

**PLANNING COMMISSION AGENDA**  
**Monday, January 31, 2022 at 6:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**  
**\*Amended**

**1. Meeting called to order**

**2. Roll Call/Introductions**

**3. Approval of Minutes**

**4. Citizens' Comments**

**5. Public Hearing Items**

- A. **CONDITIONAL USE** – Review a request for a conditional use for the parcel located at USH 41, directly south of 6009 USH 41, for the operation of a commercial trailer sales and service business with outdoor display of merchandise submitted by Caledonia Trailers LLC, Applicant, Jordan Kopac, Owner. (Parcel ID No. 104-04-22-19-037-000)
- B. **LAND USE AMENDMENT** – Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for two parcels located along 3 Mile Road, directly east of 2525 3 Mile Road, from Commercial to Government & Institutional submitted by Julie Anderson, Application, Payne and Dolan Inc., Owner. (Parcel ID Nos. 104-04-23-32-001-020 & 104-04-23-32-001-030)
- C. **PC Resolution 2022-001** – Resolution of the Plan Commission recommending approval of an Ordinance amending the multi-jurisdictional comprehensive plan for Racine County changing the land use designations from "Commercial" to "Governmental and Institutional" as it pertains to parcels 104-04-23-32-001-020, and 104-04-23-20-001-030 in the Village Of Caledonia, Racine County, Wisconsin
- D. **REZONE/CONDITIONAL USE** – Review a request to rezone two parcels located along 3 Mile Road, directly east of 2525 3 Mile Road, from M-3, Heavy Manufacturing District to P-1, Institutional Park District with a Conditional Use to operate a youth development and care facility submitted by Julie Anderson, Applicant, Payne and Dolan Inc., Owner. (Parcel ID Nos. 104-04-23-32-001-020 & 104-04-23-32-001-030)

**6. Non-Public Hearing Items**

- A. **CERTIFIED SURVEY MAP** - Review a concept certified survey map creating four lots for the parcel located at the northwest corner of 4 Mile Road and CTH H submitted by Peter Zimmerman, Applicant, Zimmerman-Etal, Owner. (Parcel ID No. 104-04-22-20-049-000)
- B. **ZONING TEXT AMENDMENT** - Review an amendment to the Village of Caledonia Zoning Code to create Section 16-1-1(a)(10) relating to off-street residential parking restrictions.

**7. Adjournment**

Dated January 27, 2022

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**

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



Meeting Date: January 31, 2022

Item No. **5a**

## PLAN COMMISSION REPORT

Proposal: Conditional Use

Description: Request for a conditional use to allow the operation of a commercial trailer sales and service business with outdoor display of merchandise located on a parcel directly south of 6009 USH 41.

Applicant(s): Caledonia Trailers LLC

Address(es): USH 41

**Suggested Motion:** That the Plan Commission recommends to the Village Board that a conditional use to operate a commercial trailer sales and service business with outdoor display of merchandise for the property located directly south of 6009 USH 41, Parcel ID No. 104-04-22-19-037-000, be approved with conditions outlined in Exhibit A for the following reason:

1. Due to the subject property's proximity to I-94, commercial uses should be encouraged in this area.

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Owner(s): Jordan Kopac

Tax Key(s): 104-04-22-19-037-000

Lot Size(s): 40.92 acres

Current Zoning District(s): B-4, Planned Business District and A-2 General Farming and Residential District II

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial, Isolated Natural Resource Area, Medium Density Residential

**Background:** The applicant is requesting a conditional use for the operation of a commercial trailer sales and service business with outdoor display of merchandise located on the parcel directly south of 6009 USH 41. Late last year, the applicant requested a rezoning of the property to expand the amount of land zoned B-4. The parcel is approximately 41 acres in size, but only 25 acres was zoned B-4. Any use in the B-4 zoning district requires a conditional use. If approved the conditional use would be limited to the area zoned B-4 and not with the remaining 16 acres of land that is zoned agriculture.

This conditional use review does not include approve any proposed site plan. The applicant will need to submit a building, site, and operations plan review and have it approved by the Plan Commission and Village Board prior to submitting building permits. The purpose of this review is to provide the applicant with the necessary zoning regulations to proceed with developing site plans. Included with your report are concept building and site plans to better illustrate the quality of the proposed use on the site. If the conditional use is approved, the applicant will come back before the Plan Commission for site plan review, where more specifics regarding building materials, landscaping, and lighting will be detailed.

The proposed use is consistent with the Village Land Use Plan as the area is identified as Commercial use. The location of the proposed use is designated to be in the southwest corner of the site. The proposed 15,000 square-foot sales and service building will be serviced by a well and holding tank until such time water and sewer become available.

The applicant hired a consultant to delineate the wetlands on the site. Three wetland cells have been identified. The largest cell is 22 acres, the second cell is 0.04 acres, and the third cells is 0.06 acres. When developing the site, the applicant will be required to address how the development will take into account how wetlands will be impacted.

Due to the wetlands on the eastern portion of the parcel, the likeliness of expanded development to the east is minimal. Before construction could begin, the applicant is required to come before the Village for site plan review. If the Plan Commission is comfortable with the proposed conditional use, staff has drafted a suggested motion shown on the first page of this report.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director

# Exhibit A:

## Caledonia Trailers Conditions and Restrictions

Applicant: Caledonia Trailers LLC  
Property Address(es): USH 41  
Parcel ID Nos.: 104-04-22-19-037-000

Approved by Plan Commission: \_\_\_\_\_  
Approved by Village Board: \_\_\_\_\_

### 1. LEGAL DESCRIPTION

That part of the Northwest ¼ of the Northwest ¼ of Section 19, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest ¼ of said Section; thence North 89°22'27" East along North line of said ¼ Section 147.22 feet to the point of beginning of the lands hereinafter described; thence North 89°22'27" East continuing along said North line 936.21 feet to a point; thence South 00°16'26" West 1,127.06 feet to a point; thence South 89°20'17" West 971.93 feet to a point in the East line of East Frontage Road; thence North 00°16'26" West along said East line 767.98 feet to a point; thence North 05°23'36" East continuing along said East line 361.68 feet to the point of beginning. Said lands as described contains 1,089,273 square feet of 25.006 acres.

### 2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and concept site plans received December 29, 2021 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

#### 1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

#### 2) **Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

#### 3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

#### 4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

#### 5) **Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

#### 6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the B-4, Planned Business zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. Operation of a commercial trailers sales and service business with outdoor display of merchandise is permitted.
  - i. Outdoor storage shall be limited to the parking and display of trailers for sale by the business.
  - ii. Trailers for sale shall be located in designated areas as approved by the Plan Commission on January 31, 2022.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

### 4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer.
- B. The site plan shall include parking stalls with an average of no more than 3.5 parking stalls per 1,000 square feet of commercial building for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code.

### 5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 3, Section 3 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	80 ft	40 ft	10 ft
Accessory Structure	80 ft	30 ft	10 ft
Parking	25 ft	10 ft	10 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Public Services Director before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. The site is located within the Caledonia Sewer and Water Service Area, but sanitary sewer and watermain are not available at this time. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

12. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please

contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. 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.

14. 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. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

15. 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 (a copy is attached), as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

16. ACCESS

The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

17. 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.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and PUD Planned Unit Development Overlay District approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

19. AMENDMENTS TO PLANNED UNIT DEVELOPMENT

No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

20. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

21. VIOLATIONS & PENALTIES

Any violations of the terms of this conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

22. REVOCATION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Caledonia Trailers, LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

# Location Map

## USH 41 - Jordan Kopac



**RIGHT TRAILERS, INC.  
INFORMATIONAL STATEMENT FOR  
CONDITIONAL USE PERMIT AND SITE PLAN**

**I. INTRODUCTION TO APPLICANT**

Right Trailers, Inc. was founded in May, 2004 by Michael Scott and his father, Hugh Scott. The mission is to change the way people buy trailers and to make a positive impact to each community Right Trailers calls home.

Today, Right Trailers has four locations, over 800 trailers in inventory, an extensive parts inventory and excellent customer service at all of its locations.

Right Trailers sells new and lightly used consumer trailers to the general public. Please see Exhibit "A" for photos of sample inventory.

Right Trailers does not sell or service semi-trailers.

**II. OPERATIONS**

- A. Site Plan.** Right Trailers is purchasing a parcel which is approximately 40 acres in size. The dealership will only occupy approximately 15 acres of the site with another 10 acres available as B-4. The remaining eastern 15 acres will be undisturbed and is zoned A-2. This is set forth on Exhibit "B" Site Plan.

