

1. Meeting called to order

Vice President Joseph Minorik called the meeting to order at 6:05p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Weatherston, Tim Just, Joseph Minorik, and Nancy Pierce.

Absent: President Dobbs and Bill Folk were excused.

Also Present: Development Director Peter Wagner and Finance Director Kathy Kasper

3. Approval of Minutes

Approval of March 29, 2021 and April 26, 2021 meeting minutes.

Motion by Trustee Weatherston

Seconded by Nancy Pierce

4. Citizens' Comments

None.

5. Non-Public Hearing Items followed by Commission Recommendations

5A. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a revised site plan for Phase 1 of the Water's Edge Condominium Development which includes three, 73-Unit, 5-Story buildings on Water's Edge Drive submitted by CCM-Caledonia, LLC, Applicant and Owner. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)

Peter Wagner read from his report:

The applicant has modified the proposed Phase 1 of this project to address issues that were identified by the Village Fire Department as well as addressing a SEWRPC requirement for building in a primary environmental corridor.

As shown on the new site plan, the site has addressed Fire Department concerns regarding vehicle accessibility throughout the site. The first modification was the removal of the entrance boulevard, which allows emergency vehicles easier access to the site. Additional emergency access points have been created on the northwest and southwest cul-de-sacs for Phase 2 of the development. Lastly, the applicant modified the turnarounds abutting each tower allowing access for the largest emergency service vehicle in the Village.

Another modification to the site plan includes the relocation of the three towers to the south approximately 20 feet. As a result, the north building no longer encroaches on the delineated primary environmental corridor. By shifting the buildings south, the applicant will no longer need approval from SEWRPC for an amendment to the sanitary service area map. The area previously impacted dealt with steep slopes and not negatively impacting the environmental quality of the corridor or any specific wildlife habitat.

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When the plan was reviewed in April, the applicant did not have details regarding the specific location of the access road to the Siena Center to the south. The previous site plan illustrated an access agreement, but not a specific roadway. The new site plan shows the specific access point to the Siena Center and access to a parking lot to the south.

These modifications meet the requirements and regulations of the Planned Unit Development Agreement associated with this site. The revised plan also successfully addresses emergency access, Siena Center access, and impacts to the primary environmental corridor. Staff has amended the condition of approval, Exhibit A, to reflect the changes proposed in the revised site plan. If the Plan Commission is comfortable with the proposed changes, staff has prepared a suggested motion approving the revised site plan.

5A. Commission Deliberation

None.

Motion by Weatherston to approve and recommend to the Village Board that the revised site plan for Phase 1 of the building, site, and operational plan for the construction of three, 73-unit, 5-story buildings with underground parking be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning and Planned Unit Development through the building, site, and operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.

Seconded by Tim Just.

ROLL CALL

Nancy Pierce	Aye
Thomas Knitter	Aye
Trustee Weatherston	Aye
Tim Just	Aye
Joseph Minorik	Aye

Motion carried unanimously.

5B. BUILDING, SITE & OPERATION PLAN REVIEW – Review a proposed building, site, and operation plan for the construction of a 600 square-foot storage building located at 8520 Hollander Drive submitted by Todd Stiles, Applicant, EP Holdings LLC, Owner. (Parcel ID No. 104-04-22-34-020-090)

Peter Wagner read from his report:

The applicant is requesting approval of a 600 square-foot storage building located on the south western portion of site at 8520 Hollander Drive. Accessory buildings within the M-2 District require a BSO review prior to being issued building permits.

The proposed building is designed to be used as a storage facility for product associated with the business that operates on the site. The building will consist of metal walls and roof. Metal is an acceptable principal material for accessory buildings. The metal panels and roof will match style and color of the back of principle building on the site. There will be no door on the east elevation of the building to accommodate deliveries. This building will be used for cold storage only.

This building will be setback approximately 83 feet from the front lot line and 33 feet from the west lot line which are in compliance with setback requirements for the district. There is no regulation prohibiting an accessory structure in the front yard. The reason for the proposed location is that this is the flattest part of the site. The property to the west has cargo containers for storage directly west of the proposed storage building. The location

of the building will be on existing impervious surface and not require any modification to the existing stormwater pond. Included in this packet are comments from the Water Utility Director.

No lighting is being proposed at this time, however, if lighting were to be installed, it would need to meet the Village standards as is outlined in Condition #6 in Exhibit A. No additional parking is being requested or is required as part of this development as it is a storage building and not being used for retail floor space or resulting in additional jobs. To reduce the visual impact to the site, the applicant is proposing to install two arborvitaes along the western entrance drive. A landscape plan is not required for accessory buildings.

5B. Commission Deliberation

Plan Commission Members asked if it will be an open concept structure or an enclosed building with a door. Peter Wagner said the building will be an open concept building east to west you will see inside the structure. Commission Members expressed concerns and urged the applicant to look into wind loads for the structure.

Motion by Weatherston to approve and recommend to the Village Board that the building, site, and operational plan for the 8520 Hollander Drive be approved with conditions outlined 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 building is consistent with the existing use on the property.

Seconded by Knitter.

ROLL CALL

Thomas Knitter	Aye
Nancy Pierce	Aye
Trustee Weatherston	Aye
Tim Just	Aye
Joseph Minorik	Aye

Motion carried unanimously.

