

1. Meeting called to order

President Dobbs called the meeting to order at 6:01 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, Bill Folk, Joseph Minorik, Nancy Pierce and Tim Just.

Absent: None.

Also Present: Administrator Tom Christensen, Finance Director Kathy Kasper, Development Director Peter Wagner, Public Works Director Tom Lazcano, Trustee Thomas Weatherston, Trustee Lee Wishau, Trustee Fran Martin, Deputy Police Chief Shawn Engleman, Detective Christopher Schuster, and Attorney Elaine Ekes.

3. Approval of Minutes

Motion Joe Minorik by to approve the minutes from the February 22, 2021. Seconded by Bill Folk. Motion carried unanimously.

4. Citizens' Comments

None.

5. Non-Public Hearing Items

5A. CERTIFIED SURVEY MAP – Review a certified survey map creating three lots and one outlet for Lot 2 located on DeBack Lane submitted by Adam Artz, Applicant, WisPark LLC, Owner. (Parcel ID No. 104-04-22-30-015-202)

Tom Lazcano read from his memorandum dated March 24, 2021:

“The Engineering Department has received a Certified Survey Map (CSM) from WisPark LLC to divide a parcel in DeBack Farms Business Park. The CSM was prepared by John Konopacki of the Pinnacle Engineering Group. This is the fourth CSM for the DeBack Farms Business Park located in TID #4. The property is located between Four Mile Road and Adams Road and East of the East Frontage Road. The parcel is 71.069 acres. The proposed CSM is to split the parcel into multiple Lots and Outlots for future development. This CSM is for the creation of 3 Lots and 1 Outlot. Lot 1 of this CSM is for a distribution warehouse that was approved by the Village Board in early March. Lot 2 and Lot 3 will be used for future development. The Outlot will be deeded to the Village for the installation of an elevated storage tank. This CSM is in conformance with the DeBack Farms Business Park. Development Plan that has been submitted and used for the proposed Business Park. The existing parcel is currently vacant. The parcel is located within the Sanitary Sewer & Water Service Area. All Lots will need to be connected to Sanitary Sewer & Water service. These connections will be the responsibility of the developers and may be subject to connection fees. The parcel is part of the third WisPark CSM that is in the processes of being recorded. Once that CSM is recorded a new Parcel ID will be assigned for this CSM. The Village Board has approved a Development Agreement with Scannell for the development of properties in the DeBack Farms Business Park. Any and all requirements of that Development Agreement shall be followed with the review and approval of this CSM.”

**Plan Commission Meeting
Monday, March 29, 2021**

Notification letters were mailed out to the surrounding parcels and there were two inquiry calls, but no objections were received prior to the meeting. Lazcano recommended approval with the proposed eight conditions.

Laura Laznicka, 13018 Adams Rd., wanted clarification of what would be happening on lot 4. Maps were shown to the resident to show where the water tower would be installed. She was interested if residents would be able to hook up to sewer and water and will be contacting staff for further information regarding the process.

Bryan Rodman, 12633 Adams Road, was not in favor of having sewer and water. He felt he is not being represented and thought the water was not for the needs of the city, but rather the development. He asked that he be properly notified of those who trespass on his property while doing business for the Village (i.e., Digger's Hotline).

Sharyn Rhoads, 12820 Adams Road, requested the tank parcel definition; She and other residents were interested in how the water tower would look, and what the plans for landscaping were. She inquired about a property buyout and was instructed that she would need to talk to the business park owner.

Christensen explained to concerned residents that the purpose of this meeting is for the land division; the concerns of the residents being brought up are not on the agenda and will be discussed at a future meeting.

Everett, (no address given), was concerned about the traffic, especially because there are children (some with special needs) who live on/near the road. She proposed putting in a dead end at Adams Road and Carrol Road to try and combat this issue. Staff will contact the Police Department to alert them to this traffic concern. She also was concerned about her water tables, but they would not be affected.

Nancy Haggerty, an attorney representing Scannell stated that this topic is not an approval for development, this is just the division of the lot so it cannot be used as part of the industrial property and will be blocked off.

Leon Goffe, 13113 Adams Road, inquired about what else is being proposed other than General Mills and was concerned regarding the traffic, where they would be located and thought the development should be located away from Adams Road. He thought the lights needed to be considered and that tree lines would be helpful.

5A. Commission Deliberation

Motion by Joe Minorik to conditionally approve the Scannell Properties / DeBack Farms Business Park CSM subject to the following and recommend approval to the Village Board:

1. Address the Village's comments/changes to the draft CSM prior to recording.
2. Cross access agreements will be needed to allow access and egress from DeBack Lane and from Adams Road/Carol Road via private driveways that cross lot lines.
3. The third WisPark CSM will need to be recorded and a Parcel ID issued for Lot 2 prior to recording this CSM.
4. All conditions of the Development Agreement between Scannell and the Village of Caledonia for the development of the properties in the DeBack Farms Business Park shall be incorporated as necessary.
5. There shall be a Conditional Use Review in which all future developments building on Lots 2, 3, and any future Lot divisions shall conform.
6. There shall be a Building Design Standards Review in which all future developments building on Lots 2, 3, and any future Lot divisions shall conform to Title 16 Chapters 3 & 4.
7. The CSM is subject to the Land Division per Lot fee.
8. All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.

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Bill Folk seconded.

ROLL CALL

Thomas Knitter	Aye
Trustee Wanggaard	Aye
Tim Just	Aye
Joseph Minorik	Aye
Nancy Pierce	Aye
Bill Folk	Aye
President Dobbs	Aye

Motion carried unanimously.

6. - Adjournment

Motion by to adjourn Trustee Wanggaard. Seconded by Joe Minorik. Motion carried unanimously. Meeting adjourned at 6:25 p.m.

Respectfully submitted,
Joslyn Hoeffert
Village Clerk