Attached with this application is a wetlands delineation report on the parcel prepared by RES. The report identifies the extensive wetlands located on the Property. The development will be confined to the non-wetland area of the parcel located on the southwest corner. The wetlands will remain undisturbed. This is the 15.8 acres which retained its A-2 zoning. This will provide a substantial separation from the residential area located to the east.

In addition to the separation provided by the wetlands area the site will be in compliance with the Village's landscape requirements on both on the east, west and south sides of development. This will provide additional visual breaks for the surrounding property owners and to the traffic on I-94. (See site plan and building elevations)

- B. Sales and Service Building.** Initially Right Trailers intends to construct a 15,000 square foot building. This building is shown on the elevations supplied. This would be a masonry "tip-up" building. It will be made up of the sales floor, service area and offices. As the

business grows, Right Trailers anticipates the construction of an additional 45,000 square foot building to house additional inventory, parts and services. This will become a distribution center for Right Trailers' Midwest operations. Building elevations are attached as Exhibit "C".

- C. Hours of Operation.** The hours of operation for the two areas of operation will be as follows:

<u>Retail</u>	
Monday – Saturday	8:00 am to 6:00 pm
Sunday	Closed

<u>Deliveries / Service</u>	
Monday – Friday	6:00 am to 6:00 pm
Saturday and Sunday	Closed

- D. Traffic to and from Site.** This site will operate in much the same way as a new car dealership. It is anticipated that the maximum number of automotive trips to and from the site would be 40 per day. The number of daily truck trips would be no more than four (4).

- E. Parking.**

- (i) Product Parking. As shown on the Site Plan the Product Parking will occur in nine different islands. The islands will be separated by paved areas. The trailer parking area will be paved with impervious and semi-impervious materials to allow for stormwater infiltration.
- (ii) Customer Parking. Located on the south side of the parcel will be paved vehicle parking for up to 70 cars and trailers waiting for service. This area will be divided and screened by landscaping, as shown on the site plan.

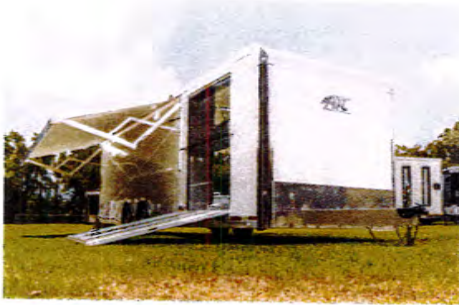
- F. Fencing.** Along the frontage road there will be decorative fencing to help secure the site when the business is closed. This security will allow reduced lighting on the site when the business is closed as discussed below.

- G. Lighting.** All external lighting on site will be full cut-off lights that will not glare onto adjacent parcels. Once the business is closed for the evening only building security lighting will be left on. Security for the

site will be through the use of site gates, fencing and security cameras which will be monitored off site. A full photometric plan will be submitted with the Construction Plans.

- H. **Water and Sewer.** As the Board is aware, this site is not serviced by municipal sewer or water. These services will be handled by the use of a private well and a sanitary mound system. The number of on-site employees in the initial phase of operation will be 15 to 20. This number could grow to as many as 30 if the anticipated expansion of the facility occurs. Both systems are being sized to accommodate the larger number of employees.

## PRODUCT SAMPLES



Quest Premium Car Hauler



① SAMPLE PHOTOS OF INVENTORY  
NOT TO SCALE



# ZONING EXHIBIT

## CLIENT

Right Trailers Inc.

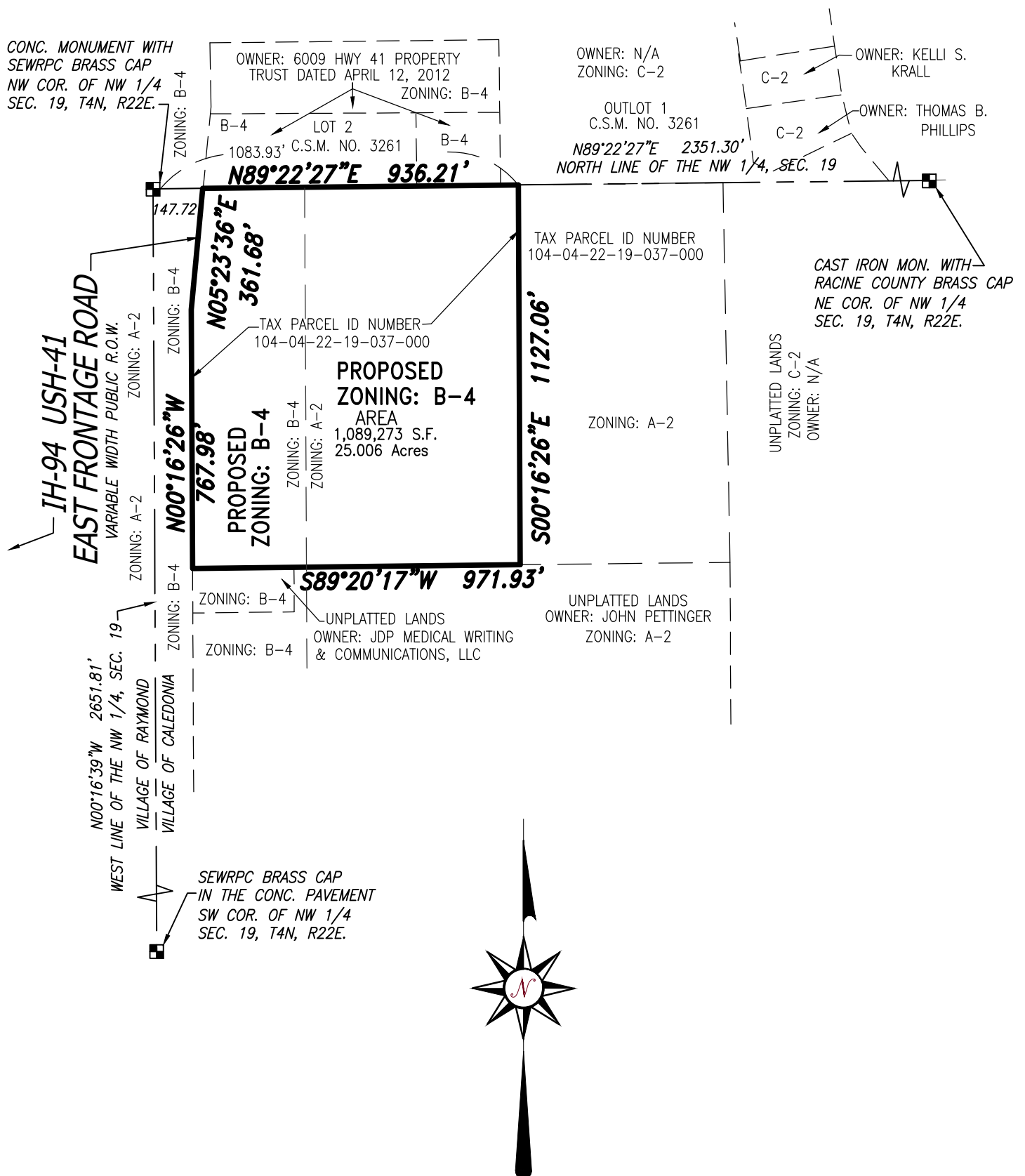
## SITE ADDRESS

Vacant land, Village of Caledonia, Racine County, Wisconsin.

