

PLANNING COMMISSION AGENDA
Monday, June 28, 2021, at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting called to order

2. Roll Call/Introductions

3. Approval of Minutes

4. Citizens' Comments

5. Public Hearing Items

- A. ZONING TEXT AMENDMENT – Review an amendment to the Village of Caledonia Zoning Code to create Section 16-1-1(a)(10) relating to residential and commercial parking restrictions.
- B. ZONING TEXT AMENDMENT – Review an amendment to the Village of Caledonia Zoning Code to create Section 16-1-1(a)(11) relating to accessory structures for residential and non-residential districts.

6. Non-Public Hearing Items

- A. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±778 square-foot, storage building located at 6025 Douglas Avenue, submitted by Patrice Sebastian, Applicant, S&P Holdings LLC, Owner. (Parcel ID Nos. 104-04-23-18-175-000, 104-04-23-18-177-000, & 104-04-23-18-181-000)
- B. SIGN PLAN REVIEW – Review a proposed master sign plan for the construction at 54 square-foot monument sign with an electronic message board for the multi-tenant development located at 1317 4 Mile Road submitted by Stephen Prochaska, Applicant, Kayne & Danny Properties, Owner. (Parcel ID No. 104-04-23-28-052-000)
- C. FINAL PLAT REVIEW – Review a final subdivision plat for the proposed Bluffside Subdivision submitted by Nancy Washburn, Applicant, Charles Kotaas Warren Knuth Trust. (Parcel ID No. 104-04-22-25-029-000, & 104-04-22-02-027-040)
- D. ZONING CODE DISCUSSION – Review draft Chapters 7, 8, 9, & 17 of the Village of Caledonia Zoning Code.

7. Adjournment

Dated June 24, 2021

Joslyn Hoeffert
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows:

If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body.

To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a “meeting” within the meaning of Wisconsin’s open meeting law. Nevertheless, only the commission’s agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

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



PLAN COMMISSION REPORT

Proposal:	Text Amendment
Description:	Review a proposed text amendment repealing creating Section 16-1-1(a)(10) relating to regulations for off-street parking in residential and commercial zoned districts.
Applicant(s):	Village of Caledonia
Address(es):	n/a
Suggested Motion:	That the Plan Commission recommends to the Village Board that Section 16-1-1(a)(10) of the Municipal Code be created regulating residential and commercial parking restrictions.

Background: In response to the Village Community Development Authority concerns pertaining to parking matters in residential and commercial districts, staff was directed to draft a zoning ordinance addressing the parking of vehicles, recreational vehicles, trailers, and semi-tractors and their trailers. The proposed ordinance is a section of the proposed Zoning Code, Chapter 12: Off-Street Parking.

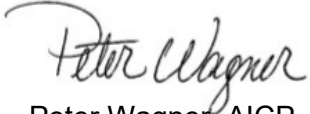
Staff drafted an ordinance addressing this issue by providing regulations pertaining types, size, and setbacks of vehicles and trailers in residential and commercial districts. Key components to this ordinance are:

- One commercial vehicle not over 10,000 lbs and/or not over nine feet tall and 26 feet in length can be parked routinely in a residential district.
- Recreational vehicles in residential districts must be parked 5 feet from side and rear lot lines.
- Recreational vehicles parked in the street yard must be parked on an improved surface such as stone, asphalt, or concrete.
- Trailers and their contents parked on lots less than one acre cannot exceed 32 feet in length and 13 feet in height. For residential lots greater than one acre, the trailer cannot exceed 37 feet in length and 13 feet in height.
- A parcel's street yard cannot have an improved surface by more than 50% of the street yard.
- Semi tractors, trailers, or dump trucks on commercial property is prohibited unless approved through the conditional use or site plan review process.
- Agricultural equipment in agricultural districts are permitted on site.

The current parking code does not address parking on front lawns of trailers, boats, cars, and other vehicles. The purpose of the text amendment is to clearly define off-street parking regulations in residential and commercial districts.

If adopted, these regulations will provide better authority to address complaints regarding the parking of vehicles in residential districts. This draft ordinance has gone before the Legislative and Licensing Committee for review with the recommendation that a public hearing be held and be further reviewed by the Plan Commission.

Respectfully submitted:

A handwritten signature in black ink that reads "Peter Wagner". The signature is written in a cursive style with a large, sweeping initial "P".

Peter Wagner, AICP
Development Director

DRAFT

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(10) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO RESIDENTIAL AND COMMERCIAL PARKING RESTRICTIONS UNDER THE ZONING CODE

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Section 16-1-1(a)(10) of the Code of Ordinances for the Village of Caledonia be, and hereby is, created to read as follows:

"(10) Residential and Commercial Parking Restrictions.

- a) Parking of vehicles accessory to a residential use on private property shall be limited to those actually used by the residents or for temporary parking for guests. Vans or pickup trucks used for private and recreational use, or a motor home (recreational vehicle), or a van or pickup truck used in a business or trade and commercial vehicle used for transportation to and from a place of employment or workplace of the occupant may be parked on a residential property subject to the requirements of this Section.
- b) One (1) commercial vehicle of not over one-ton rated capacity may be parked on private property per residential dwelling unit, providing all of the following conditions are met: vehicle is registered and licensed; used by a resident of the premises; gross weight does not exceed ten thousand (10,000) pounds, including any load; height does not exceed nine (9) feet as measured from ground level, excluding antennas, air vents, and roof-mounted air conditioning units, but including any load, bed, or box; and total vehicle length does not exceed twenty-six (26) feet, including attachments thereto (such as plows, trailers, etc.).
- c) Recreational vehicles parked on private property in residential zoned districts must maintain a minimum of a five-foot setback from the rear and side lot lines but are not restricted to a minimum setback to the principal structure. If parked in the street yard, the recreational vehicle must be parked on the driveway or on an improved surface such as asphalt, concrete, or compacted gravel. For the purpose of this section, recreational vehicles shall include boats and trailers, snowmobiles and their trailers, minibikes or trailbikes and their trailers, and unoccupied tent campers and travel trailers, all-terrain vehicles and personal watercraft and their trailers.
 - 1) Utility trailers and recreational vehicles parked on residential parcels less than one acre cannot exceed 32 feet in length and 13 feet in height. For residential parcels greater than one acre, trailers and recreational vehicles shall not exceed 37 feet in length and 13 feet in height.

- d) Vehicles, trailers, and recreational vehicles shall be parked either within an enclosed attached garage or detached accessory structure or on an improved surface such as: asphalt; concrete; or compacted gravel. Improved surfaces beyond driveways to cover more than fifty percent (50%) of a residential street yard is prohibited.
- e) No other vehicular equipment of a commercial or industrial nature, except as stated above, shall be parked or stored for more than two (2) consecutive hours and four (4) accumulated hours during any twenty-four-hour period on any lot in any zoning district except business and industrial districts or as permitted by an approved conditional use in the A-1 district.
- f) Outdoor parking of semi-tractors/trailers and/or dump trucks on commercial property (B-districts), that is not a principal use (e.g., truck sales), an accessory use (e.g., delivery vehicles), or which has not been approved through the conditional use or site plan review process is prohibited.
- g) Agricultural equipment (such as farm tractors, plows, farm plows, seeders, combines, cultivators, trucks owned and used by the farmer in the operation of the farm, etc.) used in a farm operation are permitted in all agricultural districts."

2. To the extent any provision of this ordinance conflicts with another Section of the Zoning Code under Title 16, this ordinance shall apply.

3. This ordinance shall take effect upon adoption and publication as required by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of _____, 2021.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs, Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

Sec. 20-1068. Floodproofing.

Where floodproofing by means of elevating on fill is deemed inappropriate or impractical and where floodproofing by means other than filling is permitted, floodproofing measures shall be in accordance with the following:

- (a) *Floodproofing measures* shall be designed to:
- (1) Withstand the flood pressures, depths, velocities, uplift and impact forces, and other factors associated with the 100-year recurrence interval flood; and
 - (2) Assure protection to an elevation at least two (2) feet above the elevation of the 100-year recurrence interval flood; and
 - (3) Provide anchorage of structures to foundations to resist flotation and lateral movement; and
 - (4) Insure that the structural walls and floors are watertight and completely dry without human intervention during flooding to a point at least two (2) feet above the elevation of the 100-year recurrence interval flood.
- (b) *No permit* or variance shall be issued until the applicant submits a plan or document certified by a registered professional engineer or architect certifying that the floodproofing measures are adequately designed to protect the structure or development to a point at least two (2) feet above the elevation of the 100-year recurrence interval flood for the particular area.
- (c) *Floodproofing measures* may include, but are not limited to:
- (1) Reinforcement of walls and floors to resist rupture or collapse caused by water pressure or floating debris;
 - (2) Addition of mass or weight to structures to prevent flotation;
 - (3) Placement of essential utilities above the flood protection elevation;

- (4) Surface subsurface drainage systems, including pumping facilities, to relieve external foundation wall and basement floor pressures;
- (5) Construction of water supply wells, and waste treatment and collection systems to prevent the infiltration of floodwaters into such systems;
- (6) Cutoff valves on sewer lines and the elimination of gravity flow basement drains; and/or
- (7) The construction of permanent or moveable watertight bulkheads, erection of permanent watertight shutters and doors, and installation of wire reinforced glass or glass block for windows.

(Ord. No. 94-155, § 11, 11-10-94)

Editor's note—Provisions enacted by Ord. No. 94-155, § 11, adopted Nov. 10, 1994, as § 20-1067, have been redesignated at the discretion of the editor as § 20-1068 pursuant to the previous designation of material as § 20-1067 by Ord. No. 93-3, adopted May 11, 1993.

Secs. 20-1069—20-1085. Reserved.**DIVISION 5. OFF-STREET PARKING AND TRAFFIC REGULATIONS****Sec. 20-1086. Traffic visibility.**

(a) No obstructions, such as structures, parking or vegetation, shall be permitted in any district between the heights of two and one-half (2½) feet and ten (10) feet above the plane through the mean curb-grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen (15) feet from their intersection.

(b) In the case of arterial streets' intersection with other arterial streets or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet.

(Code 1975, § 7.051)

Sec. 20-1087. Loading requirements.

In all districts adequate loading areas shall be provided so that all vehicles loading, maneuvering or unloading are completely off the public ways and so that all vehicles need not back onto any public way.

(Code 1975, § 7.052)

Sec. 20-1088. Parking requirements.

(a) In all districts and in connection with every use, there shall be provided, at the time any use or building is erected, enlarged, extended or increased, off-street parking stalls for all vehicles in accordance with the provisions of this section.

(b) Adequate access to a public street shall be provided for each parking space, and driveways shall be at least ten (10) feet wide for one- and two-family dwellings and a minimum of twenty-four (24) feet for all other uses.

(c) Each parking space shall be not less than nine (9) feet in width and not less than one hundred eighty (180) square feet in area exclusive of the space required for ingress and egress.

(d) Location shall be on the same lot as the principal use or not over four hundred (400) feet from the principal use. No parking stall or driveway except in residential districts shall be closer than twenty-five (25) feet to a residential district lot line or a street line opposite a residential district.

(e) All off-street parking areas shall be graded and surfaced so as to be dust free and properly drained. Any parking area for more than five (5) vehicles shall have the aisles and spaces clearly marked.

(f) Curbs or barriers shall be installed so as to prevent the parked vehicles from extending over any lot lines.

(g) All open, off-street parking areas providing more than twenty-five (25) parking spaces, except parking areas restricted to use by employees only, shall provide parking spaces for use by motor vehicles which transport physically disabled persons in accordance with the requirements of W.S.A., §§ 346.50, 346.503, and 346.505.

Number of parking stalls required:

Single-family dwelling and mobile homes	2 stalls for each dwelling unit
Two-family and multi-family dwellings	2 stalls for each dwelling unit
Hotels, motels	1 stall for each guest room plus 1 stall for each 3 employees
Hospitals, clubs, lodges, sororities, dormitories, lodginghouses and boardinghouses	1 stall for each 2 beds plus 1 stall for each 3 employees
Sanitariums, institutions, rest and nursing homes	1 stall for each 5 beds plus 1 stall for each 3 employees
Medical and dental clinics	3 stalls for each doctor plus 1 stall for each employee
Churches, theaters, auditoriums, community centers, vocational and night schools and other places of public assembly	1 stall for each 5 seats
Colleges, secondary and elementary schools	1 stall for each 2 employees plus a reasonable number of stalls for student and other parking
Restaurants, bars, places of entertainment, repair shops, retail and service stores	1 stall for each 150 square feet of floor area
Manufacturing and processing plants, laboratories and warehouses	1 stall for each 2 employees during any 12-hour period
Financial institutions; business, governmental and professional offices	1 stall for each 300 square feet of floor area
Funeral homes	1 stall for each 4 seats
Bowling alleys	5 stalls for each alley

In the case of structures or uses not mentioned, the provision for a use which is similar shall apply.

