

1. Meeting called to order

President Dobbs called the meeting to order at 5:13 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, and Joseph Minorik via Zoom

Absent: Jonathan Schattner, Bill Folk & Tim Just.

Also Present: Tom Christensen, Development Director Peter Wagner, Tom Lazcano, Attorney Elaine Ekes, and Trustee Fran Martin, Trustee Tom Weatherston, Trustee Dale Stillman, via Zoom

3. Citizens' Comments

No comments were made.

4. Public Hearing Items followed by Commission Recommendations

4A. LAND USE AMENDMENT – Review a request to change the Land Use Plan Map for the properties located at 5915, 5919, & 5945 Erie Street from Commercial, Governmental and Institutional, and Primary Environmental Corridor to High Density Residential (less than 6,200 SF per dwelling) for a future multi-family residential development.

Peter Wagner read from his Report: (LAND USE AMENDMENT):

The applicant is requesting a land use plan amendment for the properties at 5915, 5919, and 5945 Erie Street. Currently, the three parcels have land use designations of commercial, governmental, and primary environmental corridor. The purpose of the land use amendment request is to provide the applicant the opportunity to rezone the parcels to high density residential so that the site can be redeveloped into a high density residential development. Currently the parcels contain an old commercial building (Western Publishing) and a closed school (Olympia Brown School). If the land use map were to be amended as requested, the intent of the developer is to request rezoning of the properties to R-8, Planned Residential District, Planned Unit Development for the construction of a condominium development.

Parcels in the area of the subject parcels are currently identified on the Land Use Plan Map as a mix of Low and Medium Density Residential to the north and west, and a mix of Governmental and Low Density Residential to the south. The High Density Residential land use category would allow for the rezoning of the parcel to R-8, Planned Residential District for the development of a condominium project.

These parcels are within the sanitary and water service area and have the necessary infrastructure to accommodate this type of land use. Multi-family land uses exist on nearby parcels and have been a compatible land use in the neighborhood. As part of TID 5 project plan, 5 Mile will be extended to Erie Street. This will help accommodate increased traffic associated with the future development of the site.

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. The applicant will also need to receive approval for the rezoning of the properties which is part of this meeting's agenda. In addition, a certified survey map will be submitted as part of a phased development approach to this project. Finally, the applicant

will need to come back before the Village for approvals of a condominium plat and a Building, Site, & Operation Plan Review prior to permits being issued.

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

If the Plan Commission feels that the proposed Land Use Plan Amendment from Commercial, Governmental, and Primary Environmental Corridor to High Density Residential is appropriate, staff drafted a suggestion motion to recommend approval of the Land Use Plan Amendments for the parcels to High Density Residential (less than 6,200 SF per dwelling).

4A. Public Hearing Opened: 5:18p.m

4A. Public Comments

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

Nobody came forward.

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

Peter Wagner read emails from:

Kevin Milaeger 6007 Erie St - I am a nearby resident of the old Olympia Brown school. My address is 6007 Erie St. I am opposed to the development as it is currently planned. I think it is way too dense. I would be in favor of the larger buildings, but no more than three stories tall---and even that is really too tall. This would be a huge increase in the amount of traffic in the area. I don't think anyone wants that. I think the six story buildings would look way out of place. Also, I'm not even convinced that Caledonia and Racine County needs a development on this scale, especially in our area. I don't see people clamoring to buy at the other recent development on Erie street.

Roseanne Worrell 700 Waters Edge Rd #13 - I am very opposed to this plan.

1. It packs as many people as possible into one of the last open lake view parcels left in Caledonia.
2. It forever destroys the quiet tranquil environment currently present.
3. It has the potential of being an empty box project as it requires hordes of people to move in.
4. It lowers the value of the existing homes in the area.

Had this plan been completed when I purchased my condo over 25 years ago, I would not have bought in. I hope enough residents voice their concerns and are listened to, to come up with a much better plan that provides enjoyment of the lake to all Caledonia residents and greatly limits the amount of dwellings and people added to the area.

Again, thank you for the opportunity to voice my concerns.

4A. Public Hearing Closed: 5:24 p.m.

4A. Commission Deliberation

Plan Commission Members expressed concern with the high density. Village Board Member's said per previous board meeting the developer plans to move in phases. These phases of growth would be determined by occupancy not by moneys.

4A Land Use Amendment Motion:

Knitter motioned that the Plan Commission recommends to the Village Board the following amendments to the 2035 Land Use Plan Map:

- 1) 5915 Erie Street, Parcel ID No. 104-04-23-21-003-000, from Commercial to High Density Residential (less than 6,200 SF per dwelling);
- 2) 5919 Erie Street, Parcel ID No. 104-04-23-21-005-000, from Governmental and Institutional and Primary Environmental Corridor to High Density Residential (less than 6,200 SF per dwelling);
- 3) 5945 Erie Street, Parcel ID No. 104-04-23-21-003-000, from Commercial to High Density Residential (less than 6,200 SF per dwelling) for the following reasons:

1. The requested land use designation of High Density Residential is compatible with adjacent land use plan designations.
2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to R-8 PUD, Planned Residential District, Planned Unit Development and the redevelopment of blighted properties.

Minorik seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Joseph Minorik	AYE
President Dobbs	AYE

4A Motion passed, Unanimously.