## LEGAL DESCRIPTION (ZONING B-4)

That part of the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, bounded and described as follows:

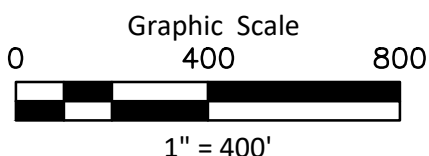
Commencing at the Northwest corner of the Northwest 1/4 of said Section; thence North 89°22'27" East along North line of said 1/4 Section 147.72 feet to the point of beginning of the lands hereinafter described; thence North 89°22'27" East continuing along said North line 936.21 feet to a point; thence South 00°16'26" West 1127.06 feet to a point; thence South 89°20'17" West 971.93 feet to a point in the East line of East Frontage Road; thence North 00°16'26" West along said East line 767.98 feet to a point; thence North 05°23'36" East continuing along said East line 361.68 feet to the point of beginning. Said lands as described contains 1,089,273 square feet or 25.006 acres.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

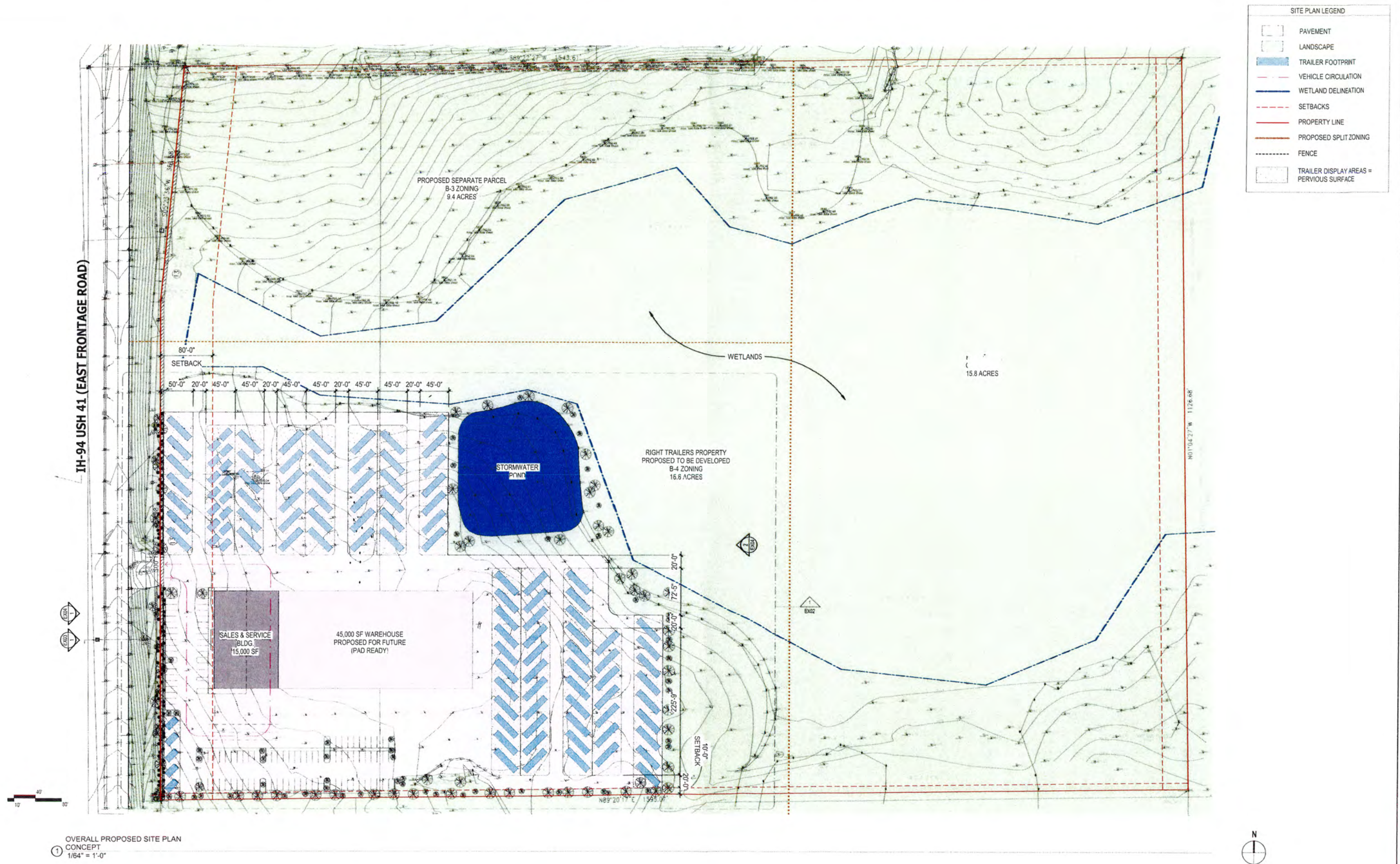
414-224-8068  
www.chaputlandsurveys.com



DATE

December 02, 2021.

Drawing No. 3893-dzb



IH-94 USH 41 (I



ENLARGED PROPOSED SITE PLAN  
CONCEPT  
1/32" = 1'-0"

No.	Issue Description	Date

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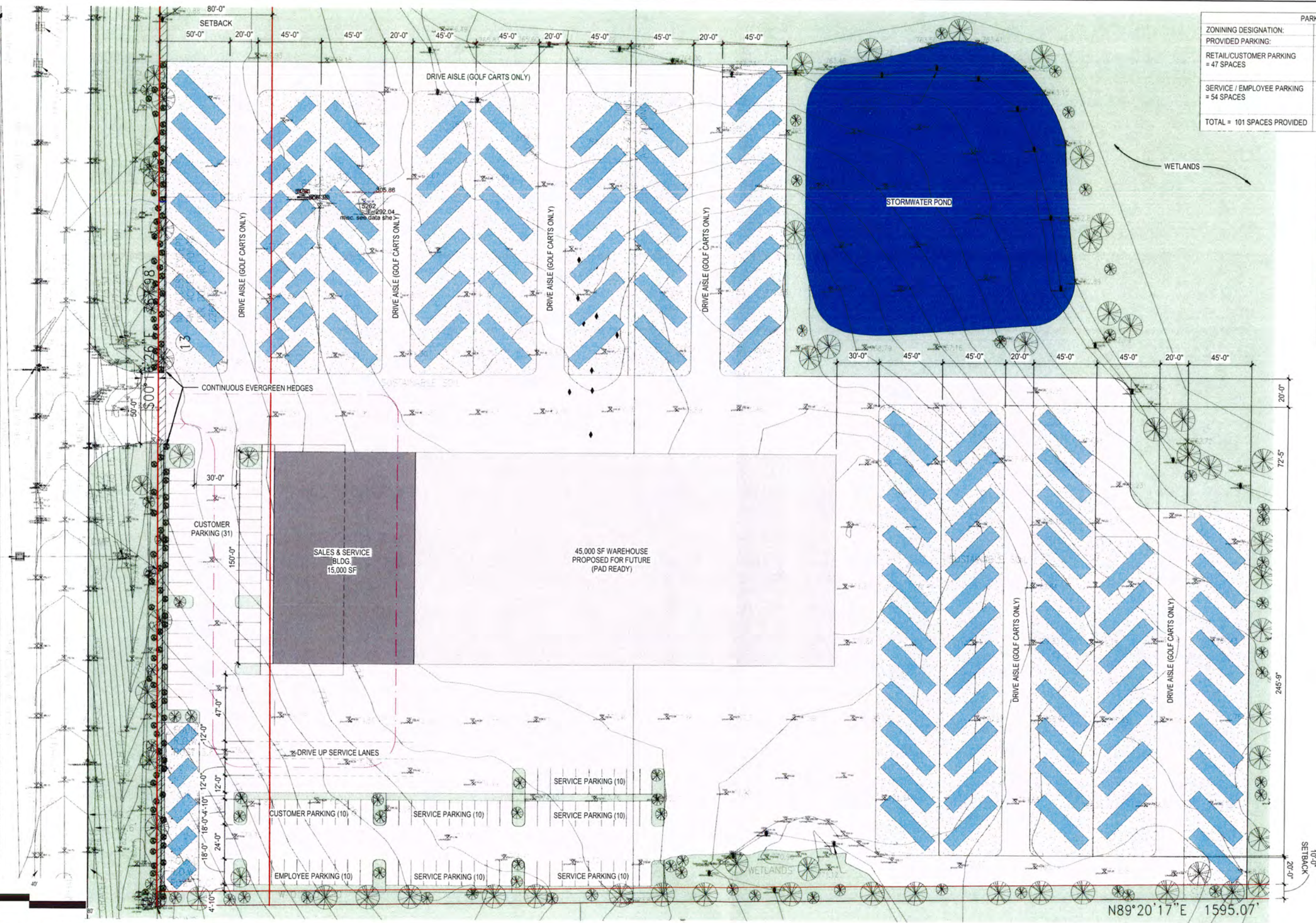
RIGHT TRAILERS - CALEDONIA  
USH 41 CALEDONIA, WI 53108  
Prepared for  
RIGHT TRAILERS INC.  
Project Number: 21274