(h) Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use during such periods of time as the various uses are reasonably likely to be simultaneously requiring parking for employees, customers and other persons.
(Code 1975, § 7.053; Ord. No. 88-160, § 7.053, 1-10-89)



PLAN COMMISSION REPORT

Proposal:	Text Amendment
Description:	Review a proposed text amendment repealing creating Section 16-1-1(a)(11) relating to regulations for accessory structures.
Applicant(s):	Village of Caledonia
Address(es):	n/a
Suggested Motion:	That the Plan Commission recommends to the Village Board that Section 16-1-1(a)(11) of the Municipal Code be created regulating accessory structures.

Background: In response to repealing the administrative policy for oversize garage variances, staff was directed to draft new regulations pertaining to accessory buildings in residential districts. As part of drafting the ordinance, staff discovered that any repeal of the existing administrative policy regarding oversized garages, would result in no regulation for accessory structure size and accessory buildings only be limited by the regulation that no more than 20% of the rear yard can be developed with accessory structures. This would allow for accessory structures to be larger than the principal building on a residential parcel by right.

Staff drafted an ordinance addressing this issue by providing regulations pertaining to size, number, and setbacks as it relates to accessory buildings in residential districts. These regulations are nearly identical to the regulations proposed as part of Chapter 10: Accessory Structures you reviewed earlier this year as part of the overall Zoning Code update. Since that time, staff has made changes to building size as it relates to lot size.

The current policy states that an accessory structure in a residential zoned district, no matter how large the parcel, could not exceed 1,050 square feet. If constructed of stone or masonry, the building could not exceed 1,200 square feet. Currently, a resident can file a request with the Village Board to approve building a larger accessory building than is allowed by administrative policy.

Staff is proposing to increase the maximum building size based on the size of the residential parcel and a percentage of the living area of the principal structure. If the parcel is less than two acres, the maximum size building would be 1,200 square feet or 75% of the living area of the principal structure, whichever is smaller. If two acres or greater, the maximum size would be 1,600 square feet or 75% of the living area of the principal structure, whichever is smaller. These regulations will encourage accessory buildings be smaller in stature than the principle building on a residential property. If a resident wishes to build a bigger accessory building, the resident would have the opportunity to request a size variance to the Village Board of Appeals.

In addition, this section of code proposes using the same 17-foot height limit as currently exists. Furthermore, buildings would be required to be setback five feet instead of three feet from side and rear lot lines. This better accommodates any overhangs a structure may have as it relates to property lot lines and provide additional space to accommodate snow or stormwater runoff from trespassing on a neighboring property. The ordinance also regulates the total number of accessory structures on a residential lot to two. The resident does have the option to go before the Plan Commission for approval of

additional structures. Lastly, the ordinance includes setbacks for other accessory structures and uses such as patios, a/c condensers, electric generators, decks, and basketball/tennis courts in residential districts.

This ordinance also includes regulations for accessory buildings located in non-residential zoned districts. These regulations are the same as what is currently in the zoning code and what was reviewed earlier this year by the Plan Commission.

By the Village adopting this code section, it will provide regulating authority as it pertains to accessory structures and allow the Village to pursue repealing the administrative policy regarding requests for oversized garages in residential districts. This draft ordinance has gone before the Legislative and Licensing Committee for review with the recommendation that a public hearing be held and be further reviewed by the Plan Commission.

Respectfully submitted:



Peter Wagner, AICP
Development Director

DRAFT

Ordinance No. 2021-XX

AN ORDINANCE TO CREATE SECTION 16-1-1(a)(11) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, RELATING TO ACCESSORY STRUCTURES UNDER THE ZONING CODE

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Section 16-1-1(a)(11) of the Code of Ordinances for the Village of Caledonia be, and hereby is, created to read as follows:

"(11) **Accessory Structures.**

- a. **Residential Districts; Other Districts as Specified.** Accessory structures such as detached garages, gazebos, garden or utility sheds in Residential ("R" Districts) shall be subject to the following regulations.

1. **Size.**

- (a) Parcels Less than 2 Acres. The area of an accessory structure shall not occupy more than 1,200 square feet or 75% of the square footage of the living area of the principal structure, whichever is smaller.

- (b) Parcels Greater than 2 Acres. The area of an accessory structure shall not occupy more than 1,600 square feet or 75% of the square footage of the living area of the principal structure, whichever is smaller.

2. **Height.** Shall not exceed seventeen (17) feet in height.

3. **Location.** Detached structures are permitted in the rear and side yards and shall not be closer than ten (10) feet to a principal structure or five (5) feet to a side or rear lot line. When the street yard setback of a principal structure exceeds the required setback for the particular district in question, a detached accessory structure may be permitted in the street yard provided the street yard setback of the accessory structure is not less than the required setback for the district or the average street yard setback of principal structures on abutting parcels, if any, whichever is greater.

4. **Number.** The maximum number of accessory buildings in a residential district less than one (1) acre in size shall be two (2). If a parcel is greater than one (1) acre, more than two accessory buildings may be allowed and shall require Plan Commission approval.

5. **Patios.** Patios constructed at or below yard grade, may be installed in the rear or side yard adjacent to the principal structure without the

issuance of a building permit; and shall not be located closer than five (5) feet to a lot line.

6. **Decks.** Decks located adjacent to or attached to a principal structure can project into the required side and rear setback for a principal structure for the district in which they are located by six (6) feet. Freestanding decks surrounding private swimming pools shall be located at least ten (10) feet from the principal structure and shall be located at least five (5) feet from a side or rear lot line. All decks shall require the issuance of a building permit.
7. **Residential Air Conditioning Condensers / Power Generators.** Units under this subsection may be located adjacent to a residence in the rear yard and side yard, provided that all condensers and generators shall be located at least five (5) feet from a side or rear lot line. Residential air conditioning condensers and power generators shall not be located in the street yard.
8. **Private Swimming Pools.** Pools are permitted as accessory uses in the rear yard in any district; except the C-1 Resource Conservation District; however, the swimming pool shall be located at least eight (8) feet from the principal structure, be located at least three (3) feet from any side or rear lot line, and be installed in accordance with the City building, plumbing, and electrical codes, including the issuance of all required permits.
9. **Private Tennis Courts / Basketball Courts.** These courts are permitted as accessory uses in the rear yard in any district, except the C-1 Resource Conservation District. A building permit is required for all tennis/basketball courts and:
 - a. All tennis courts shall be surrounded by a fence not less than ten (10) feet in height.
 - b. No lighting installed around a tennis court or basketball court shall project onto adjacent properties; and
 - c. No private tennis court or basketball court shall be located closer than five (5) feet to a lot line.

b. **Non-Residential District Accessory Structures**

1. **Height.** The height of a structure shall not exceed in height twice their distance from the nearest lot line.
 - a. Area. The aggregate total floor area of all accessory buildings shall not exceed three (3) percent of the total lot area, except that on agriculturally zoned parcels, ten (10) acres or more in area, the accessory building areas may be greater than the three (3) percent limit when used solely for the pursuit of agriculture; in all non-residential and non-agricultural districts accessory building areas greater than three (3) percent are allowed, when approved by the Planning Commission as part of a Building, Site, and

Operation Plan review, and where said buildings are used solely accessory to the principal use on said lot."

2. To the extent any provision of this ordinance conflicts with another Section of the Zoning Code under Title 16, this ordinance shall apply.
3. This ordinance shall take effect upon adoption and publication as required by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of _____, 2021.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs, Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

landing strip, and prior written approval from the F.A.A. and Wisconsin Bureau of Aeronautics, if applicable.

- (5) Agricultural structures, such as barns, silos and windmills, shall not exceed in height twice their distance from the nearest lot line.
- (6) Public or semipublic facilities, such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices and stations, may be erected to a height of sixty (60) feet, provided all required yards are increased not less than one (1) foot for each foot the structure exceeds the district's maximum height requirement.

(Code 1975, § 7.061; Ord. No. 99-58S, pt. 2, 7-13-99)

Sec. 20-1112. Modification of yard requirements.

The yard requirements stipulated elsewhere in this chapter may be modified as provided in this division.

(Code 1975, § 7.062)

Sec. 20-1113. Projections into yards.

(a) Uncovered decks, stairs, landings and fire escapes may project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.

(b) Architectural projections, such as chimneys, flues, sills, eaves, belt courses and ornaments, may project into any required yard; but such projection shall not exceed two (2) feet.

(c) The projections permitted in paragraph (a) above shall not encroach into the minimum required shore yard setback area, except as allowed by section 20-1046, and no projection shall be closer than ten (10) feet from any street right-of-way.

(d) The zoning administrator shall be authorized to review and issue a zoning permit to allow a nonconforming building addition projection, such as a wheelchair ramp, that is needed to allow the

minimum required reasonable accommodation that is necessary to allow ingress/egress by a handicapped or disabled person to the following:

- (1) A residential structure utilized by such person that lives on the property or such person employed in a home occupation on the property. Any such addition shall be removed within thirty (30) days from the time that the structure is no longer serving the aforementioned handicapped or disabled person. A deed restriction to this effect shall be recorded with the register of deeds department and proof of such shall be submitted to the zoning administrator before a zoning permit will be issued.
- (2) A commercial facility or any other structure that provides public accommodations.

Any such projection should be designed to be at least three (3) feet from any lot line and have a minimal intrusion into a floodplain, wetland, environmental corridor, or required shore yard setback.

(Code 1975, § 7.062; Ord. No. 97-203, 1-13-98; Ord. No. 2000-251S, 8-28-01; Ord. No. 2003-197, 2-12-04)

Sec. 20-1114. Security fences.

Security fences are permitted on the property lines in all districts except residential districts and as required under section 20-1226, but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire or wrought iron fencing.

(Code 1975, § 7.062)

Sec. 20-1115. Accessory uses.

(a) Accessory uses and detached accessory structures are permitted in the rear and side yards only; they shall not be closer than ten (10) feet to the principal structure, and shall not exceed seventeen (17) feet in height for residential accessory structures or accessory structures in residential districts, the total of all residential accessory structures shall not occupy more than twenty (20) percent of the rear yard area, for lots five (5) acres or less in size or one-percent of the total lot area

Need to add spec limit

ZONING

§ 20-1115

for those lots greater than five (5) acres and shall
not be closer than three (3) feet to any lot line nor

five (5) feet to an alley line. Accessory structures in all non-residential districts shall not exceed in height twice their distance from the nearest lot line. The aggregate total floor area of such non-residential district accessory structures shall not exceed three (3) percent of the total area of the lot, except that on an agriculturally zoned parcel, ten (10) acres or more in area, the accessory building areas may be greater than the three (3) percent limit when used solely for the pursuit of agriculture; and in all non-residential and non-agricultural districts accessory building areas greater than three (3) percent are allowed, when approved by the planning and development committee and the town as part of the plan of operation and site plan review, and where said buildings are used solely accessory to the principal use on said lot; or on parcels which are the subject of a conditional use permit and as regulated by the conditional use permit.

(b) When the street yard setback of a principal structure exceeds the required setback for the particular district in question, a detached accessory structure may be permitted in the street yard provided that the street yard setback of the accessory structure is not less than the required setback for the district or the average street yard setback of principal structures on abutting parcels, if any, whichever is greater. On vacant parcels, the minimum setback may be used for averaging.

(c) Within the shoreland area, accessory uses and detached accessory structures are permitted in the street yard portion of waterfront lots provided that such uses or structures shall not be closer than twenty-five (25) feet to the street right-of-way.
(Code 1975, § 7.062; Ord. No. 86-86, § 7.062, 8-26-86; Ord. No. 2000-251S, 8-28-01)

Sec. 20-1116. Exemptions from yard requirements.

(a) Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this chapter.

(b) Landscaping and vegetation are exempt from the yard requirements of this chapter.
(Code 1975, § 7.062)

Sec. 20-1117. Boathouses.

(a) Boathouses accessory to residential uses may be located within a shore yard but shall:

- (1) Be no closer than twenty (20) feet to the average annual high-water elevation of the stream, lake, pond or wetland. This distance may be varied by the board of adjustment in accordance with section 20-31 et seq.; in no case, however, shall boathouses be allowed to project beyond the shoreline;
- (2) Not exceed one (1) boathouse on the premises for each shoreland lot;
- (3) Not exceed a height of fifteen (15) feet above the high-water elevation;
- (4) Not exceed two hundred fifty (250) square feet in horizontal area covered; and
- (5) Not be closer than fifteen (15) feet to any side lot line.
- (6) Be constructed in such a manner as to orient the main opening of the boathouse toward the body of water.
- (7) Be used strictly for the storage of boats and water-related recreational accessories.

