

1. Meeting called to order

President Dobbs called the meeting to order at 6:02 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.

Absent: Jonathan Schattner was absent.

Also Present: Development Director Peter Wagner, Village Administrator Tom Christensen and Trustee Fran Martin.

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the May 19, 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. LAND USE AMENDMENT – Consider an amendment to the 2035 Comprehensive Plan that would update the Recommended Land Use Plan 2035 Map from Low Density Residential to Commercial use for the property located at 4712 4 Mile Road submitted by Daniel Siudak, Applicant; Vaga Properties LLC, Owner; (Parcel ID No. 104-04-22-24-046-010)

B. REZONE – Review a request to rezone the property located at 4712 4 Mile Road from R-2, Suburban Residential District (Sewered) to B-2, Community Business District submitted by Daniel Siudak, Applicant; Vaga Properties LLC, Owner. (Parcel ID No. 104-04-22-24-046-010)

Peter Wagner read from his Memorandum:

The applicant is requesting a land use plan amendment for the vacant property at 4712 4 Mile Road to allow for a rezoning of the property to commercial for the future development of a medical clinic and surgical center. Future rezoning to B-2, Community Business District would also be required should the Land Use amendment be approved. Parcels in the area of the subject parcel are currently identified on the Land Use Plan Map as Low Density Residential to the north and west, and Recreational to the south and east. The Commercial land use category would allow for the rezoning of the parcel to commercial for the development of a commercial business. This parcel is within the sanitary and water service area and has the necessary infrastructure to accommodate a commercial use. Major intersections such as STH 31 and 4 Mile Road are suitable for commercial purposes and can provide a catalyst for future commercial development along high capacity roadways within the Village such as Highway 31. Included with this report is a concept design and site plan to better illustrate what the applicant intends to develop on this site if granted approval for a land use amendment and rezoning. The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval

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of these changes to the Land Use Plan Map would create consistency for the future use of the parcel located on STH 31.

5A & 5B. Public Hearing opened: 6:07 p.m.

5A & 5B. Public Comments

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

Daniel Siudak / Matt Larsen KDS Construction Services Inc, 407 Main St, Racine, WI, 53403 – spoke in favor of proposal with being a State Hwy would be a good location.

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

Gregory Berg – 6001 6 mile – Caledonia Conservancy – Public Hearing Notice had not been received until 6/26/2020, surrounding neighbors didn't have enough time to prepare and gather information for the Plan Commission Meeting.

5A & 5B. Public Hearing Closed: 6:25 p.m.

5A & 5B. Commission Deliberation

Plan Commission stated due to the late arrival of documentation and lack of time the surrounding neighbors had to prepare and review the Land Use Amendment and Rezone proposals move to postpone until a later date.

President Dobbs asked if anyone has a recommended motion:

5A Land Use Amendment Motion:

Thomas Knitter motioned to postpone the public hearing for 5A & 5B.

Joseph Minorik seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Bill Folk	AYE

Motion passed, 6/0. unanimously

5B REZONE Motion:

Thomas Knitter motioned to postpone the public hearing for 5A & 5B.

Joseph Minorik seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Bill Folk	AYE

Joseph Minorik	AYE
President Dobbs	AYE
Tim Just	AYE

Motion passed, 6/0. unanimously

6. Non-Public Hearing Items

6C. BUILDING, SITE, & OPERATIONS REVIEW – Review a proposal to construct a 257-stall parking lot located 8210 Northwestern Avenue submitted by Shannon Gordon, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-22-34-077-000)

Peter Wagner read from his Memorandum:

The applicant is proposing a new 257-stall parking lot on the property at 8210 Northwestern Avenue. This parking lot will be in addition to the 204 parking stalls that currently exist on the site. The applicant has joined this parcel with the parcel to the west where Gifford School resides via quit claim deed. Both parcels are zoned R-3, Suburban Residential District. Off street parking is an approved accessory use in this zoning district. Any proposed parking lot should take into consideration pedestrian movement within the lot. The applicant is proposing to incorporate two, five-foot pedestrian walkways in the center of the main parking rows to provide a safe path for pedestrians. These pathways will lead pedestrians to one of the two pedestrian crossings leading to the school building. The site plan shows a future access drive from Northwestern Avenue. The applicant is aware that Racine County determines access to County Trunk Highways and is currently working with the County to get access approval. To assist the applicant, staff recommended that the site plan reflect an access drive along Northwestern Avenue and that it be approved as part of this process so that if and when the County approves the driveway access, the applicant will not have to come back before the Village for approval. The proposed parking lot will be lit by twelve light posts. The applicant is aware that all lighting will need to be shielded and has provided a lighting plan illustrating how the proposed lighting meets code as it pertains to light trespass at the lot lines. Existing vegetation on the site will provide additional shielding from abutting residential parcels from light pollution from the development.

For every 20 stalls, there should be 300 square feet of landscaped area. Applying that requirement, the development should have a minimum of 3,855 square feet of landscaped area. Per the applicant’s narrative, there will be approximately 95,112 square feet of landscape area, which meets the minimum requirement. A large portion of this area is from existing vegetation on the site that will be preserved as part of this development. For parking lots greater than 50 stalls, landscaped islands shall be located along the edges of the parking lot. The proposal has islands at the ends of parking aisles that help identify driving circulation throughout the lot. These islands will include a mix of canopy trees and shrubs as illustrated in the submitted landscape plan. Included with this report is an Engineering Summary that was provided to the applicant as it pertains to Storm Water and Grading Plans regarding the proposed development.

Shannon Gordon – spoke about the advantages of expanding the parking lot. The proposed southeast parking lot entrance could be a turn-in only, to vacillate the flow of traffic. The parking lot is for overflow parking for after-school activities. The PTA and families of the students had expressed the need for more parking for the families.

Colin Meisel P.E. / Ruckert & Mielke, Inc W233N2080 Ridgeview Parkway Suite 300, Waukesha, WI 53186 – The placement of the Storm Water Pond shown on the proposal is where the drainage currently flows. In response to the concerns of the Commissioners, Meisel said the placement of the Storm Water Pond toward the north behind the current parking lot would take away mature vegetation and part of the play area. The natural flow of drainage would work against trying to place the Pond to the north.

6C. Commission Deliberation

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Village Plan Commission members expressed concern with the extra driveway and flow of traffic on Northwestern Ave. Commissioners noted there may be a need to have a traffic study done and speed bumps may be needed. They thought the residents might have concerns about lighting, headlights and snow removal. It was recommended to add additional landscaping and fencing to the south into plan and revise.

Joseph Minorik motioned to hold the proposed parking lot development with revisions to landscape and site plan.

Timothy Just seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Bill Folk	AYE

Motion passed, 6/0. unanimously

6D. ELECTION – Annual Election of Vice President

6D. Commission Deliberation

Village Plan Commission asked to delay decisions.

Bill Folk motioned to delay decisions and vote when all Plan Commissioners are in attendance.

Tim Just seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Bill Folk	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Tim Just	AYE

Motion passed, 6/0. unanimously

7. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Bill Folk. Motion carried unanimously. Meeting adjourned at 7:26 p.m.

Respectfully submitted,
Erika Waege
Building/Engineering Admin