EX02



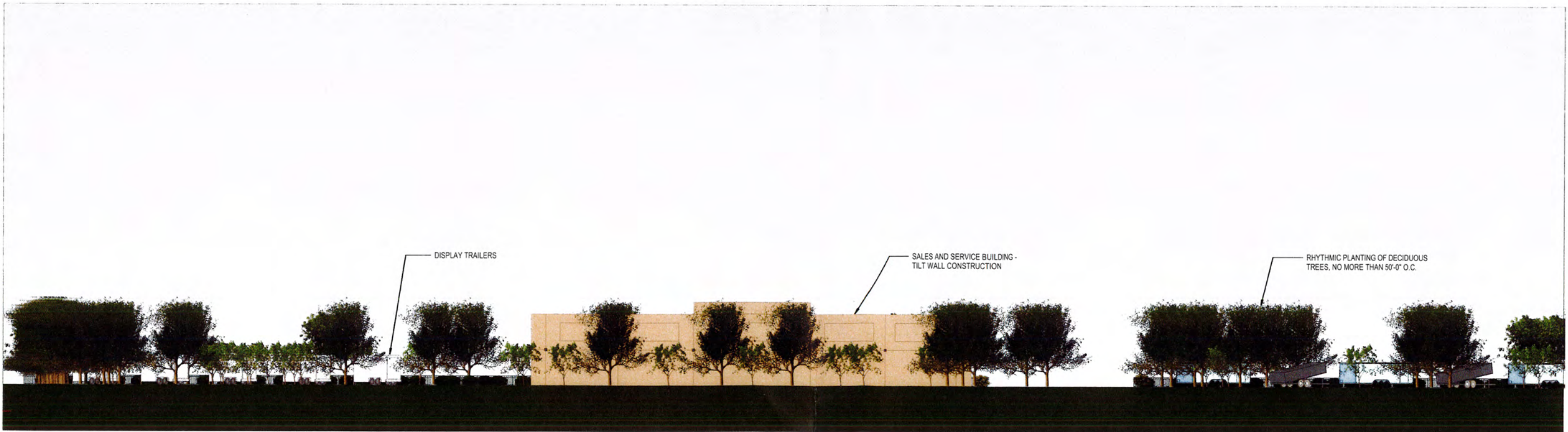
PARKING CALCULATIONS	
ZONING DESIGNATION:	B-4 PLANNED BUSINESS DISTRICT
PROVIDED PARKING:	MINIMUM REQUIRED PARKING (SEC. 20-1088):
RETAIL/CUSTOMER PARKING = 47 SPACES	RETAIL & SERVICE AREAS = 7,000 SF / 150 = 47 SPACES MIN.
SERVICE / EMPLOYEE PARKING = 54 SPACES	RETAIL & SERVICE AREAS = 8,000 SF / 150 = 54 SPACES MIN.
TOTAL = 101 SPACES PROVIDED	TOTAL = 94 SPACES REQUIRED

SITE PLAN LEGEND	
	PAVEMENT
	LANDSCAPE
	TRAILER FOOTPRINT
	VEHICLE CIRCULATION
	WETLAND DELINEATION
	SETBACKS
	PROPERTY LINE
	PROPOSED SPLIT ZONING
	FENCE
	TRAILER DISPLAY AREAS = PERVIOUS SURFACE





① CONCEPTUAL STREET VIEW ELEVATION  
1/16" = 1'-0"



② CONCEPTUAL REAR VIEW ELEVATION  
1/16" = 1'-0"

No.	Issue Description	Date

RIGHT TRAILERS - CALEDONIA  
 USH 41 CALEDONIA, WI 53108  
 Prepared for  
 RIGHT TRAILERS INC.  
 Project Number: 21274

EX03





ENLARGED CONCEPTUAL FRONT  
BUILDING ELEVATION  
① 1/8" = 1'-0"

No.	Issue Description	Date

RIGHT TRAILERS - CALEDONIA  
USH 41 CALEDONIA, WI 53108  
Prepared for  
RIGHT TRAILERS INC.  
Project Number: 21274

EX04





Meeting Date: January 31, 2022

## PLAN COMMISSION REPORT

Item No. **5b & 5d**

Proposal: Land Use Amendment & Rezone with Conditional Use

Description: Review a request to change the Land Use Plan Map for two vacant parcels located directly east of 2525 3 Mile Road from Commercial to Governmental and Institutional, and a request to rezone the parcels from M-3, Heavy Industrial District, to P-1, Institutional District, with a conditional use for the future development of a secure youth development and care facility.

Applicant(s): Julie Anderson (Racine County)

Address(es): 3 Mile Road

**Suggested  
Motions:**

**LAND USE AMENDMENT**

That the Plan Commission adopts Resolution 2022-001 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change land use category from Commercial to Governmental and Institutional for the properties located directly east of 2525 3 Mile Road (Parcel ID Nos. 104-04-23-32-001-020 and 104-04-23-20-001-030), for the following reasons:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the P-1, Governmental & Institutional District.

**REZONE WITH CONDITONAL USE**

That the Plan Commission recommends to the Village Board that the properties located directly east of 2525 3 Mile Road (Parcel ID Nos. 104-04-23-32-001-020 and 104-04-23-20-001-030) be rezoned from M-3, Heavy Industrial District, to P-1, Institutional Park District, with a conditional use for a youth development and care facility, with conditions outlined in Exhibit A for the following reasons:

1. Due to the subject property's proximity to an airport and a quarry, governmental or institutional uses should be encouraged in this area.
2. The 2035 Land Use Plan designates this property as Governmental and Institutional. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.

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Owner(s): Payne & Dolan Inc.

Tax Key(s): 104-04-23-32-001-020 and 104-04-23-32-001-030

Lot Size(s): 29.07 acres

Current Zoning District(s): M-3, Heavy Industrial District

**Overlay**

District(s): APO, Airport Protection Overlay

Wetlands: ☒ Yes ☐ NoFloodplain: ☐ Yes ☒ NoComprehensive Commercial  
Plan:

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**Background:****LAND USE AMENDMENT**

The applicant is requesting a Land Use Amendment and subsequently a Rezone with a Conditional Use for the future development of a youth care facility located on two vacant parcels located on 3 Mile Road, east of 2525 3 Mile Road and west of the railroad tracks, comprising approximately 29 acres. These parcels are currently vacant and owned by Payne and Dolan Inc. Approval of a Land Use Amendment does not constitute approval of any concept plan that is submitted as part of this review. If the amendment is approved, additional approvals such as rezone, conditional use, and site plan review will be required.

These parcels are located within the sanitary and water service area, and have the necessary infrastructure such as water, sanitary sewer, gas, electric, and internet to accommodate a governmental or institutional use such as a youth development and care facility.

The existing uses abutting the proposed parcels are a fully developed residential subdivision and an existing industrial site to the west, a stone quarry to the north, an airport to the south, and vacant land to the east which is separated by railroad tracks and a recreational trail. The proposed land use category, Governmental and Institutional, is compatible with these types of land uses. Should the Land Use Amendment be approved, future reviews should require mitigation requirements as they pertain to buffers, landscaping, and lighting, to reduce impacts the development may cause to residential areas.

Currently, the only site improvement is a metal, chain link and barbed-wire fence along the north boundary line, and a gravel driveway located off 3 Mile Road. There have been no known long-term “structural” land uses at the subject site. The only notable known land uses in the past 30+ years included use of the site for a temporary asphalt batch plant, and use of the site by The Bruce Company for storage of landscape debris and various landscaping and snow removal equipment.

Approximately 5 acres (17 percent) of the site is wooded and there is an approximate 2.4122-acre (8 percent) pocket of wetlands in the west section of the site identified under wetland class “forested, emergent/wet meadow,” that may not be developed or altered, and may not be used as part of a stormwater management system.

These parcels are located within the Airport Protection Overlay District which restricts uses that may interfere with airport operations. Prior to submitting a request for a land use amendment, Racine County submitted a request to the Federal Aviation Authority (FAA) to evaluate the proposed use abutting the airport on these parcels. The FAA conducted a study and determined that the proposed institutional development would not be an aviation obstruction nor a hazard to air navigation if there exists a clear zone area comprising approximately 22 percent of the site (approximately 6.538 acres) that does not allow for anything to be constructed in that area which is near the Batten International Airport runway.

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Conceptual development plans propose the construction of a secure residential care center for children of approximately 70,000 square feet with a capacity of up to 48 youths. The facility would feature visitation space for families, including an eating area; additional classrooms, an educational facility with expanded seven-hour school day, and after-school and evening programs; and multi-purpose rooms for use by youth, families, and community partners. The facility would be centrally located on the site and utilize 7 of the 29 acres on the site.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010, must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of parcels located on 3 Mile Road.

If the Plan Commission is comfortable with the proposed land use amendment from Commercial to Governmental and Institutional, there is a suggested motion to adopt the resolution approving the land use amendment.

### **REZONE/CONDITIONAL USE**

The applicant is requesting a change in zoning for the two vacant parcels east of 3525 3 Mile Road from M-3, Heavy Industrial District, to P-1, Institutional Park District, with a conditional use to allow for the operation of a secure youth development and care facility. The intent of the P-1 District is to accommodate various public and private institutional uses such as schools, colleges, hospitals, sanitariums, and crematories. Conditional Uses in the P-1 District include penal and correctional institutions provided that they are not less than 50 feet from any lot line.