(b) The use of a boathouse for human habitation is prohibited. No plumbing, heating or cooking facilities may be provided in or for a boathouse.

(c) The roof of a boathouse shall not be used as a deck or for other such purposes, nor shall railings be placed on top of the boathouse.
(Code 1975, § 7.062; Ord. No. 86-17, § 7.062, 7-22-86; Ord. No. 97-203, 1-13-98)

Sec. 20-1118. Adjustment of shore yards.

Shore yards may be reduced to the average of the shore yards existing on the abutting properties within a straight-line distance of one hundred (100) feet, excluding highway right-of-way or road easements, of the subject site but shall not be



Meeting Date: June 28, 2021

Item No. **6a**

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations (BSO) Plan Review

Description: Review a request to approve a site plan for the construction and utilization of a ±778 square-foot storage building with open air patio/overhang for property located at 6025 Douglas Avenue.

Applicant(s): Patrice Sebastian

Address(es): 6025 Douglas Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for a ±768 square-foot storage building located at 6025 Douglas Avenue 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.

Owner(s): S&P Holdings LLC

Tax Key(s): 104-04-23-18-175-000, 104-04-23-18-177-000, 104-04-23-18-181-000

Lot Size(s): 4.68 acres

Current Zoning District(s): B-2, Community Business District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial, & High Density Residential

Background: The applicant is requesting approval for the construction and utilization of a ±768 square-foot storage building located at 6025 Douglas Avenue. This building will be built alongside an existing 1-car garage that will be razed upon completion of the new storage building.

The proposed building is designed to be used as a storage facility for equipment and materials for the restaurant business that operates on the site. The building design is to look like a residential garage with a covered porch. The exterior of the building will be residential style siding with asphalt shingles. The west elevation of the building will have a 16'x8' overhead door for main access. The overall height of the building is 19'1". Per code, height is determined by the average of the wall height and peak height, which cannot exceed 17 feet. The calculated height is approximately 14.5 feet and is compliant with code. The building location conforms with setback requirements for an accessory structure. Three exterior decorative lights will be installed on the building. Due to the location of the structure and the limited brightness of the light fixtures, staff did not require a lighting plan. If the applicant were to increase the number or lights or brightness of the lighting on or around the building, the applicant will need to submit a lighting plan for approval.

There will be no requirements to address stormwater runoff as it does not disturb enough land or create enough additional impervious surface on the site. Engineering has reviewed the proposed structure and has no concerns.

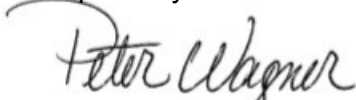
If the Plan Commission is comfortable with the proposed storage building, staff has drafted a suggested motion recommending approval of the ±768 square-foot storage building located at 6025 Douglas Avenue with conditions as shown in Exhibit A.

EXHIBIT A - CONDITIONS Sebastian's Storage Building

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed ±768 square-foot storage building shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on June 16, 2021.
5. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
6. Lighting. All lighting, if installed at the site, must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

-
7. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
 8. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
 9. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
 10. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
 11. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
 12. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
 13. Agreement. By you accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Patrice Sebastian, S&P Holdings LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
 14. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
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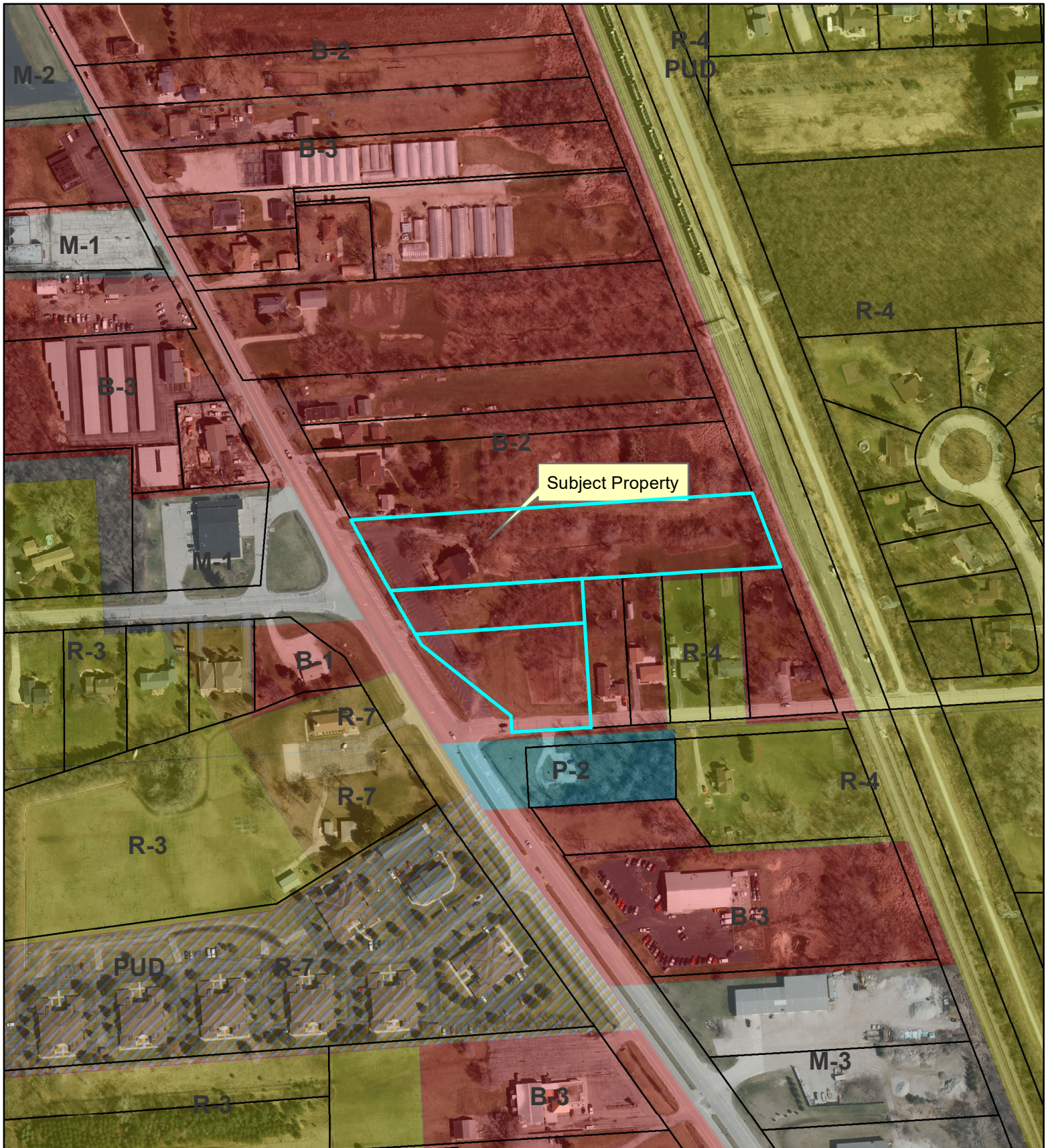
Respectfully submitted:



Peter Wagner, AICP
Development Director

Location Map

6025 Douglas Avenue



BSO Submittal Requirements

A. Written Description/Narrative of the intended use describing in reasonable detail the:

1. Full name and contact information of the petitioner and / or agent, and property owner, if different.

Patrice Sebastian 6025 Douglas Avenue Racine, WI 53402 (262) 920-495-0813
psebcat.msn.com

2. Full name and contact information of petitioner's engineers / surveyors / architects, and other design professionals used in BSC Plan preparation.

Nielsen, Madsen & Barber. Mark Madsen mmadsen@nmbosc.net
1458 Horizon Blvd. Suite 200 Racine, WI 53406 (262)-634-5588

Absolute Construction Enterprises Inc Tracy Stacy tstacy@absoluteconstruct.com
6618 6 Mile Road Racine, WI 53402 (262)456-6802 office (262) 639-1387 cell

3. Existing zoning district(s) and proposed zoning district(s) if different.

Currently zoned: B-2 Business. No change is planned for zoning.

4. Current land uses present on the subject property.

Restaurant, outdoor dining patio, parking lot, upstairs apartment / office space, dilapidated one car garage used for patio furniture storage, gardening, landscaping tools, equipment.

5. Proposed land uses for the subject property.

No change in use; but to raze the existing garage and build new garage. New location for larger garage (just south of existing garage).

6. Land use designation(s) as depicted on the adopted Comprehensive Plan.

No change.

7. Description of existing environmental features.

5 acres, restaurant, parking lot, garage, fields, gardens, trees, flowers. Other than the areas used for existing parking and structure, much of the site has been left natural. See site plan for notes specific to this topic.

8. Projected number of residents, employees, and / or daily customers.

One residential unit (occupied currently)
32 employees – varies seasonally
Daily average customers - 52

9. Proposed amount of dwelling units, floor area, open space area, and landscape surface area, expressed in square feet and acreage to the nearest one-hundredth of an acre.

No changes to existing dwelling area, restaurant area. New garage will take place of old garage with an additional 265.8 sq. ft. of storage space.

10. Resulting site density, floor area ratios, open space ratios, and landscape surface area ratios.

No change in density (human occupancy). The new garage will cover 265.8 sq. ft. more than previous garage, however the dumpsters will be placed on the existing slab freeing up approximately 300 sq. ft. of yard area.

11. Operational items relating to hours of operation, projected normal/peak water usage, sanitary sewer or septic loadings.

The garage replacement does not affect any of the items listed in this section.

12. Traffic generation.

The staff will use garage as they do now, for storage and possibly a sit-down break beneath overhang. Occasional guests may request to sit beneath covered area. The garage replacement will not generate added traffic to the business.

13. Operational considerations relating to potential nuisance creation pertaining to the appropriate design of street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

The garage replacement will not change the operations of this business, no nuisance created.

14. Exterior building and fencing materials.

Cement board siding – vinyl asphalt shingles.

15. Possible future expansion and related implications for (1) to (14), above and :

Nothing planned for future.

16. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

Already addressed.

Property Site Plan drawing which includes: (see NMB site plan)

1. A title block which provides all contact information for the petitioner and / or agent, and property owner if different.

Patrice Sebastian 6025 Douglas Avenue Racine, WI 53402
(920)-495-0813 psebcat@msn.com

2. Full name and contact information of petitioner's engineers / Surveyors / architects, and other design professionals used in BSO Plan preparation.

Absolute Construction Enterprises Inc – Tracy Stacy (262) 456-6802
tstacy@absoluteconstruct.com
6618 6 Mile Road Racine, WI 53402

3. The date of the original plan and the latest date of revision to the plan.

See NMB site plan.

4. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

See NMB site plan.

5. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.

See NMB site plan.

6. All required building setback and offset lines.

See NMB site plan.

7. All existing and proposed buildings/structures, and paved areas, including building entrances, walks, drives, fences, walls.

See NMB site plan.

8. All existing and proposed utility and drainage systems, connections and fixtures.

Existing; no changes.

9. All requirements of the Village Fire Code.

New access from 5 Mile Road and Douglas Avenue approved by Caledonia and DOT previously.

10. The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this Code.

See NMB site plan.

11. The location and dimension of all loading and service areas on the subject property.

See NMB site plan

12. The location of all outdoor storage and refuse disposal areas and the design of all screening devices.

See NMB site plan

13. The location, type, height, size and lighting of all signage on the subject property.

No signage changes will result from the garage replacement.

14. The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property including photometric plans. All lighting plans and specifications to meet the Village Adopted Design Manual per Section 16-4-4.

Existing lighting to remain unchanged. New garage to have two exterior decorative fixtures as shown on plans.

15. The location of all environmental features including wetlands, floodplains, environmental corridors, steel slopes, forest area or any other permanently protected natural resource area protected under Local, State or Federal regulations.

See NMB site plan

16. The location of existing and proposed drainage facilities and

A Grading and Erosion Control Plan to be approved by the Village Engineer. Plans are not subject to Plan Commission review but are required to be submitted concurrent with BSO Plan applications in order for the submittal to be complete.

See NMB site plan.

Elevation Drawings of proposed buildings or proposed remodeling of existing buildings showing heights, finished exterior treatment, with adequate labels provided to clearly depict exterior materials, texture, scale, color and overall appearance.

See plan by Absolute Construction Enterprises, Inc.

A Plat of Survey shall be required for all projects. The survey shall be prepared by a Registered Land Surveyor and shall depict property lines, and existing and proposed buildings, structures, and paved areas.



