feet. Wall signs are not to exceed 32 square feet in area and not extend more than 12 inches from the wall surface. Directional signs are limited to the number necessary to safely direct traffic as determined by the Zoning Administrator and shall not exceed 12 square feet in area, 5 feet in height, and 1 foot from the lot line. Village Code allows a modification to the number of signs if the applicant receives approval for a master sign plan from the Village.

As illustrated in your report packet, the applicant is proposing two wall signs for each tenant space. Each sign will be no larger than 32 square feet in area. The north tenant space will be allowed to have a wall sign on the west and north elevation, the center tenant one on the west and east, and the south tenant to have a wall sign on the west and south elevation of the building. Walls signs will be channel letter in design and can be mounted either on a raceway or directly to the building. In addition to the wall signs, each tenant will be allowed to display window signs for each tenant space when compliant with Village window sign regulations.

The purpose of this sign plan is to provide this multi-tenant building with additional wall signage for each tenant. The applicant has agreed to abide by all other sign regulations. It is not uncommon for multi-tenant buildings to have additional wall signs depending on the orientation of the building to abutting roadways. Staff understands the need for a business to have great visibility, however, the proposed wall sign for the center tenant, facing east, does little to improve visibility to the roadway and attracts attention to the backside of this building which has no entrances or windows for the business. Staff recommends that the sign plan allow for each corner tenant to have two wall signs as proposed, however the center tenant only have one sign one the west elevation.

**6C. Commission Deliberation**

Village Plan Commission members expressed concern with sign placement going on the South side of building. Jeff Kerekes stated the north side of building is extremely visible and it's very common to put signs on north and south sides of buildings.

Thomas Knitter motioned to approve a sign plan submitted by Steven Ignarski on behalf of Greentree Station LLC as presented for the property located at 5055 Douglas Avenue

Duane Michalski seconded motion.

**ROLL CALL**

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Thomas Knitter	AYE
Jonathon Schattner	AYE
Trustee Wanggaard	AYE
Duane Michalski	AYE
Joseph Minorik	NAY
President Dobbs	AYE

**Motion passed, 5/1.**

**6D. TEMPORARY USE – Consider a request to utilize a 20’x30’ canopy tent for sales of fireworks from June 5, 2020 through July 5, 2020 located at 6345 Wilm Court submitted by Thomas Casper, Agent, Owner Karla Gutche. (Parcel No. 104-04-22-18-017-000)**

Peter Wagner read a description of the activities that will occur and the restrictions that will apply.

The applicant is requesting approval for the temporary operation of fireworks sales in a 20’x30’ canopy tent in the parking lot located at 6345 Wilm Court. When not operating, the product will be securely stored on site in an ATF approved shipping container. The location of the tent and shipping container is illustrated on the submitted site plan included with this report. The applicant has included a sign plan showing where signs will be installed during the temporary use. Staff has informed the applicant that two of the three signs are located off site and are in the public right-of-way. The applicant will need to relocate these signs somewhere on site. The Village has approved this type of temporary use within the Village annually since 1999 and the Village has not received any complaints or observed any violations relating to conditions of approval. To be consistent with previous approved temporary firework sales, staff recommends the hours of operation be the same as indicated in condition number 5.

**6D. Commission Deliberation**

Village Plan Commission asked if all the criteria had been met. Plan Commission had concerns about the other fireworks sales places closed due to COVID 19. Wagner stated add to the motion if temporary uses are closed due to COVID 19 to follow those guidelines. They expressed concern about flags and signs in the Right-of-Way. Plan Commission asked it be added to the certificate of insurance that Caledonia will not be held liable.

Duane Michalski motioned to approve the temporary use condition, for fireworks sales in a 20’x30’ canopy tent and the storage of fireworks in an ATF approved storage container located in the parking lot, as illustrated on the submitted site plan, at 6345 Wilm Court. In addition to following the CDC compliance stay at home order standards with COVID 19 and added the condition Caledonia will not be held liable.

Thomas Knitter seconded motion. Motion carried unanimously.

**ROLL CALL**

Thomas Knitter	AYE
Jonathon Schattner	AYE
Trustee Wanggaard	AYE
Duane Michalski	AYE
Joseph Minorik	NAY
President Dobbs	AYE

**Motion passed, 5/1.**

**6E. CONCEPT PLAN – Newman Road CSM Concept Plan**

Tom Lazcano read from his Memorandum:

The Engineering Department has received a Concept Plan for a Certified Survey Map (CSM) from Gregory Kiriaki. The Concept Plan is for a property located on Newman Road, approximately 1,000 feet north of 3 Mile Road in the Village of Caledonia. The existing property is approximately 21 acres in size. There is approximately 480 feet of frontage along Newman Road.

The existing parcel currently contains a pond, a farm field, two small areas of wetlands and a wooded area.

This Concept Plan is for the creation of two lots on the parcel. Lot 1 would be ~10.3 acres and the owner's plan is to build a single family home with an outbuilding. Lot 2 will be ~10.3 acres in size and the owners plan to build a single family home with an outbuilding as well.

The property is located within the Sanitary Sewer & Water Service Area. Both lots would need to connect to sewer and water services. Extension of facilities will be required and is the responsibility of the property owner.

The property currently has an R-3 Zoning Classification. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential (19,000 SF to 1.49 Acres per dwelling unit). Both of the Lots on the Concept Plan follow the existing Zoning but do not follow the Comprehensive Land Use Plan.

