

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 via ZOOM.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Wanggaard, President Dobbs, Jonathan Schattner, Bill Folk, Joseph Minorik and Tim Just. Trustee Wishau and Trustee Martin were also present.

Absent: None

Also Present: Development Director Peter Wagner

3. Approval of Minutes

Motion by Tom Knitter to approve the minutes from the August 31, 2020. Seconded by Bill Folk. Motion carried unanimously.

4. Citizens' Comments

No comments were made.

5. Non-Public Hearing Items

5A. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Consider a request to construct and utilize a 11,520 square-foot multi-tenant commercial building for the property located directly south of 4221 Courtney Road, Village of Raymond submitted by Brent Ryan, Applicant, Richard Kessler, Owner, (Parcel ID No. 168-04-21-36-001-240)

Peter Wagner read from his report:

The applicant is proposing to construct an 11,520 square-foot multi-tenant commercial building for the property located directly south of 4221 Courtney Road in the Village of Raymond. Future buildings are shown on the proposed site plan but are not part of this review. Any development located within the Village of Raymond cooperative boundary area is reviewed by the Village of Caledonia.

The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. The view of this development from the freeway is obstructed by existing commercial and residential development to the east. The following is a review of the proposed development as it relates to the design standards included in Exhibit K of the boundary agreement. It is the Plan Commission's discretion to determine whether the proposed development meets the standards and should be considered a "spectacular" development.

5A. Commission Deliberation

Plan Commission was concerned if the building met the zoning requirements and if it was for multi-tenants. They questioned how would the trucks enter in/out of the lot and would there be correct distant for turning? The Plan Commission would like to have a traffic plan as part of the conditions of approval. They would like to see the building setback the same distance or further than the neighboring buildings. Plan Commission members asked how the remainder of the site would be landscaped. Ryan stated no-mow turf would be used temporarily. The

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Commission expressed concern about outside storage or overnight parking. Ryan explained tenant only vehicles would be parked by their specific storage area on the road between the buildings which is about 50 to 60 feet wide.

Motion by Jonathon Schattner to approve and recommends to the Village Board that the conditional use and site plan for the construction of a 11,520 square-foot multi-tenant commercial building located on the property directly south of 4221 Courtney Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.
4. The proposed use will comply with conditions outlined in Exhibit A.
5. Add a truck plan condition.

Seconded by Joseph Minork. Motion carried unanimously.

ROLL CALL

Thomas Knitter	Aye
Trustee Wanggaard	Aye
Tim Just	Aye
Joseph Minork	Aye
President Dobbs	Aye
Bill Folk	Aye
Jonathan Schattner	Aye

Motion carried unanimously.

5B. BUILDING, SITE, & OPERATIONS PLAN REVIEW – Consider a request to construct a two-lane drive-thru facility and to expand the parking lot for the property located at 13520 Northwestern Avenue submitted by Philip Welch, Applicant, Franklin Welch, Owner. (Parcel ID No. 104-04-22-30-020-200)

Peter Wagner read from his report:

The applicant is requesting approval of a building, site, and operation plan for the construction of a two-lane drive-thru facility and additional parking stalls for the existing A&W development located at 15320 Northwestern Avenue. In 2013, the Village approved a conditional use and site plan for the construction of an A&W restaurant and a 13’x13’ storage shed for this property. The proposed parking lot stalls were part of the original approved site plan in 2013.

Currently the development has a single stall drive-thru facility. The applicant is proposing to widen the access point, install a metal canopy, and install new menu board signs. Included with this report is a site plan illustrating the layout of the new drive-thru facility. In addition, the applicant is completing the original site plan for the parking lot and enhancing the future picnic area with a paved surface. The proposed expansion of both the drive-thru facility and parking lot are in compliance with zoning regulations for the zoning district. If approved, the applicant will need to obtain the necessary permits for the canopy and menu boards as proposed on the site plan.

5B. Commission Deliberation

Plan Commission Members expressed concerned about the clockwise traffic turning of the second lane mainly for the recreational vehicle usage. The applicant said they are asking the recreational vehicles to park on the North side of the lot where it is one-way. She explained the drive-thru will be a flat surface it won’t have raised curbs

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and the posts for the canopy will be in the grassy areas of the drive-thru. Plan Commission had concerns about the lighting of the menu boards and if it would cause any issues.

