

1. Meeting called to order

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

2. Roll Call/Introductions

Members present: Joseph Minorik, Bill Folk, Nancy Pierce, Tim Just, Trustee Weatherston, Tom Knitter and President Dobbs.

Absent: None.

Also present: Development Director Peter Wagner, Director of Public Services Tony Bunkelman, Trustee Stillman, and Trustee Wishau.

3. Approval of Minutes

Motion by Trustee Weatherston to approve the minutes from October 25, 2021. Seconded by Folk. Motion carried unanimously.

4. Citizens' Comments

Karl Radke, 4950 Bluffside Drive, is interested in viewing the map when available.

5. Public Hearing Items

Motion by Trustee Weatherston to take the agenda out of order starting with item 5B and then to continue with the remaining agenda items. Seconded by Pierce. Motion carried unanimously.

5B. 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

This ordinance was previously presented in July to the Planning Commission. Staff was asked to work with Trustee Martin and residents to revise the current ordinance to better address size, height, and number of buildings as it better relates to suburban and rural residential uses in the Village. Suggested changes were made to allow for larger buildings in rural residential areas. Staff is proposing to limit the size of an accessory building based on the lot size. Lots that are less than five acres in size would allow square footage to be 1,500 or less. If a lot is larger than five acres, the limit on the square footage of an accessory structure would not exceed 3% of the lot size. This drafted ordinance is more flexible than the previous versions. Staff is also proposing to codify setbacks and locations. This would include patios, decks, air conditioner units, generators, pools, tennis courts, basketball courts, and solar power systems.

Public hearing opened: 6:18 pm

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

None.

Closed public hearing 6:19pm

5B. Commission Deliberation

Motion by Weatherston to approve 16-1-1(A)(11) of the Municipal Code be created regulating residential parking restrictions and recommend to the Village Board for approval.

Seconded by Folk.

Motion carried unanimously.

5A. 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.

Concerns at the last Planning Commission meeting were brought up regarding this text amendment as it relates to off-street parking in residentially zoned districts. The limit on the number of vehicles and trailers has been removed in this proposed amendment. Language has been added to allow for a vehicle or trailer to be approved through the conditional use process. A section of the code has been modified to allow different lengths or trailers to be parked on a residential lot based on the size of that lot. A limit on length on trailers depending on the acreage. A 32-foot limit is being proposed for a parcel that is less than 5 acres. A 37-foot limit is being proposed for parcels that are larger than 5 acres in size.

Public hearing opened: 6:35pm

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

In favor:

Lee Wishau, 8345 Foley Road is wondering about parking on a private property and vehicles that are used by the residents. He is looking to determine the limit of commercial vehicles on a said parcel. He would like Wagner to clarify what residential zoned units means and is asking if the ordinance should be revised to be more specific.

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

Against:

Jennifer Berg, 6001 6 Mile Road, is concerned about the size of trailers on a 5-acre or more parcel with the trailer limit only allowing up to a 37-foot trailer. She does not think that the gooseneck

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part of the trailer should be included in the overall length of the trailer and that the Village should allow a trailer to be roughly 40 feet in length. She states that someone else in her neighborhood has a 43.6-foot trailer which includes the gooseneck of the trailer that is used for holding and transporting large animals. She believes that Commission should allow for a bigger trailer and not have the resident go through the conditional use process to obtain one larger than 37 feet.

Dale Stillman, 6601 Blue River Way, is asking where the agricultural property and tractors/trailers are located on this report.

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

Closed public hearing 6:51 pm

5A. Commission Deliberation

Concerns about dump trucks parking along Class B roads was brought up by some Commission members and how many residents it may affect. Just would like these changes to be put in writing before voting on this item.

President Dobbs suggested that the Legislative and Licensing Committee and the Legal team look at this first.

Motion by Pierce to table this Public Hearing item and forward to the Legislative and Licensing Committee and to revisit this topic at the next Planning Commission meeting for reconsideration.

Seconded by Just.

Motion carried unanimously.

5C. REZONE – Review a request to rezone the parcel located at USH 41, directly south of 6009 USH 41 from B-4 & A-2 to B-3 & A-2 submitted by Mike Bannon, Applicant, Jordan Kopac, Owner. (Parcel ID No. 104-04-22-19-037-000).