4B. REZONE – Review a request to rezone the properties located at 5915, 5919, & 5945 Erie Street from B-1, Neighborhood Business District, and P-1, Institutional Park District to R-8 PUD, Planned Residential District, Planned Unit Development for a future multi-family residential development.

Peter Wagner read from his Report: (REZONE)

The applicant is requesting the rezone of multiple parcels to R-8 PUD to accommodate the redevelopment of the parcels into a multi-family residential project. The parcel located at 5915 Erie Street is currently zoned B-1, Neighborhood Business District that once operated the Western Publishing Company. The parcels located at 5919 and 5945 Erie Street are currently zoned P-1, Institutional Park District which was once operated an Olympia-Brown Elementary School. The buildings on these parcels have been vacant for nearly two decades. The applicant intends to develop a total of 280 residential units containing 63 townhomes and 216 multi-family units.

The applicant has also requested an amendment to the 2035 Comprehensive Plan Land Use Map to accommodate this rezoning request. Prior to submitting a building, site, and operations plan, the applicant will be submitting a certified survey map (CSM) to reconfigure the parcels to accommodate the phased development of this project. Once the CSM is recorded, the applicant will need to submit a site plan for review prior to submitting building permits. As illustrated in Exhibit B, the applicant has provided a concept development plan. This concept plan was introduced and has been well received by neighbors in the area.

These parcels are within the sanitary and water service area and have the necessary infrastructure to accommodate this type of high-density rezoning classification. Multi-family land uses exist on nearby parcels and have been a compatible land use in the neighborhood. As part of TID 5 project plan, 5 Mile will be extended to Erie Street. This will help accommodate increased traffic associated with the future development of the site. As part of this rezoning request, a Planned Unit Development Overlay District will be adopted as part of this rezone to accommodate for the density, setbacks, open space, and parking requirements. These conditions of approval are found in Exhibit A.

If the Plan Commission feels that the proposed rezoning is appropriate, staff drafted a suggestion motion to recommend approval of the rezoning for the parcels to R-8 PUD with conditions as outlined in Exhibit A.

4B. Public Comments

4B. Public Hearing opened: 5:40p.m.

4B. Public Hearing closed: 5:42p.m.

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

4B. Commission Deliberation

Village Attorney Elaine reviewed and clarified the developer's intentions for the future development to the Plan Commission Member's.

President Dobbs asked if anyone has a recommended motion:

4B REZONE Motion:

Knitter motioned to approve and recommend to the Village Board that the property located at 5915 Erie Street (Parcel ID No. 104-04-23-21-006-000) be rezoned from B-1 Neighborhood Business District to R-8 PUD, Planned Residential District Planned Unit Development and that the properties located at 5919 and 5945 Erie Street (Parcel ID Nos. 104-04-23-21-005-000 and 104-04-23-21-003-000) be rezoned from P-1, Institutional Park District to R-8 PUD, Planned Residential District Planned Unit Development and in compliance with conditions found in Exhibit A for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. This rezoning is compatible with surrounding uses in the area.
3. The 2035 Land Use Plan designates this property as High Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.
4. This rezoning will result in a multi-family development like what is illustrated in Exhibit B.

Minorik seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Joseph Minorik	AYE
President Dobbs	AYE

4B Motion passed, Unanimously.

5. Non-Public Hearing Items

5A. Certified Survey Map – Review a certified survey map submitted by the Village of Caledonia reconfiguring three parcels located at 5915, 5919, and 5945 Erie Street.

Tom Lazcano read from his Memorandum:

The Engineering Department has received a Certified Survey Map (CSM) to reconfigure the three properties located at 5915 Erie Street, 5919 Erie, Street, and 5945 Erie Street into 3 new Lots, in the Village of Caledonia. The CSM was submitted by the TID 5 development group and the final version will be prepared by Foth Engineering. This CSM is for the creation of three lots from three existing lots. Currently, the properties contain the Western Publishing building, the old Olympia Brown school and accessory buildings and parking lots. The proposed lots would have the following; Lot 1 would contain the proposed condominium towers, Lots 2 and 3 would each contain about half of the proposed town home style condominiums and a stormwater pond. The lots are located within the Village of Caledonia’s Sanitary Sewer & Water Service Area. All buildings on these 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 properties have a B-1 and P-1 Zoning Classification. The property is planned to be rezoned to a R-8 PUD Zoning and the Comprehensive plan is being updated to allow for the proposed condominium development. The proposed CSM will meet the required zoning minimums and will follow the comprehensive land use plan once the updates are approved. Lot 1 will be a flag lot, however, it meets exceptions that allow for a flag lot as it was already a flag lot and it was already an irregular shaped lot. If the Plan Commission and Village Board are willing to support the CSM the following motion is recommended.

5A. Commission Deliberation

None.

5A CERTIFIED SURVEY MAP Motion:

Knitter motions to approve and recommend to the Village Board the Certified Survey Map subject to the following: Subject to Rezoning and Comprehensive Plan proposed changes being approved.

- Subject to comments from Village staff and any technical corrections prior to Final Recording.
- Existing easements may need to be updated or removed and will need to be shown on the CSM
- A cross access agreement between Lots may be needed.
- 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.

Minorik seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Joseph Minorik	AYE
President Dobbs	AYE

4B Motion passed, Unanimously.

7. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Minorik. Motion carried unanimously.
Meeting adjourned at 5:48 p.m.

Respectfully submitted,
Erika Waege
Building/Engineering Admin