SEBASTIAN'S

Fine Food & Spirits



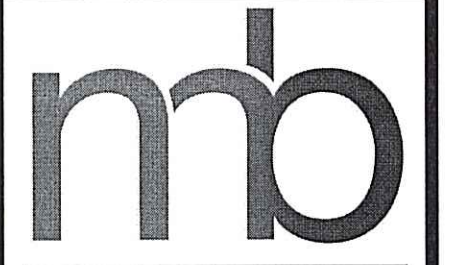
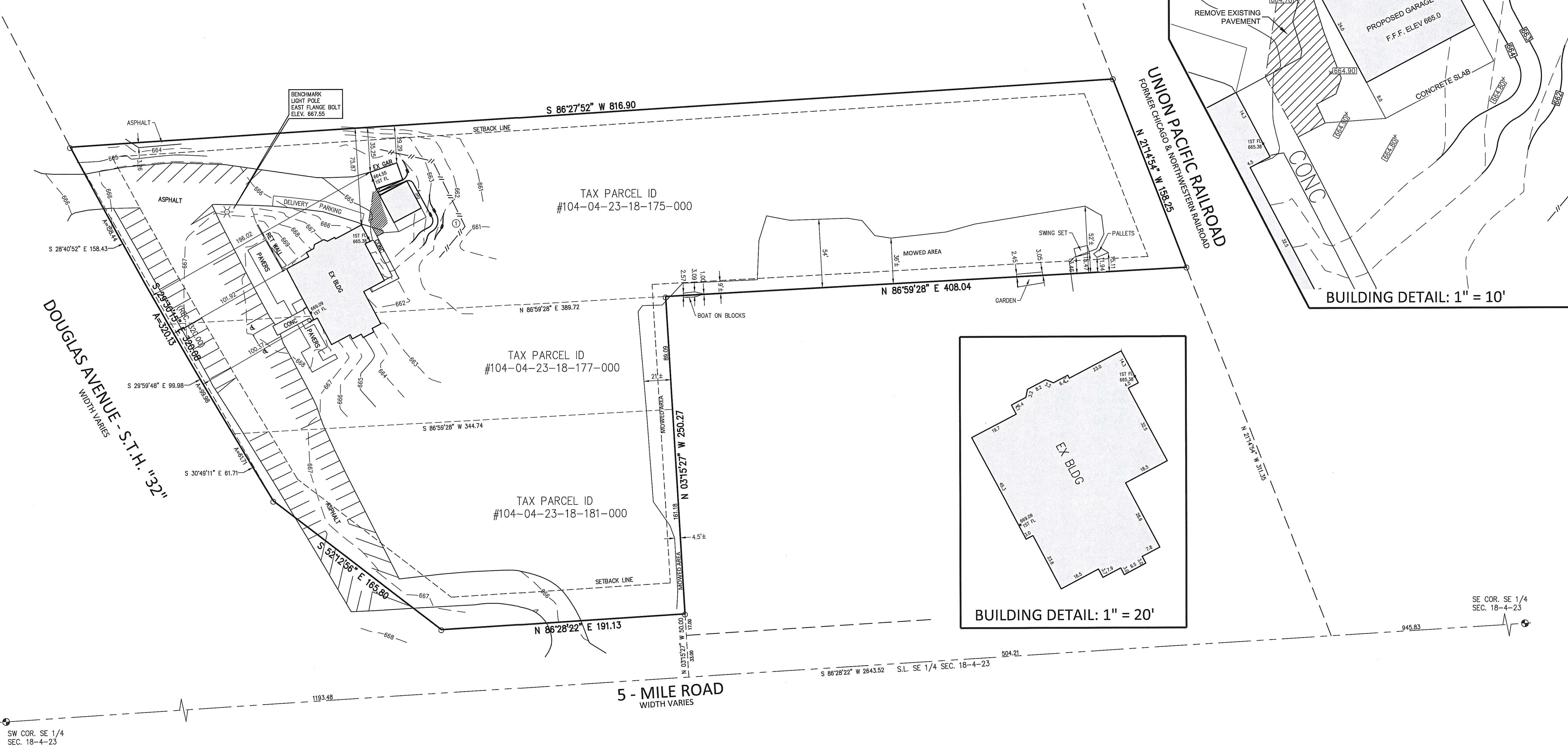
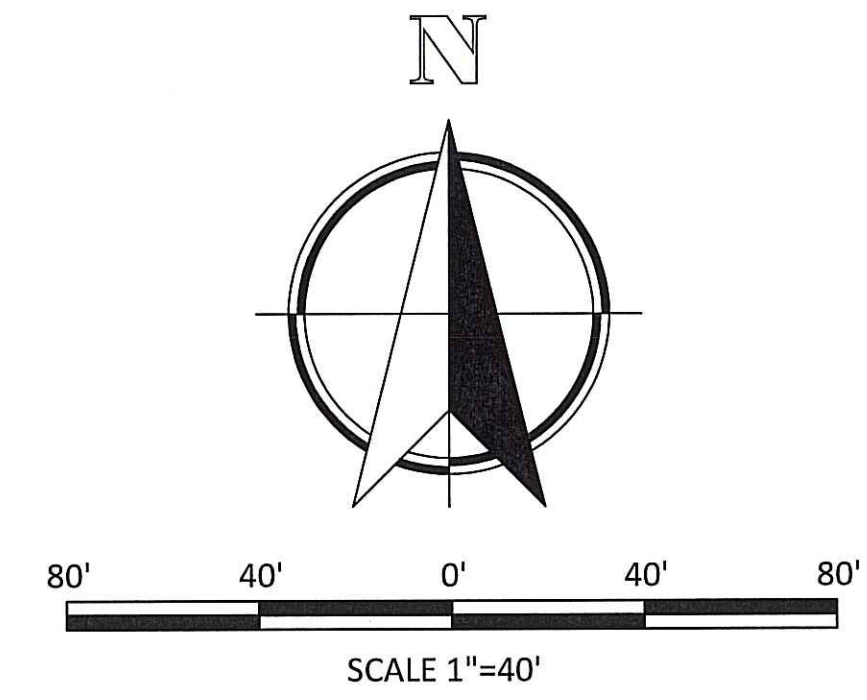






Plat of a survey for Patrice Sebastian of: That part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, described as follows: Begin at a point on the Westerly line of the Union Pacific Railroad right-of-way (formerly Chicago Northwestern Railroad Company right-of-way), said point being N 21°14'54" W 311.35 feet from the intersection of said right of way line and the South line of said section measured along the right of way; thence N 21°14'54" W along said right of way 158.25 feet; thence S 86°27'52" W 816.90 feet to a point on the Easterly line of State Trunk Highway 32 and a point on a curve; thence Southerly along the Easterly line 320.13 feet upon the arc of said curve, whose chord bears S 29°30'15" E 320.00 feet and whose radius is 5,669.58 feet; thence S 52°12'56" E 165.80 feet along the East line of State Trunk Highway 32 to the North line of 5-Mile Road; thence N 86°28'22" E 191.13 feet along said North line; thence N 03°15'27" W 250.27 feet; thence N 86°59'28" E 408.04 feet to the point of beginning. Said land being in the Village of Caledonia, County of Racine, and State of Wisconsin.

Certificate
The above-described property has been surveyed under my direction and the map herein drawn is a correct representation thereof to the best of my knowledge and belief.



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

6025 DOUGLAS AVENUE
FOR
PLAT OF SURVEY
FOR
S & P HOLDINGS, LLC, AND
ABSOLUTE CONSTRUCTION
VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: SCB/ETH/DMR
DATE: 06-16-2021
CHECKED: MRM
DATE: 06-16-2021

2018.0185.02

SHEET
1 OF **1**

NOTES
BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
FIELD WORK: 06-22-2018 BY: ETM / LMW