As part of the rezone request, the applicant is requesting a conditional use to allow for the operation of a secure youth development and care facility, which is a Conditional Use in this district. Included with this report is a concept site plan illustrating the proposed facility location. Any Rezoning with a Conditional Use should include restrictions and requirements that mitigate any impact that may result from the proposed use. Included with this report is Exhibit A, which outlines the conditions of a rezoning to P-1 from M-3 with the conditional use.

Abutting parcels to the west are zoned M-3 Heavy Industrial District and R-7, Multi-Family Residential District. The northern parcels are zoned M-3, Heavy Industrial District. Lands to the south and east are within the City of Racine. The southern parcels are zoned I-2, General Industrial District, and the eastern parcels, B-2, Community Shopping District. The site is adjacent to an airport, stone quarry, a manufacturing building, and residential dwellings.

The traffic count at the location is reported to be 6,100 vehicles per day along 3 Mile Road. Under current zoning, the subject site is designated as a commercial land use. That could include commercial uses such as a multi-tenant strip mall, bar, used car lot or other commercial uses which could result in increased traffic. The proposed use would present considerably less traffic than a retail use which will be verified through a traffic impact analysis as part of site plan review. Any modifications to the roadway, as recommended by the traffic impact analysis, would be the responsibility of the applicant.

Racine County's staffing estimates for the facility include 25-30 staff during first shift, 15-20 staff during second shift, and 15 during third shift. There will be no large vehicle/semi delivery for supplies or food; such deliveries are made with a delivery van. Deliveries are from two primary sources: (i) sanitary cleaning supplies/equipment (approximately 15-20 total deliveries per year); and (ii) mattresses, linens, and clothing (approximately 12 total deliveries per year). Racine County's proposed use will also produce no notable noise, no unpleasant odors, no vibrations, no banging tailgates on trucks, no intrusive 24-hour horns, lights and/or sirens.

The users of the facility will be contained within the confines of the facility and not allowed to access the remainder of the site. The applicant is proposing to situate the facility more than 300 feet from the western lot line and provide landscaping and enhance the existing wetland, to reduce the visual impact from the facility. The County is also sensitive to the concerns that the proposed development may result in future noise problems, liability, and/or restrictions for the Airport. Planning is underway to study the noise impact areas and to identify preventative and corrective mitigation measures that may be incorporated into the design and construction of the facility to ensure its safe and efficient operation without placing undue constraints on the Airport. Any additional infrastructure costs required to service the site will be the applicant's responsibility.

Although properties owned by governmental entities provide significant benefits and are in the public interest, they are also exempt from property taxes. Government institutions may impose costs for fire protection, street maintenance, and other public services. Property tax exemption can fiscally strain local governments.

In efforts to help offset revenue losses from property tax exemption, local governments may seek voluntary payments in lieu of taxes or PILOTS. PILOTS can contribute significantly toward the cost of the public services that the facility will consume and reimburse the Village for lost taxes from government-owned property.

When the facility is fully constructed and becomes operational and pending approval by the Racine County Board of Supervisors (authorizing resolution to be introduced at Finance and Human Resources Committee on February 2, 2022), the County intends to make voluntary annual payments to the Village of Caledonia in lieu of taxes. These payments would provide direct benefit to the Village of Caledonia. Final payment amounts will be determined by an agreement between the Village and Racine County.

For the Plan Commission to consider this Rezone request with a Conditional Use, the Plan Commission will need to have recommended approval of the Land Use Amendment for the parcels from Commercial to Governmental and Institutional. If the land use amendment is not approved, the proposed rezone request would not be consistent with the Village's land use map and be in violation of Wisconsin's Smart Growth Law.

If the Plan Commission does not recommend these changes, members must include findings of fact as to why the land use amendment should not be granted and include similar findings for any denial of the rezoning. The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010, must be consistent with the goals, objectives, and policies contained within the Land Use Plan.

If the Plan Commission feels the proposed rezoning from M-3 to P-1 with a conditional use is appropriate, staff drafted a suggested motion to recommend approval of the rezone request with a conditional use to allow for the operation of a secure youth development and care facility at 3 Mile Road with Parcel ID Nos. 104-04-23-32-001-020 and 104-04-23-32-001-030.

---

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP  
Development Director

# Exhibit A:

## Racine County Youth Development and Care Facility

### Conditions and Restrictions

Applicant: Julie Anderson (Racine County)

Property Address(es): 3 Mile Road

Parcel ID Nos.: 104-04-23-32-001-020 and 104-04-23-32-001-030

Approved by Plan Commission: \_\_\_\_\_

Approved by Village Board: \_\_\_\_\_

#### 1. LEGAL DESCRIPTION

Lots 2 and 3 of Certified Survey Map No. 1499 in Volume 4 of Certified Survey Maps, page 624, as Document No. 1325671 being part of the NW ¼ and Northeast ¼ and the NW ¼ of the NE ¼ of Section 32, Township 4 North, Range 23 East. Excepting therefrom land conveyed in quit claim deed recorded July 19, 2017, as Document No. 2140377. Said land being in the Village of Caledonia, Racine County, Wisconsin and contains 29.07 acres, more or less.

#### 2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.

B. The conditional use as set forth in the application, narrative, and concept site plans received December 13, 2021, are incorporated hereby by reference, and shall be modified to comply with these conditions and restrictions. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

##### **1) General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

##### **2) Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

##### **3) Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

##### **4) Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

##### **5) Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

##### **6) Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Caledonia Utility District Board approval. The Utility District Board approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
- F. There will be a minimum 300-foot unbuildable buffer area designated along the western portion of the property.

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the P-1, Parkland In zoning district, and all applicable sections of the Municipal Code.
- B. Operation of a secure youth development and care facility is permitted with conditions set forth.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads, and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

### 4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer.
- B. The site plan shall include parking stalls with an average of no more than 3.5 parking stalls per 1,000 square feet of institutional building for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code.

### 5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 3, Section 3 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	100 ft	100 ft	100 ft*
Accessory Structure	100 ft	100 ft	100 ft
Parking	25 ft	10 ft	10 ft

\* Side setback from the western lot line will have a minimum setback of 300 feet.

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated, or referenced, is mandatory.

9. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

12. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please contact Village Zoning staff for sign regulations and permit procedures. Banners, balloons, flashing, or animated signs are prohibited.

13. 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.

14. 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. All drives shall be paved with asphalt. Parking areas shall be paved. All drives and parking areas shall be maintained in a dust free condition.

15. 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 and any conditions established by subsequent Conditional Use Approvals.

16. ACCESS

The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

17. 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.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and Conditional Use approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

19. AMENDMENTS TO THE CONDITIONAL USE

No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

20. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

21. VIOLATIONS & PENALTIES

Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant, or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

22. REVOCATION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors, and assigns. Therefore, Racine C; its heirs, successors, and assigns, including all users, future owners, occupants, and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

**PC RESOLUTION NO. 2022-001**

**RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN  
ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE  
PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATIONS  
FROM “COMMERCIAL” TO “GOVERNMENTAL AND INSTITUTIONAL” AS IT  
PERTAINS TO PARCELS 104-04-23-32-001-020, AND 104-04-23-20-001-030 IN THE  
VILLAGE OF CALEDONIA,  
RACINE COUNTY, WISCONSIN**

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

**WHEREAS**, the Village Board adopted “A Multi-Jurisdictional Comprehensive Plan for Racine County, 2035” as the Village Comprehensive Plan on June 22, 2009 (the “Comprehensive Plan”) and has amended the Comprehensive Plan from time-to-time; and

**WHEREAS**, the County of Racine has proposed an amendment to the Comprehensive Plan to change the land use designation of the parcels located directly east of 3525 3 Mile Road (Parcel Nos. 104-04-23-32-001-020 and 104-04-23-32-001-030) from commercial to governmental and institutional on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, as depicted on the attached Exhibit A; and

**WHEREAS**, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on January 31, 2022, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

**WHEREAS**, the Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin

Statutes and that the Comprehensive Plan, with the proposed amendment, is internally consistent and is in the public's best interest.

**NOW, THEREFORE, BE IT RESOLVED** that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan as it pertains to the Village of Caledonia land use plan map.

Adopted this \_\_\_\_\_ day of January, 2022.

