

1. Meeting called to order

Trustee Weatherston called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane, Racine, WI.

2. Roll Call/Introductions

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

Absent: President Dobbs, Joseph Minorik, and Bill Folk were excused.

Also present: Development Director Peter Wagner.

3. Approval of Minutes

Motion by Pierce to approve the minutes from July 26, 2021. Seconded by Just. Motion carried unanimously.

4. Citizens' Comments

None.

5. Public Hearing Items

5A. CONDITIONAL USE AMENDMENT – Review a conditional use amendment for the property located at 6156 Douglas Avenue allowing the applicant to store vehicles for repair and install storage buildings behind the existing building submitted by Richard Konecko, Applicant and Owner. (Parcel ID No. 104-04-23-18-300-190)

Wagner states that the applicant is looking to amend his conditional use to allow for the operation of automotive sales and storage of vehicles behind the building. The applicant expanded the outdoor parking to behind the building which was not in compliance with their current conditional use. The first step was to discuss on how to be in compliance with the current conditional use and to get a wet-land delineation done on the site. Initially the delineation went behind the building, recently it was delineated and has been verified by the DNR. The applicant is looking to expand the area behind the building by 13850 square feet as well as to add cargo containers behind the building to provide a secure area for vehicles behind the building. To approve this, it must be recommended by Planning Commission and approved by the Village Board.

Robert Konecko, 5538 6 Mile Road, is speaking in favor of this request. His father is the applicant and is attending this meeting to try and get in compliance with the Village. He is seeking approval so they can get everything in order on their end.

Just asked Konecko why they chose storage containers to use on site. Konecko states that cargo containers will be used to store tools and materials for the sales of vehicles. This keeps everything secure and not out in the open. He was then asked why he did not want sheds built on the property instead. Konecko states that he never considered sheds.

Motion to approve by Knitter. Seconded by Pierce. Motion carried unanimously.

Public hearing closed at 6:09PM.

6. Non-Public Hearing Items

6A. BUILDING, SITE & OPERATION PLAN REVEIW – Review a building, site, and operations plan for the construction and utilization of a ±576 square-foot storage shed addition to an existing commercial building located at 11333 CTH G, submitted by Ken Parker, Applicant and Owner. (Parcel ID No. 104-04-22-17-047-000)

The applicant is looking to add a 576 square foot addition to an existing building. The applicant will be using the same materials as the existing building. The entry way to the building will be on the south side and will not be seen from the public right of way. Because this is a storage facility and not a retail facility, no additional parking is required, and no additional lighting is being proposed. One key element that is in the report that is different is that the Water and Utility Department had a concern about storm water management. The Water Utility Director and the applicant sat down and went over the storm water management plan and did remodeling of the storm water and found that there would be no need to revise the plan. With the suggested motion there was a condition that the plan be submitted and approved prior to granting of a building permit. This condition no longer would be required due to the evaluation from the Utility Director. Staff did provide a recommendation to approve.

Motion by Knitter to approve Seconded by Just. Motion carried unanimously.

6B. BUILDING, SITE & OPERATION PLAN REVIEW - Review a building, site, and operations plan for the construction and utilization of a ±10,792 square-foot commercial building located at 4949 Erie Street, submitted by Peter Oleszczuk, Applicant, Manveer & Chaman Real Estate Inc., Owner. (Parcel ID No. 104-04-23-28-002-000)

The applicant went through a quick claim deed to merge parcels into one lot as part of the proposed site plan. This is a proposed retail facility. The primary exterior materials will be a 3” stone veneer, fiber cement board shake siding, as well as horizontal siding. On the east and west elevations, what appears to be windows is a material that mimics glass and looks like real windows. Stone columns will also be placed along the building. The entrance will be on the northeast corner on an angle and will be all glass. The only lighting that is being proposed is the lights on the building. 33 parking stalls and 2 handicap stalls are being proposed. Staff has questions about the number of parking stalls on the site. Per code there is 3.5 stalls per thousand square feet of commercial space which should come out to 37 stalls. Wagner suggests adding additional parking stalls the southeast corner which would be a minor revision to the site plan. When looking at the landscape plan, the applicant is looking to keep the existing vegetation. Staff does suggest including some additional

landscaping along the western part of the building to break up the long expanse of the building along Erie Street. A screened in mechanical area and a dumpster enclosure will have shadow box fencing and both be surrounded by arborvitae.

Before any building permits can be issued, a storm water management plan needs to be submitted and approved by the Utility District as well as an erosion control plan to be approved by the Engineering Department. The Fire Department has reviewed this development and there are no issues with the site plan. The applicant usually stores their merchandise outdoors, typically an ice box like storage container is what is used. Wagner suggests that there be a limit of 2 of these ice box type storage containers outdoors. Per ordinance, all mechanicals must be screened from view. The site plan states that the HVAC is to be placed on the roof.

Just asked the applicant about clearing out some trees and plants and if they will be cutting some down or if they are just going to leave the trees as is for the buffer. The applicant stated that they were going to leave it as is unless the Planning Commission said otherwise. There were concerns about noxious weeds and dead trees in that buffer. The Planning Commission asked the applicant if they can go through that buffer zone and get rid of noxious weeds and dead trees. The applicant is to come back to staff when they have cleared any trees or weeds on the lot.

Motion by Pierce to approve the site plan as presented with one amendment of asking for a landscape review of existing material. Seconded by Just. Motion carried unanimously.

6C. CONCEPT CERTIFIED SURVEY MAP – Review a concept certified survey map creating three lots for the parcel located along 4 Mile Road, between CTH H and Nicholson Road, submitted by Bob Prochaska, Applicant and Owner. (Parcel ID No. 104-04-22-21-036-000)

This is before the Planning Commission because the subdivision does not meet the 2½ to 1 ratio of width to depth. For this certified survey map to go forward, the applicant is looking to see if the Commission will see this as a reasonable request. If the Commission could support this, the applicant would then have a surveyor create a formal certified survey map and come back before the Commission with easements, right of way, setbacks, etc. If the Planning Commission feels comfortable granting the waiver, a recommendation can be made to move forward with this concept plan. When the formal certified survey map is complete, it would then come back before the Planning Commission for consideration as well as the Village Board for final approval.

Motion to approve by Knitter. Seconded by Just. Motion carried unanimously.

6D. ZONING CODE DISCUSSION – Review draft Chapter 13, Floodplain Regulations, and Chapter 18, Zoning Definitions of the Village of Caledonia Zoning Code.

Wagner read from his memo. 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

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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 13 & 18 for review and discussion. Chapter topics for discussion will be:

- Chapter 13: Floodplain Regulations
- Chapter 18: Definitions

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. These chapters were not revised, but rather reformatted to our current Title/Section/Chapter format. 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. The remaining chapters to review include Signs, and Adult Orientated Businesses. Once all the chapters have been reviewed by the Plan Commission, the next step will be to present it to the Legislation and Licensing Committee for review. Once the Legislation and Licensing Committee is comfortable with the revised zoning code, it will come back before the Plan Commission for a public hearing and recommendation to the Village Board. Staff anticipates final adoption of the revised code will be done in December. At that time, staff will work with our software firm that licenses Zoning Hub and bring the zoning code online.

7. Adjournment

Motion to adjourn by Peirce. Seconded by Knitter. Motion carried unanimously.
Meeting adjourned at 6:58 pm.

Respectfully submitted,
Megan O'Brien
Deputy Village Clerk