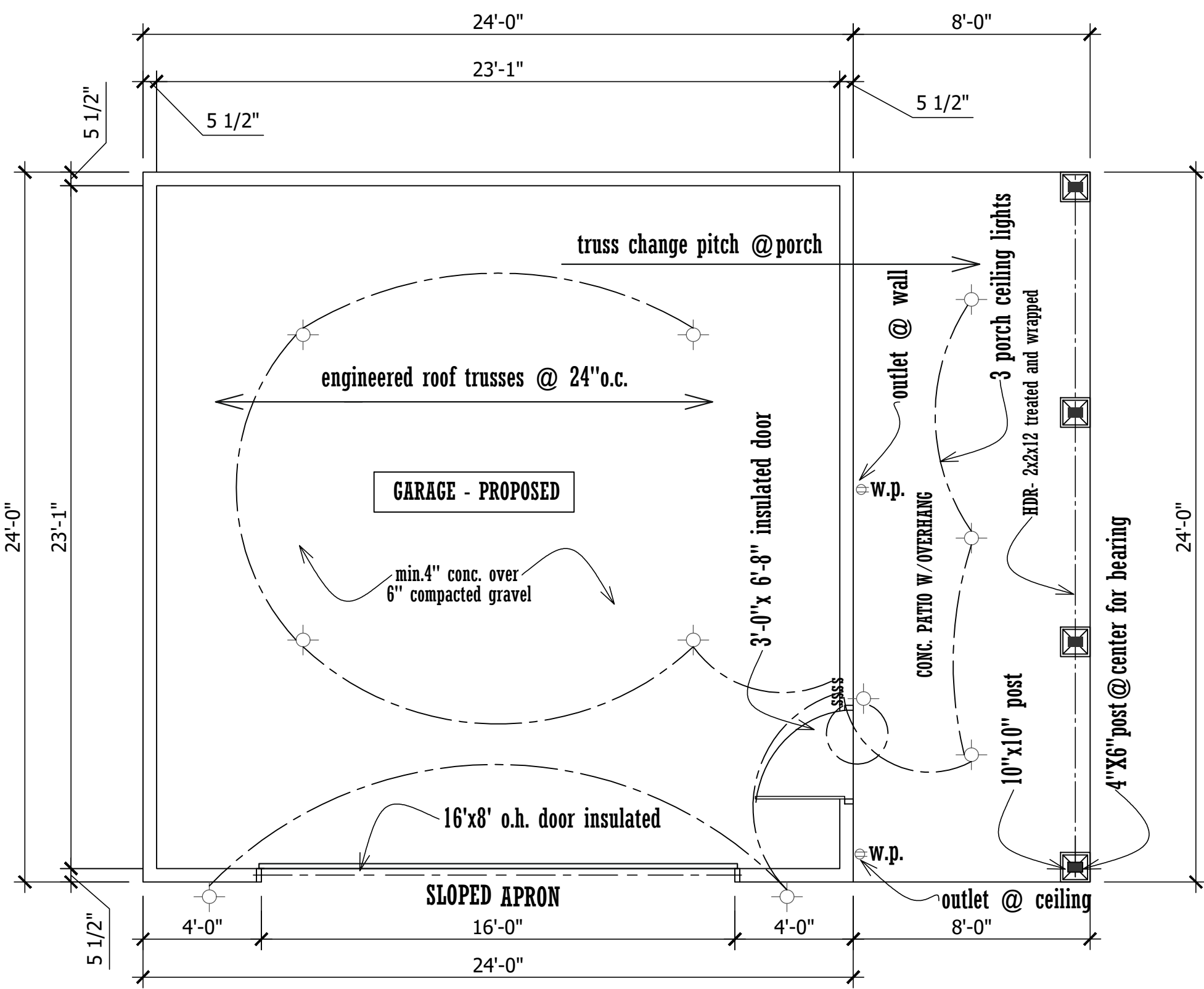
PARKING SPACES:
68 REGULAR STALLS
2 HANDICAP STALLS
70 TOTAL STALLS

EXISTING ZONING: B-2
SETBACKS:
STREET = 25 FT
REAR = 25 FT
SIDE = 10 FT
SHORE = 75 FT

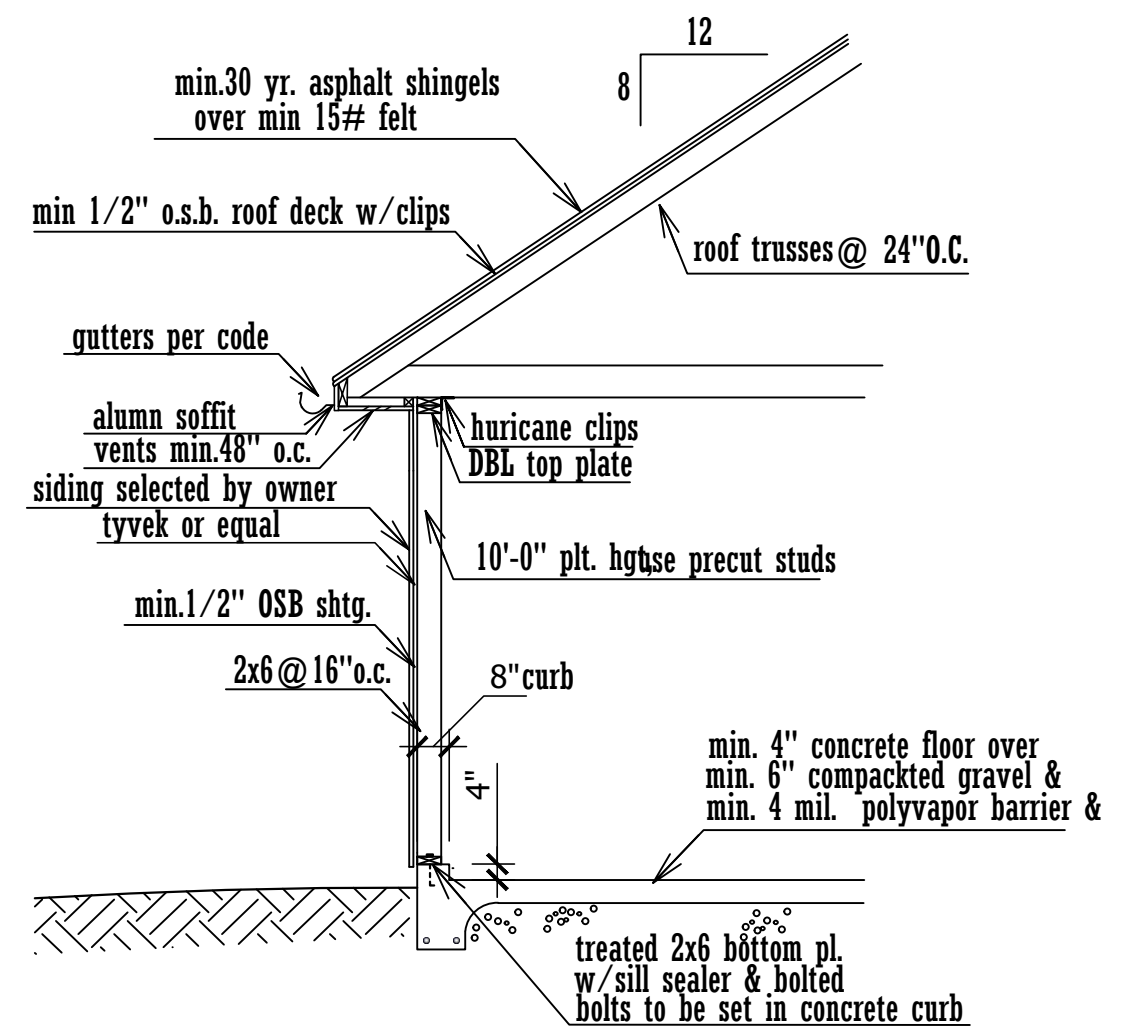
LEGEND
○ FOUND 1.25" IRON PIPE

700.0 TOP OF RETAINING WALL ELEVATION
700.0 BOTTOM OF RETAINING WALL ELEVATION

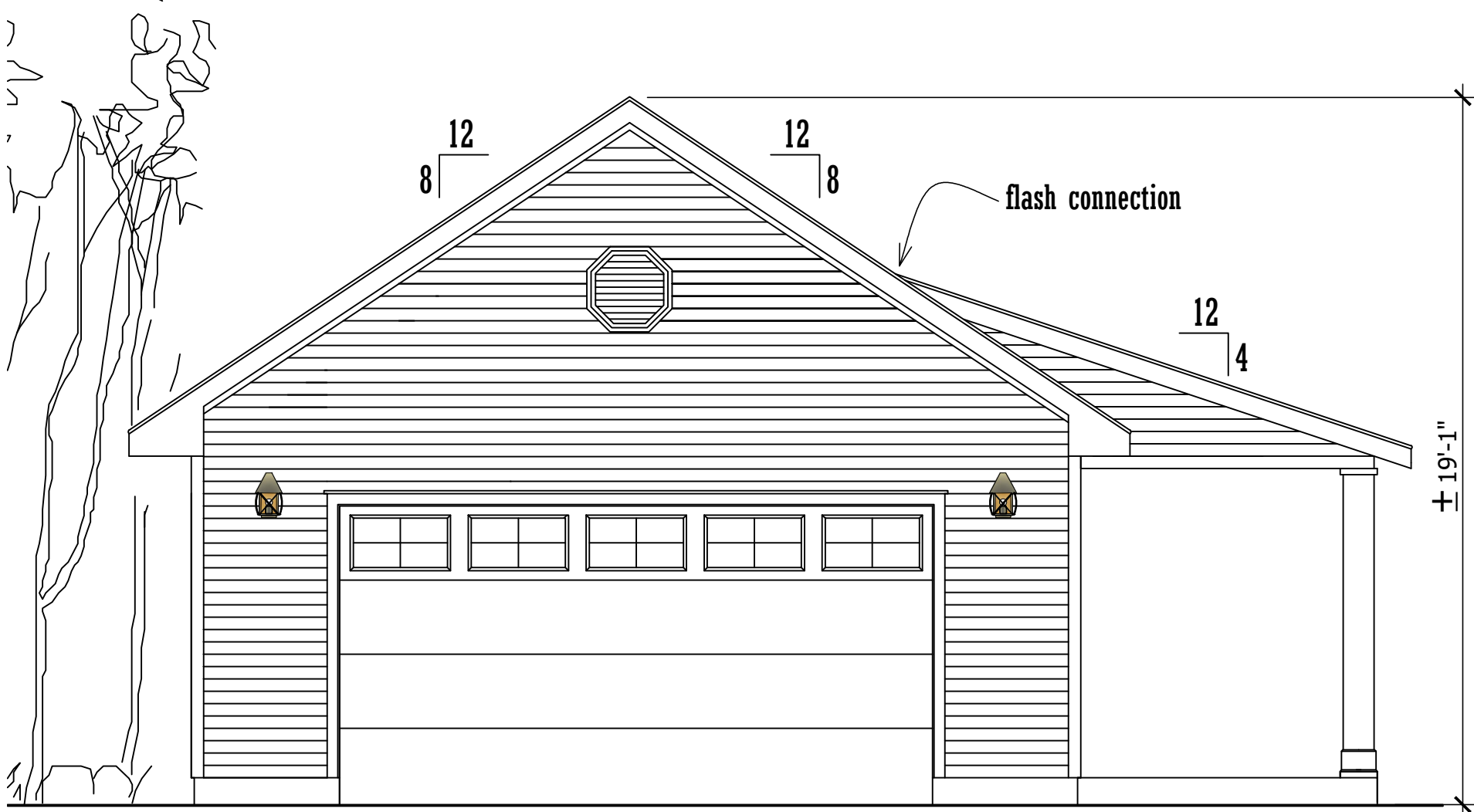
Wednesday, June 16, 2021 7:33:56 AM



GARAGE FLOOR PLAN
scale 1/4" = 1'-0"



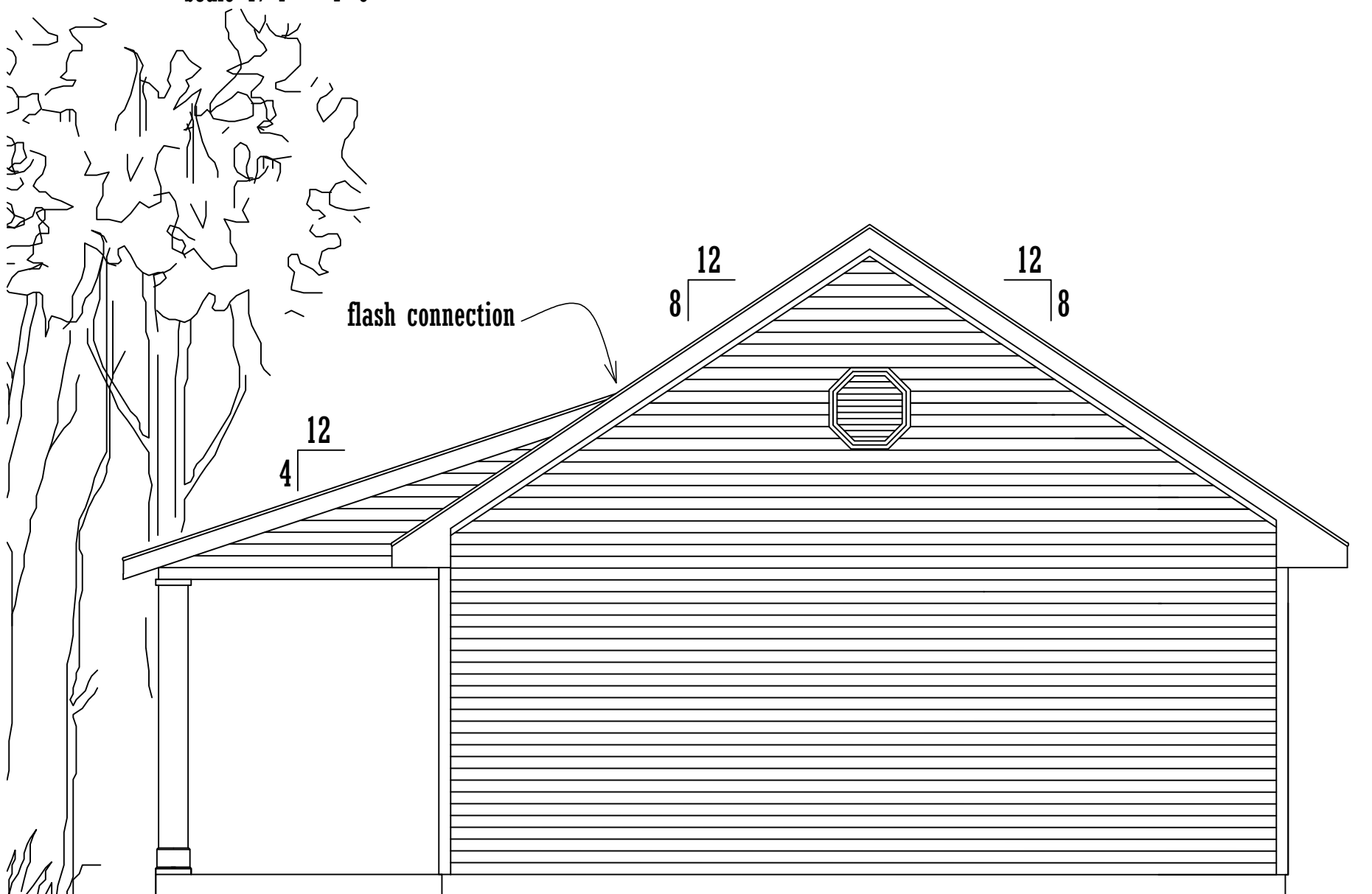
TYPICAL BUILDING SECTION
scale 1/4" = 1'-0"



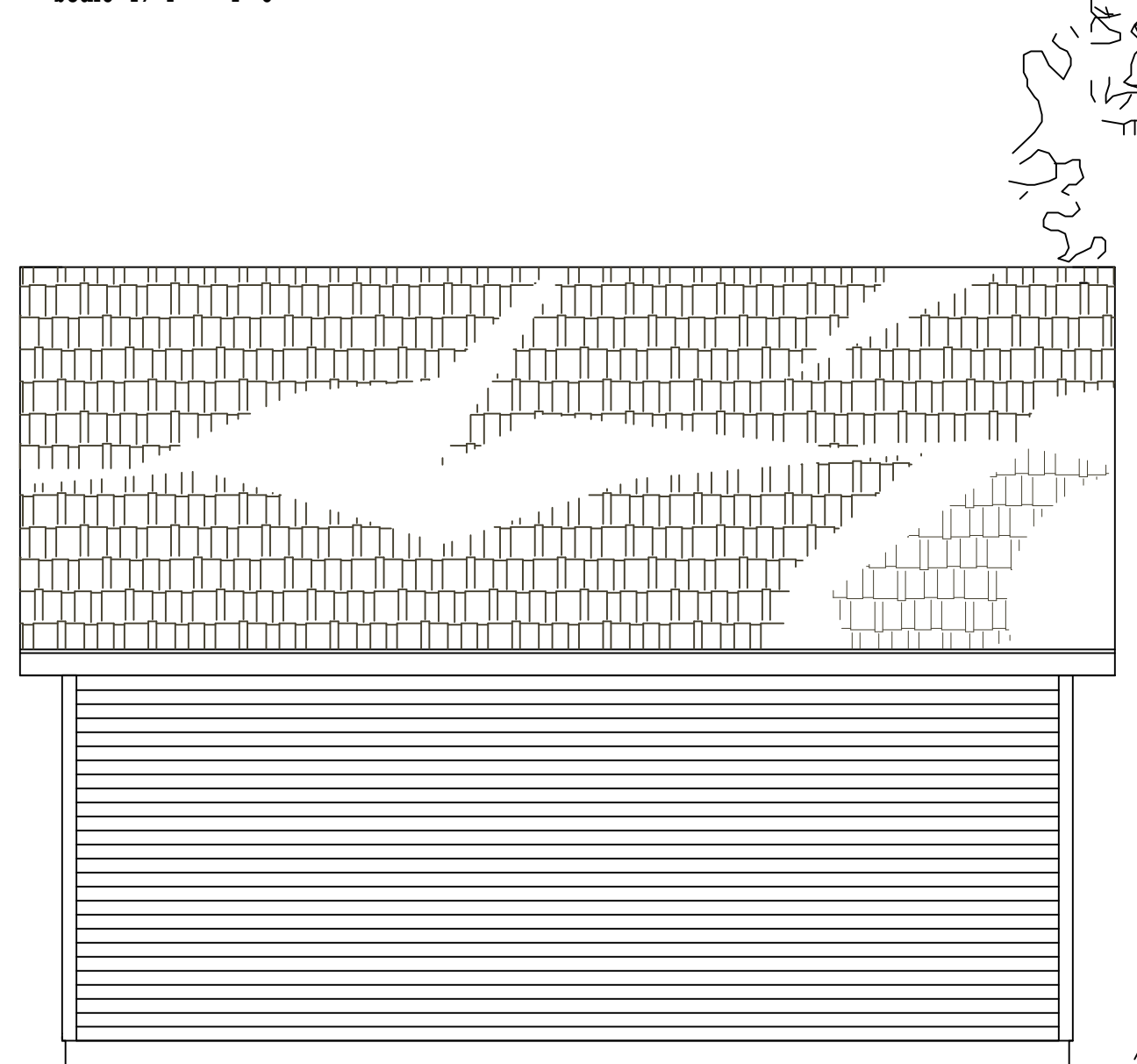
WEST SIDE ELEVATION
scale 1/4" = 1'-0"



