

**LEGISLATIVE/LICENSING COMMITTEE MEETING
CALEDONIA VILLAGE HALL
5043 CHESTER LANE, RACINE, WI 53402
Monday, August 29, 2022**

1. Call to Order

Trustee Stillman called the Special Legislative and Licensing meeting to order at 9:30 a.m. In attendance were:

Committee Members: Trustee Martin, Trustee Stillman, and Trustee Folk.

Absent: None.

Staff/Others Present: Village Clerk Joslyn Hoeffert, Administrator Kathy Kasper, Village Attorney Rebecca Shepro, Village Attorney Elaine Ekes, and Development Director Peter Wagner.

2. Review Proposed Municipal Code Title 16 Zoning and Referral to Planning Commission for Public Hearing

Trustee Martin believes that it is very difficult to receive a packet Friday afternoon that is very long, to only have the weekend to look over it, and not have a redlined version or a summary included. She believes that there wasn't enough time.

Wagner explains the changes to the Zoning Code to the Committee.

Chapter 1 – Includes the introduction and the authority and adoption process.

Chapter 2 – Wording changed from City to Village. Minor revisions to the Building Permits may be granted by the Inspector upon request of the owner and applicant and submittal of the required fees before the expiration period.

Chapter 3 - Board of Appeals; this is regarding the statues. Nothing has changed here.

Chapter 4 - This is in regards to the process of submitting plans and following guidelines. A developer's deposit is still required under this section of the code. High quality materials were required, but changes have been made to accept materials such as split face masonry, decorative block, 2-inch brick veneer, 2-inch stone veneer, cut stone panels, pre-cast concrete wall panels, and terra cotta. A $\frac{3}{4}$ major vote from the Plan Commission can waive the requirement for other materials. Façade material percentages of multi-family residential buildings should have exterior materials cover at least 65% of the building when being seen by the right-of-way. 75% of acceptable exterior materials shall cover the surface of the visible perimeter of the building of any manufacturing, commercial, office, park, or institutional building. The design guidelines like the Raymond boundary guidelines.

Chapter 5 – The same regulations as before regarding building size, height, width, etc., are included in this section of the code. A minor change included adding graphics to the code for visuals in hopes that it is easier to understand. 16-5-7 is the biggest change in this section of the code. This section was adopted 2 years ago regarding buffers with residential and commercial lots, including the buffer to be a minimum of 20-feet for a landscape buffer.

Chapter 6 - Has the most changes overall. Some of the changes included reducing four agricultural districts to one district (A-1), including the basic regulations for the setbacks for each lot. For the R-1 district, adding renewable energy structures for the permitted accessory uses. R-2 single family residential districts is permitting the development in the district at densities not to exceed 1.1 dwelling units per net

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acre. R-3 includes adding a licensed community living arrangement which serves 8 or less people. R-4 residential development is permitted at densities not to exceed 3.0 dwelling units per net acre.

Chapter 7 – Modify the setbacks and setting when it comes to a proposed development. Procedures including PUD's and how to apply for these developments.

Chapter 8 – There has already been a chapter that has addressed the non-conforming lots, and law changes. This will help categorize what they are and what protections they do and don't have.

Chapter 9 – The process of how to go through the process of obtaining a conditional use. Standards of review and decision aspects. Permit revocation process was added into the ordinance.

Chapter 10 – Was adopted a year ago. Section 10-3 includes residential accessory structures and uses. This section addresses cargo containers and Pods.

Chapter 11 – The square foot rule for multi tenants was removed. The sign size was increased for ground and pole signs. It went from 32 feet to 64 feet. The regulations of the electronic message board signs increased to 50%.

Chapter 12 – Was adopted recently dealing with various requirements. Residential and commercial parking restrictions were included which were taken from what was adopted this year.

Chapter 13 – Includes Floodplains which have been discussed in the past. This is a DNR approved ordinance which is required in the code before it can be put it into place. This has not changed this at all. This is just being converted over.

Chapter 14 – Mobile Tower siting is a highly regulated area of the law. This section is acceptable and follows the law.

Chapter 15 – The Shoreland zoning ordinance for the Village of Caledonia was updated.

Chapter 16 – This code section regarding adult businesses has not changed since it was last adopted.

Chapter 17 – Going through the process of amending site plans and conditional use amendments.

Chapter 18 – Includes all definitions of the code as well as some additional definitions that were added.

Kasper left at 11:00AM. Clerk Hoeffert left at 11:45AM.

Motion by Trustee Martin to Refer the Proposed Municipal Code Title 16 Zoning to the Planning Commission for a Public Hearing. Seconded by Trustee Folk. Motion carried unanimously.

3. Adjournment

There being no further business, Motion by Trustee Folk to adjourn the meeting at 12:09 p.m. Seconded by Trustee Martin. Motion carried unanimously.

Respectfully submitted,
Megan O'Brien
Deputy Village Clerk