The Concept Plan does not follow the Neighborhood Plan for the property. The Neighborhood Plan called for a future road to divide this property which would allow for additional lots on both sides of the proposed road that would meet the Comprehensive Land Use Plan. The Sewer and Water facilities were sized for additional lots, not just the 2 that are proposed. For these reasons, the Engineering Department does not support the Concept Plan

With this submittal there are 2 Waiver/Modification requests that needs to be considered/reviewed on behalf of the Concept Plan. These Wavier/Modifications are for:

1. Approving a flag lot.
2. Approving lots that exceed the 2.5 to 1 Length to Width ratio

In regards to Waiver/Modification request #1, the Concept Plan is proposing the creation of 2 flag lots. The existing property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots.

In regards to Waiver/Modification request #2, the Concept Plan is proposing the creation of 2 lots that exceed the 2.5 to 1 max length to width ratio. Again, this property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots that fall within the 2.5 to 1 ratio.

#### **6E. Commission Deliberation**

Plan Commission questioned if sanitation and sewer existed on the lots. Lazcano responded Lot 2 does have the access but sanitation and sewer would need to be extended for Lot 1. Trustee Martin stated the 2006 Neighborhood Concept Plan was discarded by Plan Commission in 2016 and instead adopted the 2035 plan. Engineering Department wanted 15 to 20 lots shown in the Comprehensive Plan not just 2

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lots that the Concept Plan showed. The owners have the initial say if they wanted to go with the Neighborhood Plan and develop the land or not. Wagner stated the existing Land Use plan showed low density residential the Village wanted to see high density residential not rural density in this area. Plan Commission expressed concern that the applicant should comply with the ordinance with no flag lots.

Mark Madsen 913 Williams St., Racine. - Madsen stated there may be more wetlands than what showed on the Plan to create that many lots. Madsen said they will consider taking another look at creating concept plan for the proposed lots.

Thomas Knittner motioned to approve the concept plan to move forward, subject to applicant working with the Village of Caledonia and staff to come up with a plan that can be agreed upon to be considered more conforming.

Duane Michalski seconded motion.

**ROLL CALL**

Thomas Knitter	AYE
Jonathon Schattner	NAY
Trustee Wanggaard	AYE
Duane Michalski	AYE
Joseph Minorik	NAY
President Dobbs	AYE

**Motion passed, 4/2.**

**F. CONCEPT PLAN – Heineck Concept Plan**

Tom Lazcano read from his Memorandum:

The Engineering Department has received a Concept Plan for a Certified Survey Map (CSM) from Jason Lawrence. The Concept Plan is for a property located at 11220 Adams Road in the Village of Caledonia. The existing property has 2 parcel Ids and is approximately 70 acres in size. There is approximately 1,670 feet of frontage along Adams Road.

The existing property currently contains a single family home with several outbuildings, farm fields and several areas of wetlands.

This Concept Plan is for the creation of three lots on the parcel. Lot 1 would be ~35 acres and would contain farmland and outbuildings for farming. Lot 2 will be ~35 acres in size and would remain as farmland and wetland. Lot 3 will be ~1.5 acres and would part of the single family home and garage.

The property is located outside of the Sanitary Sewer & Water Service Area. Lots 1 and 2 will need a mound system and well for services if they wish to build homes on the lots in the future.

The property currently has an A-2 Zoning Classification. A-2 Zoning requires 150 feet of frontage and 40,000 square feet size. The Village’s 2035 Land Use Plan shows that the recommend use for the land as Agricultural, Rural Residential and Open Land. All of the Lots on the Concept Plan will stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there are 2 Waiver/Modification requests that need to be considered/reviewed on behalf of the Concept Plan. These Wavier/Modifications are for:

3. Approving of flag lots.
4. Approving of lots that exceed the 2.5 to 1 max length to width ratio.

In regards to Waiver/Modification request #1 & 2, the Concept Plan is proposing the creation of 2 flag lots for Lots 1 & 2 and 2 lots that exceed the maximum length to width ratio. The existing property 2,300' deep so this makes the subdividing the lot impossible without a waiver/modification request for either a flag lot or exceeding the 2.5 to 1 max length to width ratio.

This Concept Plan would address 2 issues that currently exist with this property. The rear parcel is land locked (does not have road frontage) and there is a parcel ID that bisected by another parcel. This Concept Plan allows for all 3 Lots to be conforming and buildable Lots.

**6F. Commission Deliberation**

Jason Lawrence stated there are buyers for the other 2 lots and the current owners want to reside in their home that would be located in the 3 lot that would be created.

Thomas Knitter motioned to approve the concept plan subject to the following: The Final CSM is subject to the Land Division per Lot fee. The approval of Wavier/Modification Request #1 & 2. A Pre-Development Agreement for a CSM will need to be entered into for review and approval of the final CSM. An approved grading will be needed prior to the approval of the final CSM and a storm water management plan may be needed if land disturbance thresholds are met. Soil test showing suitable location for a mound system for each buildable lot. A wetland delineation will need to be performed on the entire property. The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Duane Michalski seconded motion.

**ROLL CALL**

Thomas Knitter	AYE
Jonathon Schattner	NAY
Trustee Wanggaard	AYE
Duane Michalski	AYE
Joseph Minorik	NAY
President Dobbs	AYE

**Motion passed, 4/2.**

**7. - Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Duane Michalski. Motion carried unanimously. Meeting adjourned at 8:30 p.m.

Respectfully submitted,  
Erika Waege  
Building/Engineering Admin