SOUTH SIDE ELEVATION
scale 1/4" = 1'-0"



EAST SIDE ELEVATION
scale 1/4" = 1'-0"



NORTH SIDE ELEVATION
scale 1/4" = 1'-0"



PLAN COMMISSION REPORT

Proposal: Sign Plan Review

Description: Review a sign plan for installation of a 54 square-foot, monument sign with an electronic message center for the commercial building located at 1317 4 Mile.

Applicant(s): Stephen Prochaska

Address(es): 1317 4 Mile Road

Suggested Motion: That the Plan Commission recommends that the Village Board approve the sign plan submitted by Stephen Prochaska on behalf of Kayne & Danny Properties as presented for the property located at 1317 4 Mile Road for the following reason:

1. The proposed number, height and size of signs are permissible through the sign plan review process.

Owner(s): Kayne & Danny Properties

Tax Key(s): 104-04-23-28-052-000

Lot Size(s): 0.89 acres

Current Zoning District(s): B-2, Community Business District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Medium Density Residential

Background: The applicant is requesting approval of a master sign plan for a commercial building located at 1317 4 Mile Road. The applicant is proposing to construct a monument sign that exceeds the size maximum. Per Code Section 16-7-9(a)(5): Monument Signs: a monument sign shall not exceed 48 square feet on one side or 96 square feet on all sides. Section 16-7-3(h)(3) includes regulations for electronic message centers (EMC) which limits EMCs to no more than 30% of the overall sign size. Village sign code also includes a provision that allows an applicant to request modifications to the size, height, and number of signs on a parcel if a master sign plan is submitted and approved by the Plan Commission and Village Board. This provision allows the opportunity for the Village to consider on a case-by-case situation if a sign can exceed the existing 48 square-foot maximum.

Currently the multi-tenant development has one wall sign per tenant which meets sign code. In addition, there is an old-fashioned changeable copy sign located on the corner of Charles and 4 Mile Road. The owner would remove the existing changeable copy sign and replace it with a 54 square-foot monument sign with an EMC.

The proposed sign plan includes all the existing walls signs on the property and a new monument sign with an EMC. The applicant is requesting approval of enlarging the monument sign by one foot which increases the overall sign size by six square feet. By doing this, the applicant is able to to comply with the 30% area cap for an EMC as part of the overall sign. The location of the sign will be situated outside of the vision triangle and the EMC can be dimmable if found to be light nuisance.

Included with this report is a spec sheet for the sign illustrating how the sign will look along with dimensions. Included with this report is the applicant's rationale for the allowing the oversized monument sign at this location. If approved, the sign will be required to meet all other zoning regulations as outlined in Title 16, Chapter 7: Signs.

If the Plan Commission is comfortable with the proposed sign plan, a suggested motion has been prepared at the beginning of this report.

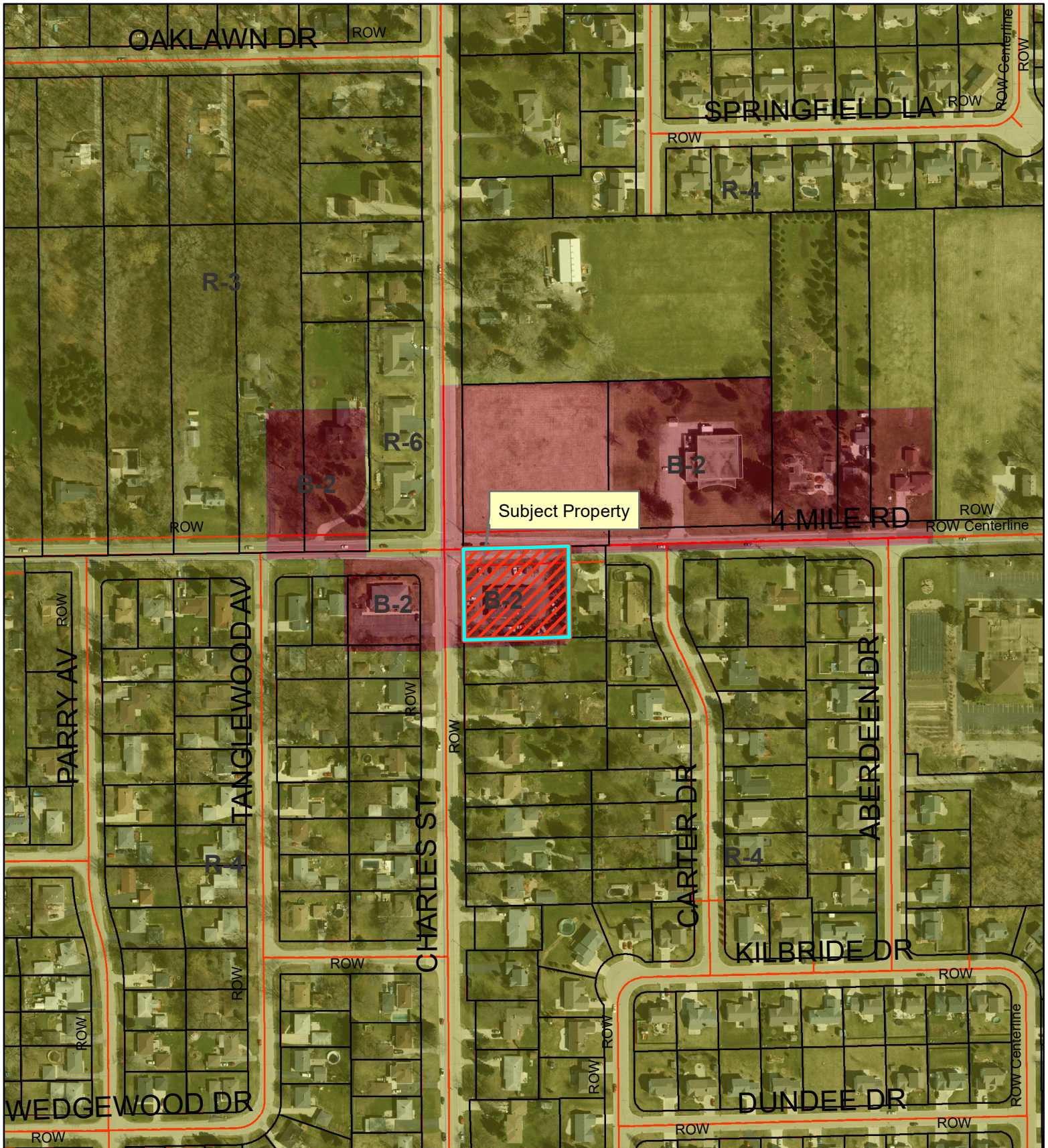
Respectfully submitted by:



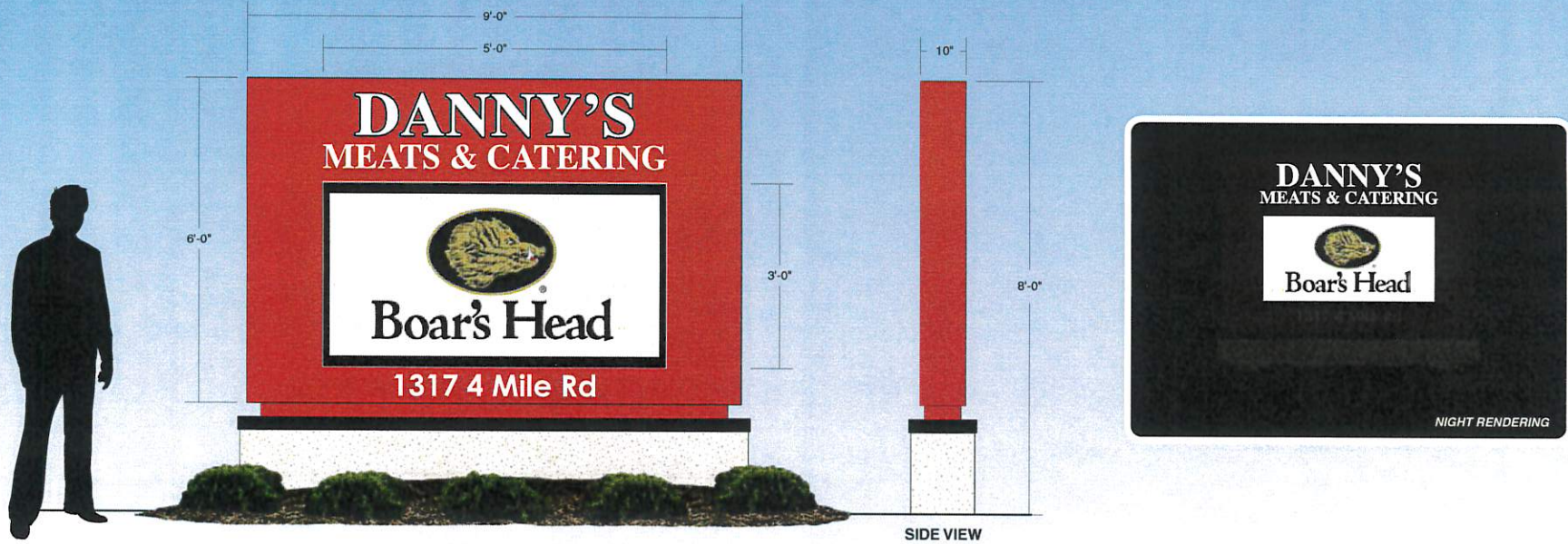
Peter Wagner, AICP
Development Director

Location Map

1317 4 Mile Road



MONUMENT SIGN



DANNY'S MEATS & CATERING / MONUMENT SIGN

ONE (1) SINGLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISH
 ROUTED 1/8" ALUMINUM FACES BACKED W/ WHITE LEXAN
 SIGN INTERNALLY ILLUMINATED W/ SLOAN PRISMATIC WHITE LEDS (6500K)
 16MM FULL COLOR WATCHFIRE LED DISPLAY (3'X5')
 FABRICATED ALUMINUM BASE W/ MAP TEXTURE PAINTED FINISH
 "ADDRESS" 1/2" SINTRA LETTERING STUD MOUNTED FLUSH TO BASE

EMC SQUARE FOOTAGE: 15 SQ. FT.

TOTAL SIGN AREA SQUARE FOOTAGE: 54 SQ. FT.



Client: DANNY'S MEATS & CATERING Address: 1317 4 MILE RD City, State: RACINE, WI 53402 Sales Rep: STEPHEN PROCHASKA	Date: 1-6-21 Drawing #: 1(2)	REVISION △ 1-27-21 △ △ 6-8-21 △		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> TYPE <input type="checkbox"/> LED <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> MAP BLACK <input checked="" type="checkbox"/> MATCH 3M CARDINAL RED <input type="checkbox"/> TO MATCH BLDG.	Vinyl Film Colors (3M Scotchcal): <input type="checkbox"/> 3M WHITE	Client Signature: _____ Signature _____ Date _____
	Sheet: 1 of 1 Scale: 1/2"=1' Designer: KD	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277 Quantity: 1	Sign Specifications: NOTED ABOVE		<input type="checkbox"/> TO MATCH BLDG. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.	