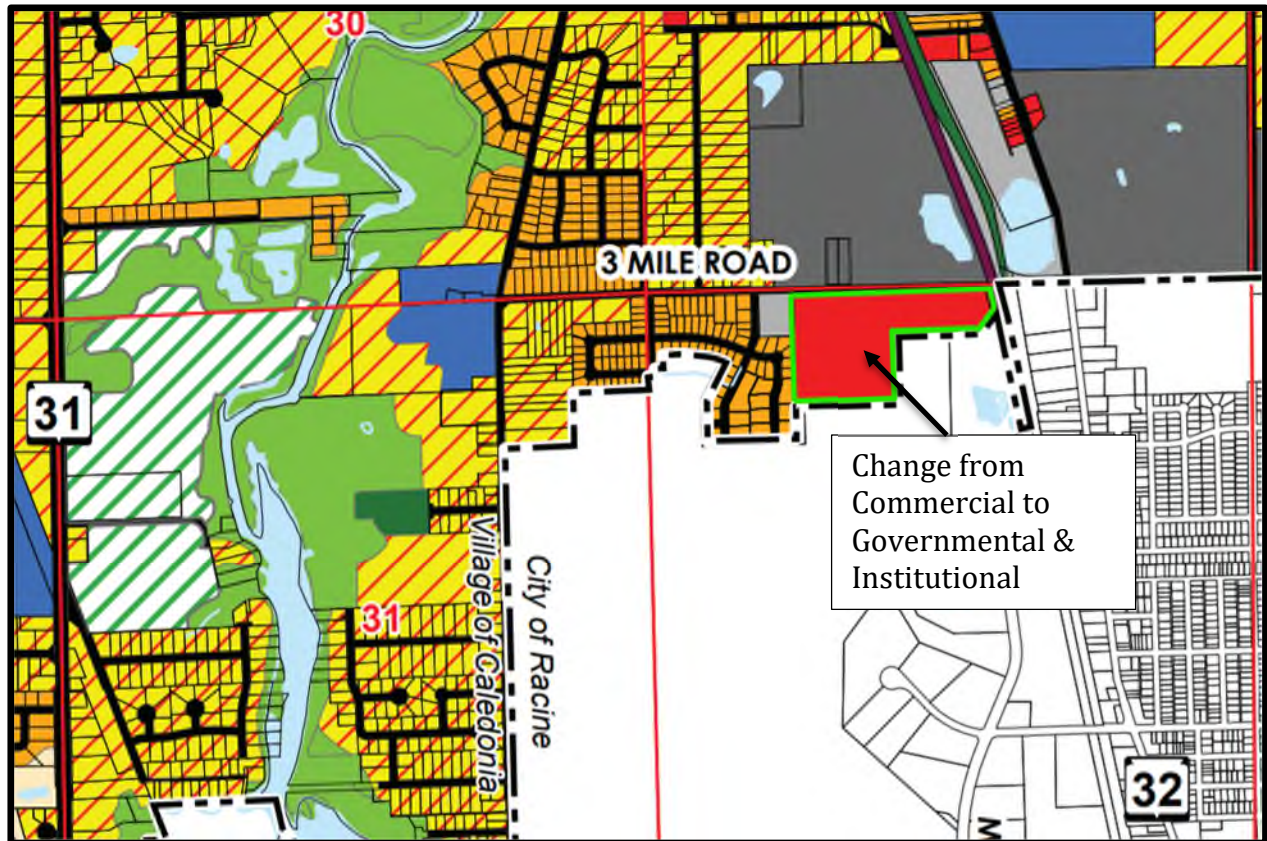
Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Absent \_\_\_\_\_

**VILLAGE OF CALEONDIA PLAN COMMISSION**

By: \_\_\_\_\_  
James Dobbs  
Plan Commission President

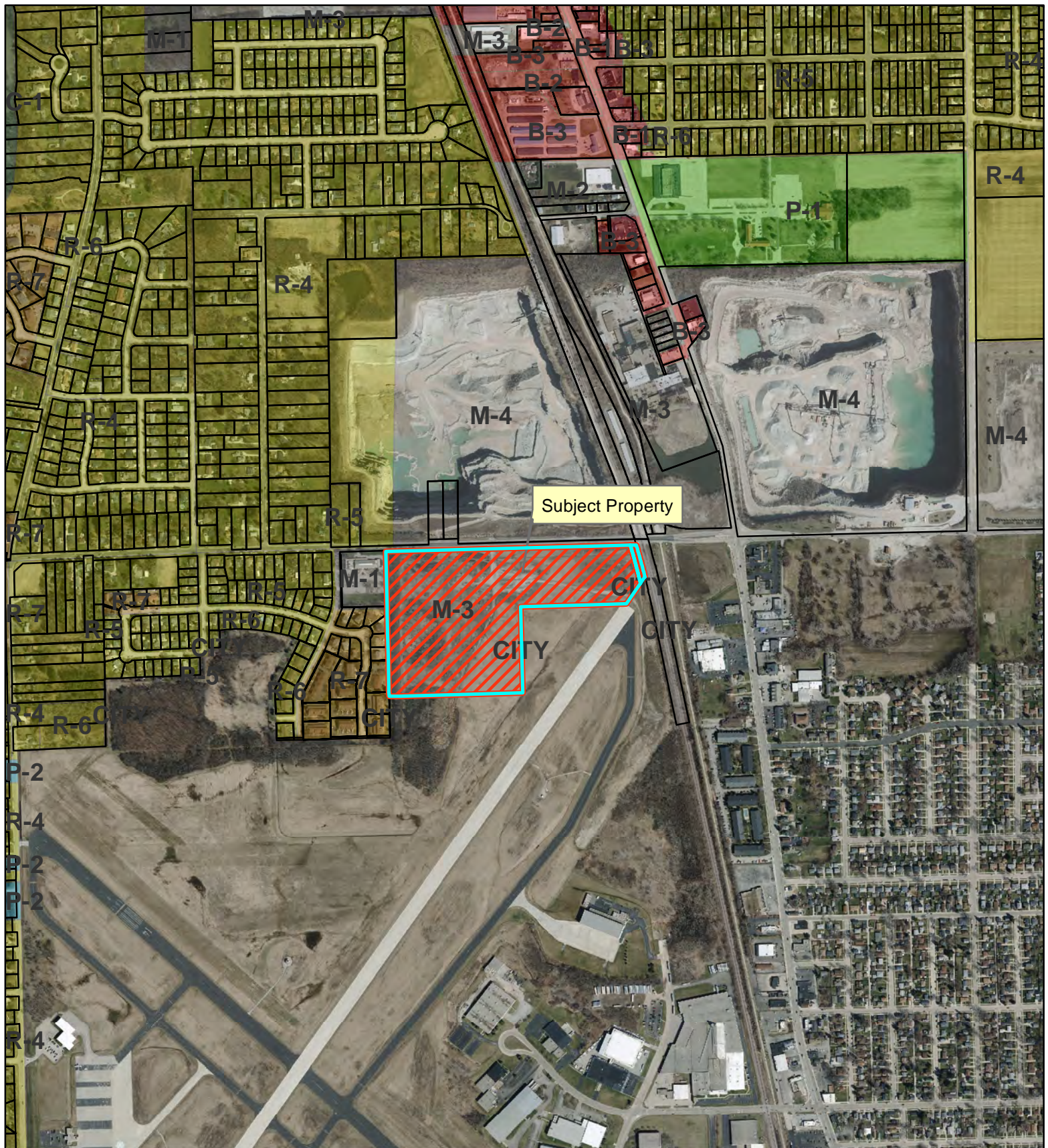
Attest: \_\_\_\_\_  
Joseph Minorik  
Plan Commission Vice-President