Motion by Trustee Wanggaard to approve and recommends to the Village Board that the building, site, and operational plan for the construction of a two-lane drive-thru facility and expanded parking lot for the existing development located at 13520 Northwestern Avenue be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.
3. The proposed use will comply with conditions of approval in Exhibit A.

Seconded by Schattner. Motion carried unanimously.

ROLL CALL

Thomas Knitter	Aye
Trustee Wanggaard	Aye
Tim Just	Aye
Joseph Minorik	Aye
President Dobbs	Aye
Bill Folk	Aye
Jonathan Schattner	Aye

Motion carried unanimously.

C. BUILDING, SITE, & OPERATIONS PLAN REVIEW - Consider a request to approve the modifications of the exterior of a multi-tenant commercial building located at 4959 & 4917 Douglas Avenue, Lee Jaramillo, Agent, WisDOT & Johnson Financial Group, Owners. (Parcel ID Nos. 104-04-23-29-138-000 & 104-04-23-29-151-000)

Peter Wagner read from his report:

The Plan Commission recently approved the conditional use and building, site, and operations plan in July for this site. Since that time, a tenant was secured for the site and requested exterior façade modifications to better reflect their image. Due to the significant change in design, the property owner has resubmitted the building changes for the proposed multi-tenant building located at 4917 Douglas Avenue. Included in your report are exhibits showing the modifications. No changes to the parking, landscaping, or grading are proposed as part of this review. Furthermore, the proposed use is required to comply with all conditions that were part of the original approval by the Plan Commission and Village Board.

5C. Commission Deliberation

Plan Commission Members had concerns about the aesthetics with different materials. Peter Wagner said per Village requirements the design does meet the correct building materials accepted. Commission Members asked about the signage requirements. Wagner stated the applicant has been asked to submit and bring a sign plan back to the board for approval.

Motion by Knitter to approve and recommends to the Village Board that the revised building, site, and operations plan for a 5,328 square-foot commercial building be approved for the property located at 4917 Douglas Avenue for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site, and operations review process.
2. This use will not adversely affect the surrounding property values.

Seconded by Just. Motion carried unanimously.

ROLL CALL

Thomas Knitter	Aye
Trustee Wanggaard	Aye
Tim Just	Aye
Joseph Minorik	Aye
President Dobbs	Aye
Bill Folk	Aye
Jonathan Schattner	Aye

Motion carried unanimously.

5D. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Greg Kiriaki, Matthew Bodenbach and Bridget Bodenbach for Newman Road dividing the parcel into two lots located on Newman Road. Parcel ID No. 104-04-22-25-063-000)

Tom Lazcano read from his Memorandum:

The Engineering Department has received a Certified Survey Map (CSM) from Gregory Kiriaki. The CSM 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 CSM 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 CSM follow the existing Zoning but do not follow the Comprehensive Land Use Plan.

A Concept Plan for this CSM went before the Plan Commission in April and was approved by the Plan Commission.

With this submittal there are 2 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. 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 CSM 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.

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In regards to Waiver/Modification request #2, the CSM 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.

5D. Commission Deliberation

Motion by Tom Knitter to approve the CSM subject to the following:

- The Final CSM is subject to the Land Division per Lot fee.
- Address any comments and technical corrections from Village Staff.
- The approval of Wavier/Modification Requests #1 & 2.
- An approved grading plan will be needed prior to approval of the final CSM and storm water management plan may be needed if land disturbance thresholds are met.
- Extending and connecting to sanitary sewer and water will be required for both Lots.
- The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Seconded by Bill Folk. Motion carried unanimously.

ROLL CALL

Thomas Knitter	Aye
Trustee Wanggaard	Aye
Tim Just	Aye
Joseph Minorik	Nay
President Dobbs	Aye
Bill Folk	Aye
Jonathan Schattner	Nay

Motion carried 5 to 2

6. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Jonathon Schattner. Motion carried unanimously. Meeting adjourned at 7:01 p.m.

Respectfully submitted,
Joslyn Hoeffert
Deputy Village Clerk