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

P.O. Box 085179
Racine, WI 53408-5179



Phone 262•554•6066
Fax 262•554•0574

Danny's Meats is looking to erect a permanent monument type sign on the NE corner of the property.

Michael's Signs Inc. is proposing a 54 square foot monument sign with EMC (electronic message center). Code only allows a standard 48 square foot sign, but by making the sign just 1' larger and only 6 square feet outside of what is allowed we will be able to accommodate the standard EMC size of 3x5 (15 square feet), which does fall under the current code for EMC (30% of the sign) and is the appropriate fit for this type of sign.

The monument sign will also have a fabricated aluminum base with textured finish and finished landscaping to add to the integrity of the property and surrounding neighbors. It will be installed, outside of the right of way (see attached rendering).

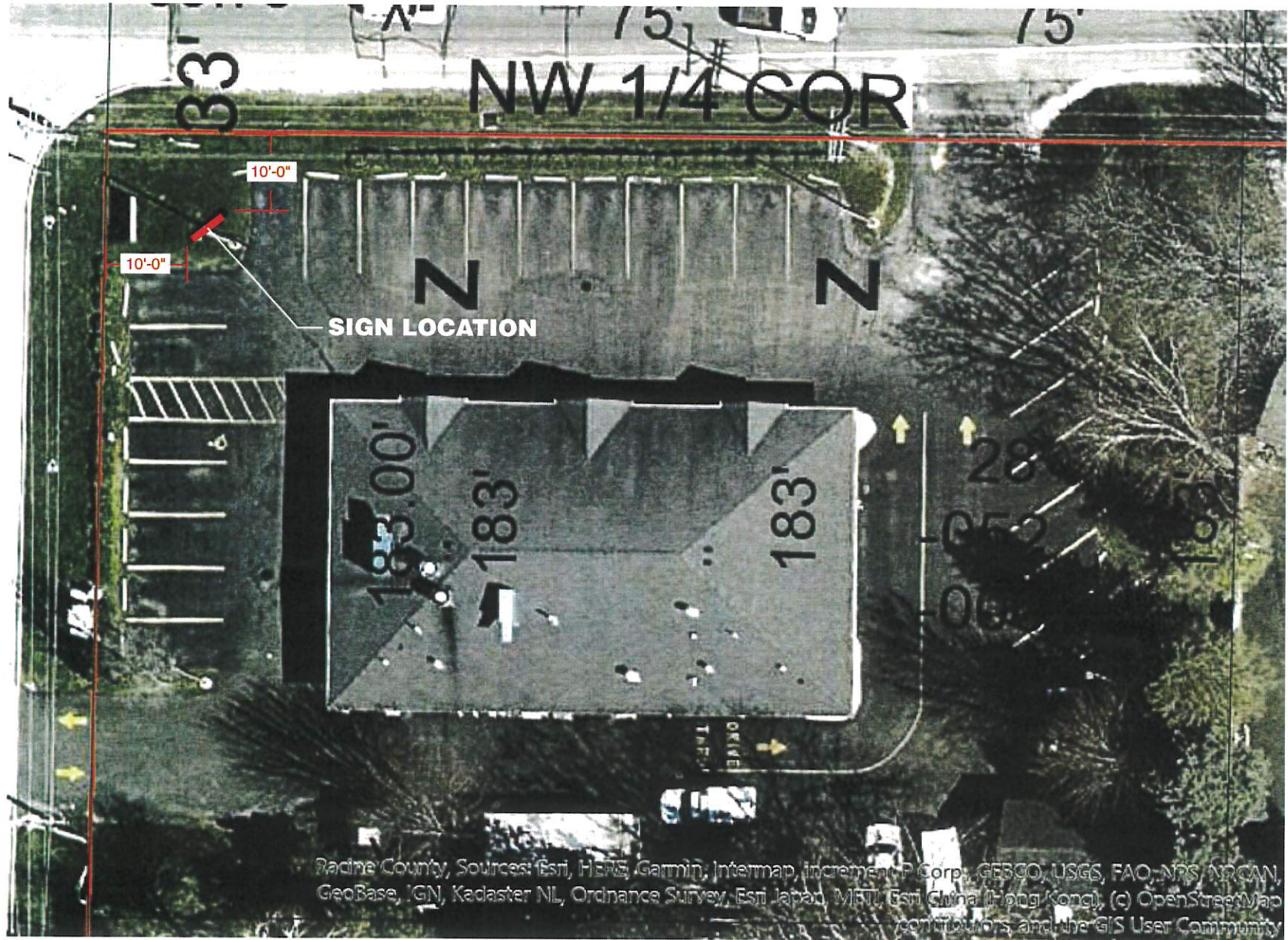
The EMC portion of the monument will have little to no impact on the neighboring residential areas, as relevant to the gas trackers at Caseys or the EMC at Wind Point Dental.

Per the manufacturer, Watchfire, and our sales rep, EMC's today are measured in NITS, Foot Candle is used more for fluorescent bulbs. These EMC's are manufactured with LED and use a photocell to take an ambient measurement of light and dim accordingly.

During the day they burn about 7000 nits, at night they are actually dimmed down to 700 nits, so if Caledonia feels or there are complaints, that the brightness is a factor they can be remotely dimmed to accommodate. These EMC are 100% adjustable, therefore timing, brightness and messages can all be adjusted to accommodate.

This monument sign will replace the existing, non-conforming, portable readertrack sign currently being utilized for the same purpose on that corner.

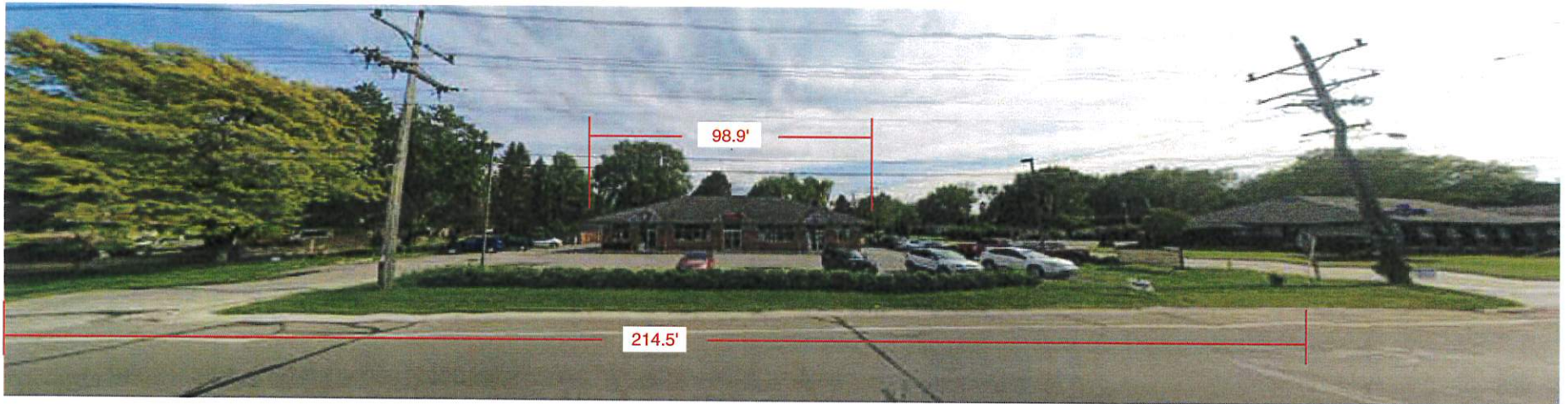
1317 4 Mile Rd



Existing sign to be removed.
w/ approval of proposed sign



1317 4 Mile Rd



1317 4 Mile Rd, Racine, WI 53402



MEMORANDUM

Date: June 22, 2021

To: Plan Commission
Village Board

From: Tom Lazcano P.E. *Tom Lazcano*
Public Works Director

Re: Bluffside Final Plat
Parcel ID's: 104-04-22-25-027-040 & 104-04-22-25-029-000

The Engineering Department has received a Final Plat for Bluffside Subdivision from Newport Development, Inc. on behalf of Thomas Antonneau.

Bluffside Subdivision is located south of 4 Mile Road along Bluffside Drive and Park Ridge Drive in the Village of Caledonia. This subdivision is located within the sanitary sewer service area and this Final Plat is for the creation of 19 Lots and 3 Outlots.

As background for the Plan Commission, the owners of the property had previously sold off a few parcels at a time in the past creating an unplatted subdivision without a subdivision plat or Homeowner's Association. This also created several parcels that are disconnected and share the same parcel ID. Village Ordinance now requires a Subdivision Plat to divide the property further. The developer plans to create a Homeowner's Association for the 19 Lots to care for the Outlot and stormwater pond maintenance.

The property currently has a R-2S Zoning Classification on it. R-2S Zoning requires 150 feet of street frontage and 40,000+ square feet size. The Village's 2035 Land Use Plan shows that the property shall be Low Density Residential, 19,000 square feet to 1.49 acres in size. The Final Plat meets or exceeds the requirements of the Land Use Plan.

The layout for Bluffside Subdivision is for 19 units at approximately 1.26 dwelling units per acre. This overall subdivision plan does have approximately 2.9 acres of open space for an overall open space percentage of 12.15%. The Developer is asking for a waiver to the 40% Open Space rule. The Developer stated the owner is looking into ways to make the southern 17.2-acre parcel into Park or Conservancy as it is in the Primary Environmental Corridor. If this land was an Outlot, a waiver would not be required. If the concept plan is acceptable to the Plan Commission and Village Board then the Developer will need to submit for a Final Plat.

The Plan Commission and Village Board will need to approve a waiver modification for a Subdivision with less than 40% Open Space.

If the Plan Commission and Village Board **are willing** to support the Final Plat the following motion is recommended.

Move to approve the Final Plat subject to the following:

- **A Pre-Development agreement needs to be entered into.**
- **A Developer's Agreement will need to be signed prior to final approval.**
- **Final Plat is subject to Engineering review comments and technical corrections from Village staff and Racine County staff.**
- **Approving the Open Space waiver modification.**
- **All new Lots will need to connect to Sanitary Sewer and Water facilities.**
- **An approved stormwater management and grading plan will be needed.**
- **Any Easements required by the Utility District.**
- **The Bluffside Final Plat must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

If the Plan Commission and Village Board **are not willing** to support the Final Plat the following motion is recommended.

Move to deny the Final Plat subject to the following:

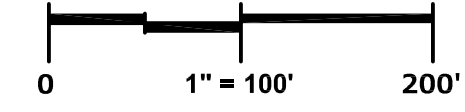
- **Final Plat does not meet the Open Space requirement.**

BLUFFSIDE

Being all of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 25, Township 4 North, Range 22 East has a bearing of S89°47'58"W.

BUILDING SETBACKS:
STREET SETBACK = 50 FEET
REARYARD = 50 FEET
SIDEYARD = 15 FEET

LINE NO.	BEARING	DISTANCE
L1	N21°26'32"W	16.19'
L2	S89°47'58"W	66.00'
L3	S00°12'02"E	66.00'
L4	S00°35'22"W	105.00'
L5	N22°05'02"W	77.08'
L6	N66°15'06"E	91.03'
L7	S89°47'58"W	83.00'
L8	S66°15'06"W	91.03'
L9	S29°07'20"W	66.19'

PREPARED FOR:
NEWPORT DEVELOPMENT
8338 Corporate Drive, Suite 300
Mount Pleasant, WI 53406

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

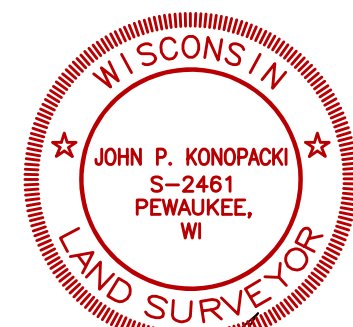
- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 2" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - SF - Denotes "Square Foot"
 - (R) - Denotes "Recorded As"

All other corners are marked by a 3/4" X 18" Iron Rebar, 1.5 LBS/FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