# EXHIBIT A



# Location Map

## 3 Mile Road





# RACINE COUNTY

## PUBLIC WORKS & DEVELOPMENT SERVICES DEPARTMENT

14200 Washington Avenue, Sturtevant, WI 53177-1253

Phone: (262) 886-8440 Fax: (262) 886-8480

Jonathan Delagrave  
County Executive

Julie A. Anderson  
Director of Public Works & Development Services

### REZONING, CONDITIONAL USE (CU), & PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

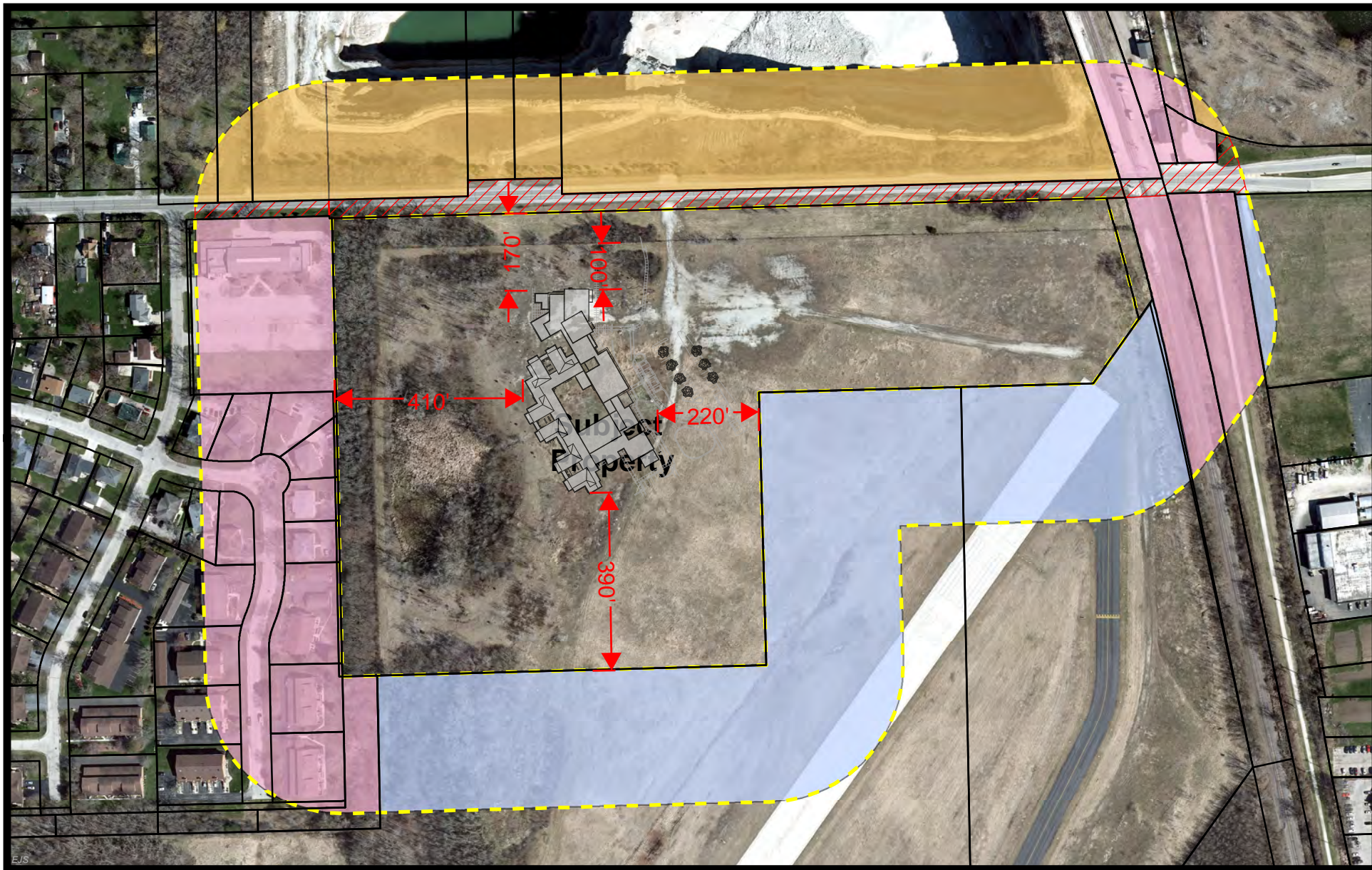
*[Signature]*  
12.13.2021

#### ATTACHMENT A

As depicted on the enclosed Proximity Exhibits, Applicant proposes significant measures to mitigate adverse impacts associated with the proposed development of the Racine County Youth Development & Care Center, a Secure Residential Care Center for Children and Youth ("Development"). As an example, Applicant intends to locate the Development on the Site so that a significant environmental buffer between the Development and residential uses to the west of the Site is preserved and provides visual screening of the Development.

The Federal Aviation Authority conducted an aeronautical study and determined that the Development does not exceed obstructions and would not be a hazard to air navigation. The study was conducted by the FAA under the provisions of 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations, part 77. The FAA confirmed that the Development is off airport property and outside the clear zone easement area that runs west of and parallel to the runway.

Applicant intends to locate the Development on the Site so that a significant portion of the southeastern part of the Site remains undeveloped and potentially available for use by and/or future expansion of Batten International Airport. Applicant will continue to work with the Batten International Airport to ensure that the Development does not interfere with or place undue constraints on the future needs and security of the Airport.



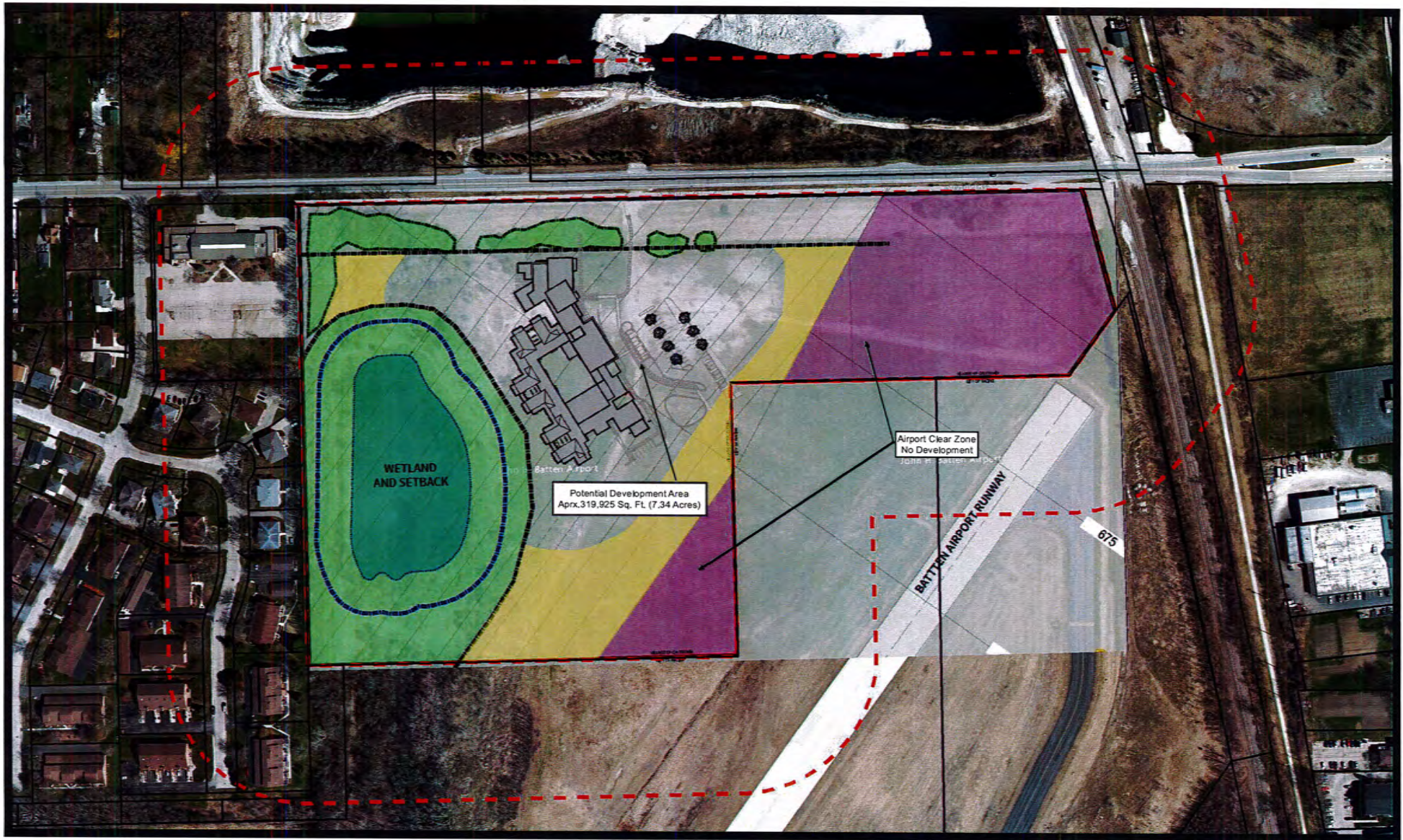
### Area of All Abutting Properties Within the Buffer

<span style="display:inline-block; width:20px; height:10px; background-color:orange; border:1px solid black;"></span>	Payne & Dolan = 494,939.99 Sq. Ft. (11.36 Acres) = 26.2%
<span style="display:inline-block; width:20px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	Owned by Others = 557,789.17 Sq. Ft. (12.8 Acres) = 29.6%
<span style="display:inline-block; width:20px; height:10px; background-color:lightblue; border:1px solid black;"></span>	Airport = 719,843.02 Sq. Ft. (16.52 Acres) = 38.2%