The applicant is looking for a partial rezone 25 of 40.92 acres on the western portion of the parcel. They are looking to change the B-4 & A-2 zoning to B-3 for a future development of a commercial business. The remaining 15.8 acres will remain A-2 with no intent to develop due to the presence of wetlands. In relation to the property zoning district, the area that they are looking to rezone is consistent with the land use map. Staff had concerns with the B-3 zoning district and recommends that the applicant amend their application and rezone the parcel to B-4. The applicant was contacted and was okay with amending their application to reflect a rezone from B-4 & A-2 to B-4. The B-4 district requires that all uses be conditional which would give the Village more control over undesirable permitted uses.

Public hearing opened: 7:08pm

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

In favor:

Mike Bannon, represents right trailers, explained what the exterior of the building will look like and is happy to answer any questions that the Commission may have.

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

Against:

None.

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

Closed public hearing 7:12 pm

5C. Commission Deliberation

Minorik asked if the products that are being sold are new or damaged.

Motion by Pierce to approve and recommend to the Village Board that the western ±25.0 acres of the property located directly south of 6009 USH 41, Parcel ID No. 104-04-22-19-037-000, be rezoned from B-4, Planned Business District and A-2 General Farming and Residential District II to B-4, Planned Business District as illustrated in Exhibit A for the following reasons:

1. Due to the subject property's proximity to I-94, commercial uses should be encouraged in this area.
2. The 2035 Land Use Plan designates this area of the property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Seconded by Trustee Weatherston.

Motion carried unanimously.

5D. CONDITIONAL USE AMENDMENT – Review a request for a conditional use amendment to expand the use of the existing fueling station and convenience store to include the operation of a U-Haul business located at 7952 USH 41 submitted by Joy Peter, Applicant, Kidangayil Inc. Owner. (Parcel ID No. 104-04-22-07-076-000)

The applicant is looking to operate a U-Haul business out of his existing business. The applicant is looking to amend the conditional use to allow for the operation of a U-Haul satellite location with a limited number of trucks and trailers. The U-Haul vehicles are currently operating out of this business, but the owner was told that they must go through this process to be compliant. Staff has concerns regarding parking of the rental vehicles on the site with emergency vehicles and

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fueling vehicles coming in and out of the business parking lot. Another concern is also the number of vehicles and where they are being parked on the lot.

Public hearing opened: 7:30 pm

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

In favor:

Mike Schultz is the area manager for U-Haul and states that he is not trying to turn this into a lot with a bunch of trucks and trailers. He is asking for permission to park 4-5 vehicles on this lot.

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

Against:

Diane Przybyszewski, 13597 7 Mile Road, states she lives right behind the gas station and that a lot of customers drive down her driveway thinking that her driveway is the entrance to the gas station. She is wondering if anything will be done regarding that issue. She also states that people drive down her driveway and cross the grass to get to the gas station.

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

Closed public hearing 7:35 pm

5C. Commission Deliberation

Minorik is wondering if parking will be expanded to accommodate the number of vehicles that they are asking to have on site. Concerns with emergency vehicles not being able to get in or out of the lot was brought up. Minorik would like a truck turning plan to be submitted to make sure that there will be enough room for emergency vehicles to enter and exit the lot when need be.

Trustee Weatherston is wondering if the owner would be willing to put up a fence between the gas station property and the abutting property owner to stop vehicles from driving down her driveway and through the open field. Knitter agrees that a fence may be a solution to stopping customers from driving down her driveway.

President Dobbs is wondering where these trucks/trailers will be parked.

Motion by Pierce to table this public hearing and come back with an updated site plan, and other amendments discussed.

Seconded by Trustee Weatherston

Motion carried unanimously.

6. Non-Public Hearing Items

6A. PARK TRANSFER – Review the proposed transfer of ownership of the Caledonia - Mt. Pleasant Memorial Park from the Village of Caledonia to Racine County.

Earlier in the year the Village Board adopted a resolution to possibly transfer the ownership of the park to Racine County. At the Racine County Budget Hearing, Racine County approved the acquisition and operation of the park starting January 1, 2022.

Motion by Folk to transfer ownership of Joint Park to Racine County and forward to the Village Board for final approval. Seconded by Just. Motion carried unanimously.

6B. BUILDING, SITE, & OPERATIONS REVIEW – Review a building and site plan to remodel the façade of an existing commercial building located at 3303 CTH H submitted by Shannon Curtin, Applicant, Scurtin LLC, Owner. (Parcel ID No. 104-04-2233-188-000)

The applicant is looking to remodel the exterior façade of an existing commercial building. Modifications require a site plan review to ensure compliance with building design guidelines.

Motion to approve the building, site, & operations review of a commercial building and site plan to remodel the façade of an existing commercial building by Trustee Weatherston. Seconded by Pierce. Motion carried unanimously.