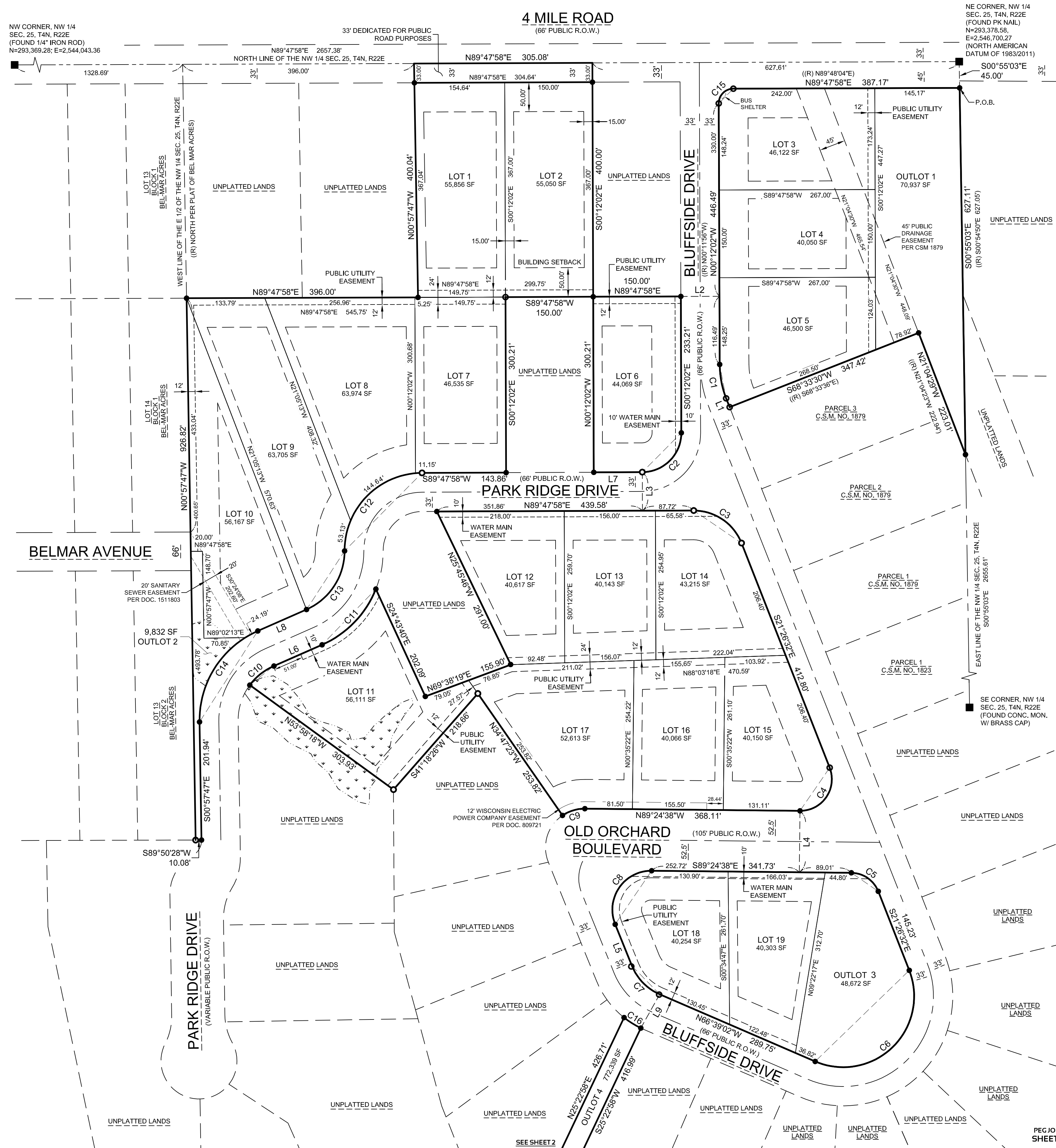
Certified _____, 20__

Department of Administration



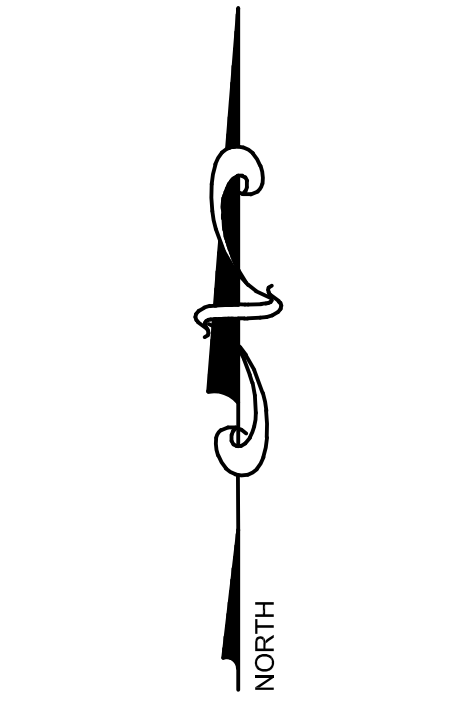
JUNE 22, 2021

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP



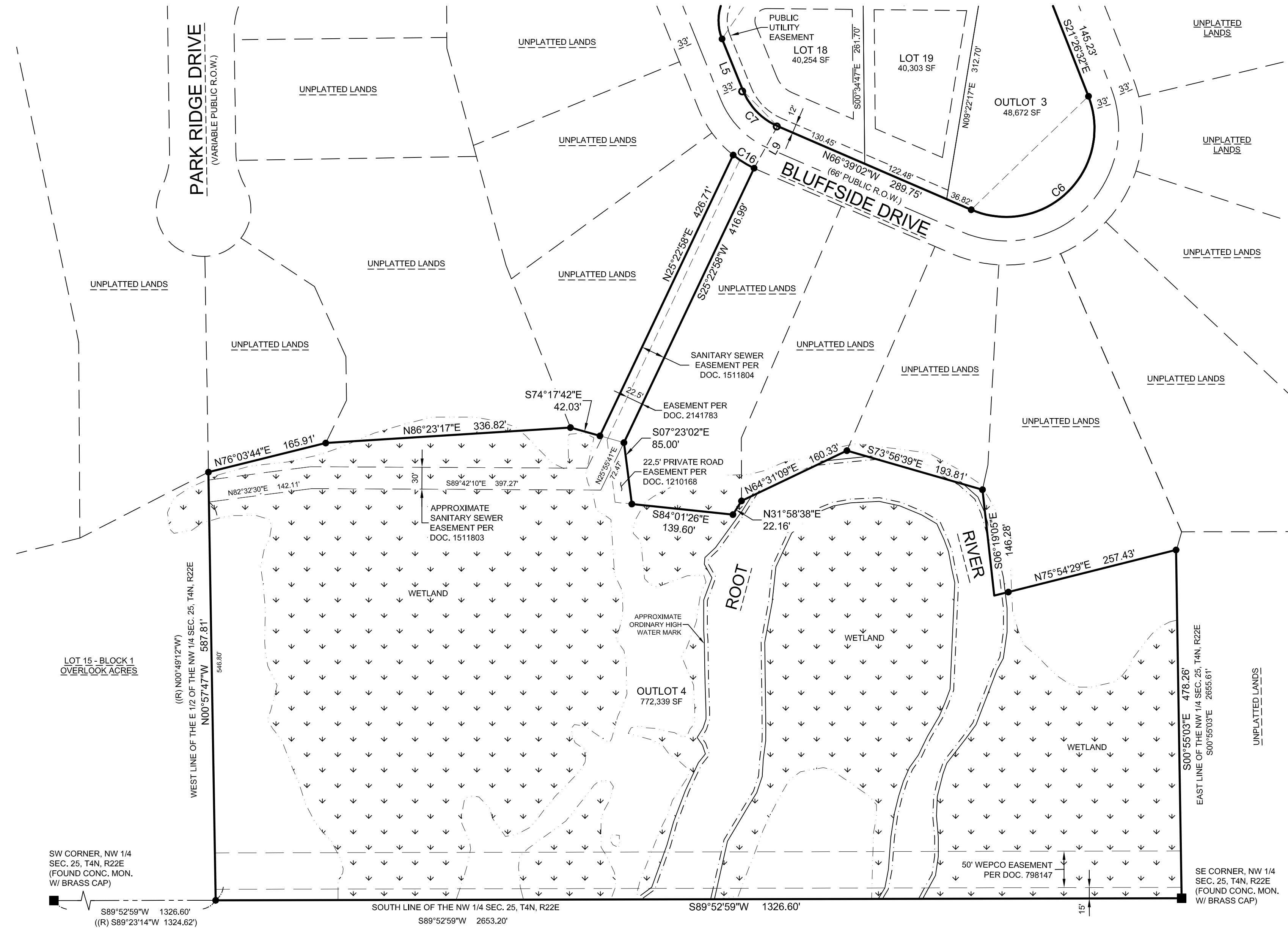
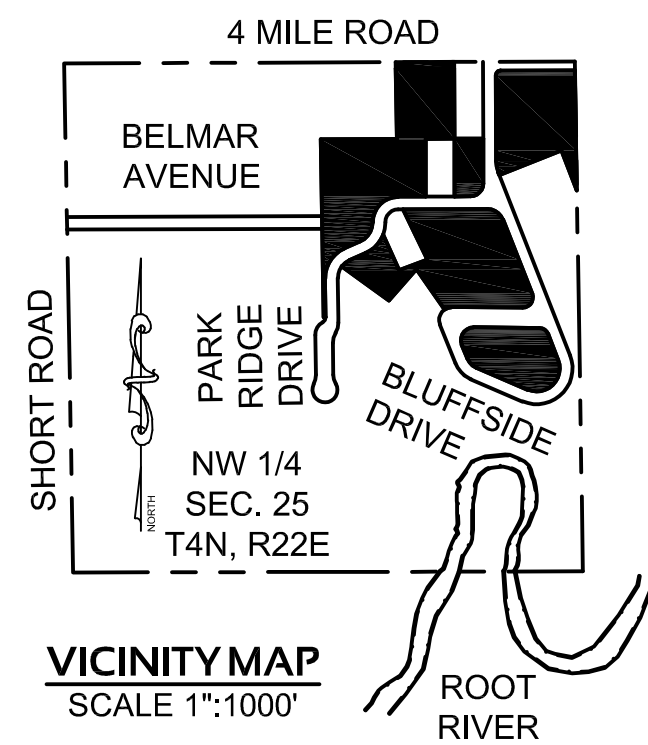
BLUFFSIDE

Being all of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 25, Township 4 North, Range 23 East has a bearing of S89°47'58"W.

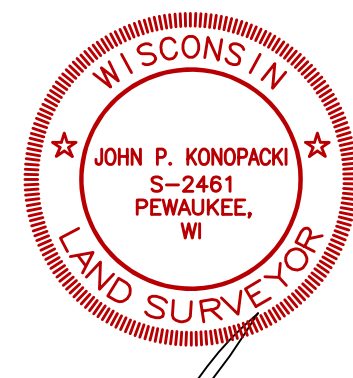


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 - - Denotes Found 2" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - SF - Denotes "Square Foot"
 - (R) - Denotes "Recorded As"
- All other corners are marked by a 3/4" X 18" Iron Rebar, 15 LBS./FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



JUNE 22, 2021

NOTES:

1. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0111D AND 55101C0113D effective MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
2. OUTLOT OWNERSHIP AND PURPOSE: Outlot 3 of the plat of BLUFFSIDE shall be maintained by the BLUFFSIDE Homeowners Association for storm water retention purposes. Outlot 1 and Outlot 2 shall be maintained for opens space purposes. Each individual lot owner shall have an undividable fractional ownership of Outlot 1, 2 and 3 and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 1, 2 and 3 in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlot 1, 2 and 3 is prohibited unless approved by the Village of Caledonia. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlot 1, 2 and 3 in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 1, 2 and 3 may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of BLUFFSIDE an undividable one-nineteenth (1/19th) interest in Outlots 1, 2 & 3. The developer and all subsequent owners warrant and represent that said Outlot 1, 2 and 3 for assessment purposes will have no value per se, and the 1/19th interest in said outlots would be assessed with each of the buildable lots. In the event that said Outlot 1, 2, and 3 are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/19th per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due. Outlot 4 shall be maintained by the developer for conservancy purposes.
3. Wetlands delineated by Heartland Ecological Group INC. on September 15, 2020. Wetlands on Outlot 4 graphically shown per Racine County Mapbook.



Meeting Date: June 28, 2021

Item No. 5d

PLAN COMMISSION REPORT

Proposal: Status Review Zoning Code Revisions
Description: Review proposed draft Chapters 7, 8, 9, & 17 of the Village Zoning Code.
Applicant(s): Village of Caledonia
Address(es): n/a
Suggested Motion: No action required.

Background: 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 7, 8, 9, & 17 for review and discussion. Chapter topics for discussion will be:

- Chapter 7: Planned Unit Development Districts
- Chapter 8: Nonconforming Uses, Structures, & Lots
- Chapter 9: Conditional Uses
- Chapter 17: Changes & Amendments

The purpose of this agenda item to review and discuss the content of the chapters and answer questions or take suggestions as to what should be and not be included in these chapters. No action is required at this time. Over the next few Plan Commission meetings, staff will be presenting new chapters for your 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.

Respectfully submitted:

A handwritten signature in black ink that reads "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP
Development Director