5C. BUILDING, SITE, & OPERATION PLAN REVIEW - Review a proposed building, site, and operations plan for the construction of a 2,400 square-foot addition to the building located at 3815 Quick Drive submitted by Thomas Greenwood, Applicant and Owner. (Parcel ID No. 104-04-22-34-012-040)

Peter Wagner read from his report:

The applicant is requesting approval of a 2,400 square-foot building addition to the existing building located at 3815 Quick Drive.

The proposed building addition is designed to be used as a facility for storage of product and files associated with the business. The building will consist of metal walls and roof. The metal panels and roof will match style and color of the back of the principal building. The metal walls will be two-toned with a three-foot wainscot along the base of the building which complies with the design standard of having a distinct visual bottom, middle, and top of a building. The south elevation of the addition will include an overhead door, service door, and windows. The remaining elevations will be clad in metal and include windows.

This building will be setback approximately 22.8 feet from the north lot line and 109 feet from the rear lot line which are in compliance with setback requirements for the zoning district. No lighting is being proposed at this time, however, if lighting were to be installed, it would need to meet the Village standards as is outlined in Condition #6 in Exhibit A. No additional parking is being requested or is required as part of this development as it is a storage building and not being used for retail floor space or resulting in additional jobs. The proposed addition

includes expanding the impervious surface of the site by 2,650 square feet providing access to the overhead doors located on the building addition. Once the addition is complete, the applicant will install asphalt over the gravel pad as shown on the site plan. This increase in impervious surface does not require a stormwater management plan. Included with this report is a review conducted by the Water Utility Director explaining further details. As part of this development proposal, the applicant provided a landscape plan showing the addition of six spruce trees and two maple trees.

5C. Commission Deliberation

None

Motion by Knitter to approve and recommend to the Village Board that the building, site, and operational plan for a 2,400 square-foot addition for the building locate at 3815 Quick Drive be approved with conditions outlined 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 building is consistent with the existing use on the property.

Seconded by Weatherston.

ROLL CALL

Nancy Pierce	Aye
Thomas Knitter	Aye
Trustee Weatherston	Aye
Tim Just	Aye
Joseph Minorik	Aye

Motion carried unanimously.

5D. REZONE – Review a request to rezone a parcel located at 6 ½ Mile road, north of 7301 USH 41 from B-4, Planned Business District and A-2, General Farming District II to B-3, Commercial Service District to accommodate future commercial development submitted by Matthew Mehring, Applicant, Robert & Gary Prochaska, Owners. (Parcel ID No. 104-04-22-07-097-000)

Peter Wagner read from his report:

When the Town of Caledonia became the Village of Caledonia in 2005, the Village adopted Racine County’s Zoning Code as their own. Since that time, the Village has amended its code several times and has created zoning code Title 16. As a result, staff has had to reference both Title 16 of the Village Code and Racine County’s Zoning Code that was adopted in 2005 when applying the zoning code for development projects and code enforcement. This split in regulations is difficult for developers, residents, and businesses to understand what the rules and regulations are for the Village. Staff has been working on merging the two code sections into one unified Village code Title. This process has been more time consuming than originally anticipated.

Staff has prepared draft Chapters 6, 10, & 12 for review and discussion. Chapter topics for discussion will be:

- Chapter 6: Zoning Districts
- Chapter 10: Accessory Structures
- Chapter 12: Off Street Parking

The purpose of this agenda item to review and discuss the content of the chapter and answer questions or take suggestions as to what should be and not be included in these chapters. Chapters 10 & 12 have some changes

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from the County and have been highlighted. Chapter 6 was a complete reformat and reclassification of zoning districts. I've included the original draft language along with the proposed draft chapter.

No action is required at this time. Over the next few Plan Commission meetings, staff will be presenting new chapters for Plan Commission Member's review and input. It is anticipated that the Title 16 will include eighteen chapters. Some of the chapters have few, if any, changes, and others will have significant changes or reorganization than what currently exists.

5D. Commission Deliberation

Plan Commission Members discussed and reviewed Peter Wagner's draft language changes to the Zoning Code Ordinance Chapters 6, 10 and 12. Discussion started by reviewing Chapter 12: Off Street Parking in creating and regulating the ordinances by limiting vehicle and trailer weight, height and length allowed to be stored and/or parked on a property. The placement of parked or stored vehicles and or trailers need to meet specific surface types and allowable locations per code. Commission Members discussed Chapter 10: Accessory Structures, the proposed change would be maximum accessory building size of 1,200 square feet or 75% of the living area of the primary structure, whichever is smaller on a residential property of two acres or less. Residential properties of two acres or greater the maximum accessory structure size would increase to 1,600 square feet or 75% of the living area of the primary structure, whichever is smaller. In addition, the allowed number of accessory structures on a residential property would be two, any additional accessory structures would need to go to before Plan Commission and Village Board for approval. Currently in this code section the height limitations are seventeen feet for accessory structures, which will not change. The final review was Chapter 6: Zoning Districts by discussing the possibility of eliminating confusion and understanding of each Zoning District type in combining some of them by decreasing to a manageable amount and remove the unnecessary districts.

Peter asked for feedback from Plan Commission by June 15th (Friday).

Motion: No action required

7. - Adjournment

Motion by to adjourn Trustee Knitter. Seconded by Weatherston. Motion carried unanimously. Meeting adjourned at 8:19 p.m.

Respectfully submitted,
Erika Waege
Administrative Assistant Building/Engineering