6C. BUILDING, SITE, & OPERATIONS REVIEW – Review a building, site, and operations plan to construct a ±9,700 square-foot, 1-story addition to the existing church located at 10402 Northwestern Avenue submitted by Jason Puestow, Applicant, Faithbridge Inc., Owner. (Parcel ID Nos. 104-04-22-33-117-000, 104-04-22-33-075-000, 104-04-22-33-076-000).

Before any permits can be issued, the applicant will be required to reconfigure the lots so that this addition will be in compliance with zoning and building requirements. This addition is being proposed to accommodate the current congregation and provide additional space for the youth and children's ministries. No traffic impact analysis was required for this site. The parking lot does still meet the parking requirements as required by the Village. A landscape plan was included but did not include the necessary details to meet the standards of the landscape plan. The applicant is aware that prior to and building permits being submitted, a detailed landscape plan must be submitted. Prior to any building permits being issued, the applicant must obtain approval for stormwater management, erosion control, and grading plans from the Water Utility District as well as the Engineering Department.

Motion to approve by Trustee Weatherston and recommend to the Village Board for final approval of a building, site, and operations plan for the construction and utilization of a ±9,700 square-foot, 1-story addition to the existing church located at 10402 Northwestern Avenue be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed through the building, site, and operation plan review process.

2. This use will not adversely affect the surrounding uses in the area.

Seconded by Folk. Motion carried unanimously.

6D. BOUNDARY AGREEMENT REVIEW – Review a master sign plan for an existing multi-tenant commercial development located at 287 27th Street, Village of Raymond, submitted by Jessica Watson, Applicant, Matthew Ninnemann, Owner. (Parcel ID No. 168-04-21-01-003-000)

The applicant is requesting approval of a master sign plan for a multi-tenant industrial site. Three buildings are currently on this site, with the requested building being the farthest from the roadway. The requested sign is approximately 475 square feet which exceeds the Villages code of a maximum of 32 square feet. Due to the distance of the building where the sign will be placed, staff feels that the sign will appear smaller and will be similar in size to the building in front of the subject property. Staff recommends approval for the master sign plan of this property.

Motion to approve by Pierce and recommend to the Village Board for final approval of a sign plan submitted by Jessica Watson on behalf of Right Trailers Inc. as presented for the property located at 289 27th Street for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall sign will not create sign clutter or confusion along the freeway corridor.

Seconded by Trustee Weatherston. Motion carried unanimously.

6E. CERTIFIED SURVEY MAP – Review a certified survey map creating two lots for the parcel located at 5806 4 Mile Road submitted by Mark Madsen, Applicant, Jeffrey Maranger, Owner. (Parcel ID No. 104-04-22-24-037-010)

The applicant is requesting a lot be split into two separate lots. One lot would have a single-family home and the other lot would contain the barn. If the certified survey map were to be approved, the barn would be considered a legal non-conforming structure until a single-family home is constructed. The lot is currently located in the sanitary water and water service areas. It is recommended by staff that a wetland delineation be done at the time the Storm Water Management Plan is performed.

Motion to approve by Pierce. Seconded by Trustee Weatherston. Motion carried unanimously.

6F. CERTIFIED SURVEY MAP – Review a certified survey map creating three lots for the parcel located directly east of 9800 4 Mile Road submitted by Mark Madsen, Applicant, Robert & Therese Prochaska Revocable Trust, Owner. (Parcel ID No. 104-04-22-21-036-000)

The applicant is looking to create three lots from this vacant parcel. This parcel is currently being used as farmland and is currently zoned A-3. The parcel is located outside of the sewer and water

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utility district. In the future, wells will have to be placed on the lots and a storm water management plan will have to be submitted. Staff recommends approval with the conditions that were presented.

Motion to approve by Trustee Weatherston. Seconded by Pierce. Motion carried unanimously.

6G. PLAN COMMISSION CONSULTATION – Informational presentation regarding the proposed expansion of the Hoods Creek Attenuation Basin as part of the Utility District’s Sewer Mitigation Plan located in the proposed Homestead Acres subdivision.

The Utility District is working on the expansion of the Hoods Creek Attenuation Basin as part of the Utility Districts mitigation plan. The Utility District reached out to Mr. Leffler on the placement of excess excavated materials that will be generated from the Hoods Creek Attenuation Basin expansion. With placing the excess materials on Mr. Leffler’s lot, the Village will save a significant amount on trucking costs.

7. Adjournment

Motion to adjourn by Trustee Weatherston. Seconded by Just. Motion carried unanimously.
Meeting adjourned at 8:54pm.

Respectfully submitted,
Megan O’Brien
Deputy Village Clerk