

1. Meeting called to order

Commissioner Jonathan Schattner called the meeting to order at 6:00 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, Bill Folk, Joseph Minorik and Tim Just.

Present: President Dobbs was excused from meeting as the roll of President.

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 April 27, 2020 Plan Commission meeting. Seconded by Joseph Minorik. 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 ±1.3 acres from R-7, Multi-Family Residential District to B-2, Community Business District for the parcels located at 4959 Douglas Avenue and 4917 Douglas Avenue submitted by Lee Jaramillo, Applicant, Johnson Financial Group & Wisconsin Department of Transportation, Owner (Parcel ID Nos. 104-04-23-29-138-000 & 104-04-23-29-151-000)

Peter Wagner read from his Memorandum:

The subject properties consists of ±2.7 acres. The applicant is requesting that approximately 1.2 acres of these parcels be rezoned from R-7 to B-2. Currently the parcel located at 4917 Douglas Avenue is zoned R-7. The parcel located at 4959 Douglas is split zoned. The northern portion is zoned B-2 and the southern portion is R-7. The applicant would like to rezone approximately 1.2 acres to B-2 for future commercial development. At this time, the applicant intends to construct a multi-tenant development in this location.

Commercial businesses currently exist to the north and west of these parcels. To the south and east are multi-family developments. This area is located within the Douglas Avenue business corridor. The applicant is aware of our recently amended ordinance requiring a 30-foot landscape buffer for any commercial development abutting a residential district and believes they still can proceed with their commercial development. The applicant is also aware that the parcels will need to be reconfigured prior to submitting a Building, Site, & Operations Plan.

The proposed rezoning is consistent with the Village's 2035 Land Use Plan as the plan calls for the area to be commercial.

5A. Public Hearing opened: 6:11 p.m.

5A. Public Comments

Commissioner Jonathon Schattner acting in for President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

Tom Christensen read a memo wrote: by the Caledonia Douglas Avenue Business Association had asked that the following motion be read into the record regarding Item 5. A.:

o We the CDABA are in favor of this rezoning, if it could become an upscale area. We would recommend good architecture along with nice landscaping to enhance Douglas Ave. We would like to see it rezoned either to B-1 or B-2. We ask this to be taken into consideration when they are doing the planning. We would like to have this read and put into the record at the Planning Commission Hearing and the Caledonia Village Board Meeting. Village of Caledonia business association are in favor for B-1 and B-2 with landscaping – in favor of proposal.

Commissioner Jonathon Schattner asked three times if anyone wanted to speak against this proposal.

No one came forward.

5A. Public Hearing Closed: 6:15 p.m.

5A. Commission Deliberation

Plan Commission was curious on the timeline for project – start of construction to completion.

Lee Jaramillo - 2300 Washington Avenue STE 200, Racine, WI 53405 - spoke that the goal was to start mid-August and have the space available for tenants January 1, 2021 to allow them to work on their build out. Open by middle of first quarter of 2021 is the goal. Plan Commission questioned what type of development / building that would be placed on the property such as: how many units. Jaramillo responded 3 units maybe 4 units if space allows.

Falamak Nourzad (architect) – Continuum Architects & Planners 751 N. Jefferson St, Milwaukee, WI 53202, one-story structure, high ceil thirteen (13) to fourteen (14) feet / exterior under twenty (20) feet tall, corner tenant larger than other tenants. Modern look with high end materials with siding and brick.

Commissioner Jonathon Schattner asked if anyone has a recommended motion:

Motion:

Thomas Knitter motioned to approve that the Plan Commission recommends to the Village Board that the properties at 4959 & 4917 Douglas Avenue from R-7, Multi-Family Residential District to B-2, Community Business District for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. The 2035 Land Use Plan designates this property and adjacent properties as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Joseph Minork seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Jonathon Schattner	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	AYE

Bill Folk	AYE
President Dobbs	AYE

Motion passed, 7/0. unanimously

6. Non-Public Hearing Items

6A. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jacob Haman dividing and reconfiguring the properties with Parcel ID Nos. 104-04-23-31-129-000, 104-04-23-31-130-000, 151-03-23-06-062-000 & 151-13-23-06-061-000 located on the northeast corner of STH 31 and STH 38

Tom Lazcano read from his Memorandum:

The Engineering Department has received a Certified Survey Map (CSM) to divide the property located at the northeast corner of STH 38 and STH 31, in the Village of Caledonia and Village of Mt. Pleasant. The CSM was submitted by John O’Malley and was prepared by Nielsen Madsen and Barber.

This CSM is for the creation of three lots from four existing parcels. Lot 1 would be 5.794 acres, Lot 2 would be 2.0 acres, and Lot 3 will be 2.153 acres in size. As of now, there is a proposal to build a Restaurant on Lot 2. There are no current proposals for the other lots at this time.

The lots are located within the Village of Caledonia’s Sanitary Sewer & Water Service Area. There is currently a moratorium for connections to Mt. Pleasant facilities in this area. All 3 lots will need to connect to Village of Caledonia sewer and water facilities. These connections will need to be made by the property owner/developer at their own cost.

The property currently has a B-1 Zoning Classification. B-1 Zoning requires 75 feet of frontage and 15,000 square feet size. The zoning for this property was recently changed to B-1 Zoning.

It should be noted that STH 31 and STH 38 are under the jurisdiction of the State of Wisconsin – Department of Transportation. Any driveway and/or access request for these lots will need to be made by WisDOT.

6A. Commission Deliberation

Commissioner Jonathon Schattner asked if anyone has a recommended motion:

Thomas Knitter motioned to approve the Certified Survey Map (CSM) outline recommended by engineering staff subject to the following: Subject to comments from Village staff and any technical corrections prior to Final Recording. Subject to any WisDOT conditions for access or driveways. The Final CSM is subject to the Land Division per Lot fee. An approved grading and storm water management plan will be needed in order to receive building permits. Sewer and Water connections will need to be made by the property owner. The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary and must be approved by the Village prior to final recording.

Bill Folk seconded motion.

ROLL CALL

Thomas Knitter	AYE
Jonathon Schattner	AYE
Trustee Wanggaard	AYE
Tim Just	AYE

**Plan Commission Meeting
Monday, May 19, 2020**

Joseph Minorik	AYE
Bill Folk	AYE
President Dobbs	AYE

Motion passed, 7/0.

6B. PC RESOLUTION 2020-01 – Resolution of the Plan Commission of the Village of Caledonia Recommending the Acceptance of Title and Ownership Through the Purchase and Sale Agreement between the Village and Racine Unified School District for parcels located at 5915 Erie St. and 5919 Erie St. (Parcel ID Nos: 104-04-23-21-005-000 and 104-04-23-21-006-000)

Peter Wagner explain this resolution is necessary: Closing Date 7/31/2020 is the only thing that has changed.

6B. Commission Deliberation

Commissioner Jonathon Schattner asked if anyone has a recommended motion:

Thomas Knitter motioned to approve PC Resolution 2020-01 as presented and outlined.
Bill Folk seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Jonathon Schattner	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	AYE
President Dobbs	AYE

Motion passed, 7/0.

7. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Bill Folk. Motion carried unanimously. Meeting adjourned at 6:34 p.m.

Respectfully submitted,
Erika Waege
Building/Engineering Admin