<span style="display:inline-block; width:20px; height:10px; border:2px dashed yellow;"></span>	300 Foot Buffer = 1,886,818.84 Sq. Ft. (43.32 Acres)
<span style="display:inline-block; width:20px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border:1px solid black;"></span>	Right of Way = 104,843.34 Sq. Ft. (2.41 Acres) = 5.6%
<span style="display:inline-block; width:20px; height:10px; border:1px solid black;"></span>	Property Boundary Lines



1 inch = 300 feet  
2020 Aerial Photo



Wetland Setback

Wetlands

Vegetation to Preserve

Airport Clear Zone

Property Boundary Lines

Undeveloped Buffer = 153,703 Sq. Ft. (3.53 Acres)

300 Feet From Property Line


Please Note: Entire Parcel (29.14 Acres) to be Rezoned to P-1



1 inch = 300 feet  
2020 Aerial Photo

## MEMORANDUM

**TO:** Village of Caledonia

**FROM:** Julie Anderson, PWDS Director 

**RE:** Request to Amend Village of Caledonia Land Use Plan: 2035

**DATE:** December 13, 2021

We are requesting to amend the 2035 Village of Caledonia Land Use Plan from Commercial to Governmental and Institutional for the vacant property along the South side of 3 Mile Road west of STH 32 (PINs 104042332001020, 104042332001030) to allow construction of a youth development and care center. This is a total of approximately 29.14 acres. This will also include a rezoning from M-3 Heavy Industrial District to P-1 Institutional Park District.

The mission and vision of the Racine County Youth Development and Care Center (Development) is to transform youth justice, strengthen families, and keep youth out of adult corrections in a fiscally responsible manner that avoids unnecessary expense to Racine County taxpayers. Racine County was awarded \$40 million to design and build a Secure Residential Care Center for Children and Youth.

The Development will provide safe, evidence-based care and incorporating a trauma-informed approach, offering rehabilitative programs including mental health and substance abuse treatment, youth development/prevention/intervention services, and gang diversion. The Development will reduce detention capacity from 121 (capacity of current Juvenile Detention Center) to 48 youth; feature visitation space and time for families, including meals; provide additional classrooms, expanded seven-hour school day, and after-school and evening programming; and include multi-purpose rooms for use by youth, families, and community partners.

Under law, the Wisconsin Department of Children and Families will also allocate an additional \$750,000 in annual youth aid funding that would otherwise not be made available to Racine County when the Development is operational. Youth aids provide each county with an annual allocation of state and federal funds from which a county may pay for juvenile delinquency-related services, including out-of-home placements and non-residential, community-based services for juveniles.

The Development is expected to be approximately 70,000 sq. ft. and will incorporate designs and features of national leaders in youth justice like extracurriculars, skills-based learning, abundant natural lighting, and outdoor spaces with the walls of the facility acting as the secure perimeter, recreational space, as well as treatment and community spaces. The primary focus will be to convey a welcoming and inviting image, with a strong civic presence that blends into and doesn't interrupt much less negatively impact the vitality of the surrounding neighborhood, without sacrificing the need to ensure the safety, security and well-being of all staff, residents, visitors, and community-at-large.

**Nielsens Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd., Suite 200, Racine, WI. 53406  
Tel.: (262)834-5588 Web site: www.nmbasc.net


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**LOTS 2 AND 3,  
CERTIFIED SURVEY MAP NO. 1499  
PLAT OF SURVEY WITH TOPOGRAPHY  
FOR  
RAMLOW/STEIN ARCHITECTURE + INTERIORS  
VILLAGE OF CALDONIA, COUNTY OF RACINE, STATE OF WISCONSIN**

NO.	REVISION	BY	DATE

PLOT PREP BY \_\_\_\_\_ NMBM  
DRAWN BY \_\_\_\_\_ SKL / JTB  
DATE: \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
DATE: \_\_\_\_\_  
**2021.0186.02**


SHEET  
**1** OF **1**



# MEMORANDUM

**Date:** Wednesday, January 26, 2022

**To:** Plan Commission

**From:** Anthony A. Bunkelman P.E.   
Public Services Director

**Re:** Zimmerman CSM – Parcel ID 51-104-04-22-20-049-000 – SE ¼ of Section 20, T4N, R22E, Four Mile Road Village of Caledonia, Racine County, WI – Owner Zimmerman -etal, Applicant Peter Zimmerman

The Engineering Department has received a concept Certified Survey Map (CSM) from Peter Zimmerman, on behalf of Zimmerman etal. The Zimmerman property is located at the Northwest corner of Four Mile Road and County Trunk Highway H. The existing property is approximately 32 acres in size. This property has approximately 681 feet of frontage along Four Mile Road and approximately 1,100 feet of frontage along County Trunk Highway H.

The existing parcel currently vacant and is farmed.

The concept CSM proposes to create 4 lots. All of the lots would potentially be sold for single family residences. The lots are proposed to be 10.5 acres, 6.2 acres, 7.9 acres, and 7.4 acres in size.

The Zoning of the existing parcel is A-2. A-2 zoning requires 150' of frontage and a minimum of 40,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Agricultural, Rural Residential, and Open Land for this property. The land use plan also shows an area of Secondary Environmental Corridor. The concept CSM is consistent with the Village's Comprehensive Land Use Plan.

The concept CSM is located outside of the Sanitary Sewer & Water Service Areas. Since the CSM is located outside of the Sanitary Sewer & Water Service Area, each lot within the concept CSM must provide and show a suitable area for a private onsite sewerage treatment system (POWTS). Soil (Perc) tests must be performed on each of the lots to ensure that each lot is buildable. Wells will need to be placed on the sites when the single-family homes are proposed.

Access for the 3 proposed lots that have frontage along Country Trunk Highway H will need to be obtained from Racine County. The number of access points may be limited. The owner/applicant will be required to contact Racine County to ensure that Right of Way access will be granted for the proposed lots along County Trunk Highway H. As part of the Final CSM the access points for the 3 lots should be identified as necessary by Racine County. This may also include No Access restrictions be placed along some of the frontage. The 7.4 acre lot along 4 Mile Road will also be limited. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. There is an existing farm access toward the West end of the lot. This farm access can either be utilized as the access for this lot or it can be relocated to a new location on the lot that is suitable for the proposed single-family home. Ultimately there shall only be one access for the lot. If the access is relocated, depending on the proposed location a sight distance survey may be required at the time of Building Permit due to

the elevation change of the road. Any access used for this lot will need to meet all acceptable sight distance requirements. At the time of the Final CSM, No Access Restrictions need to be determined to ensure that any proposed driveway will not have a sight distance issue. It would also be anticipated that this lot will not be allowed to have access out to County Trunk Highway H. A No Access Restriction may be placed on the County Trunk Highway H frontage.

Since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way will need to be dedicated to the Village. The proposed concept CSM does not include a dedication of the minimum Right of Way.

The drainage of the concept CSM according to the Master Drainage Plan shows 4 separate watersheds (H-41-3 & H-40-1, H-39-5, & H-39-4) for the approximately 32 acres. The lots will predominantly drain West to East to County Trunk Highway H, then East through 2 road culverts. There are 2 drainage ways depicted on the Master Drainage Plan in basins H-40-1 & H-39-5. The drainage ways will need to be field located and depicted on the CSM. Appropriate drainage easements will need to be granted over these drainage ways consistent with the Master Drainage Plan. Due to the size and shape of the lots, individual storm water management plans and site grading plans will be required at the Building Permits to install storm water management facilities to ensure maximum flexibility in the development of the lots. A Note will need to be placed on the CSM to indicate the requirement of the Storm Water Management Plan & Site Grading Plan at the time of Building Permits.

In looking at the Wisconsin DNR Surface Water Data Viewer there are mapped wetlands shown on the site. The Surface Water Data Viewer also indicates that there are hydric soils that may be conducive to wetlands on the site. A Wetland Delineation will need to be done prior to the Final CSM being recorded and the wetlands will need to be shown on the Final CSM. The Owner/Applicant has been made aware of this requirement and has been in contact with a Wetland Delineator consultant. The consultant will need to finalize and submit the Wetland Delineation Report when the growing season has started.

In order to proceed to the Final CSM there are 3 Waiver Modifications that will need to be considered by the Plan Commission. Those waiver modifications are as follows:

Waiver Modification from Ordinance 14-1-5-g-1-b to allow for the creation of a Flag Lot.

Waiver Modification from Ordinance 14-1-5-g-3-b to allow for the creation of a lot that has a ratio greater than 2.5:1.

Waiver Modification from Ordinance 18-1-4-d-3-b to allow additional lots to be created with frontage on a Principal Thoroughfare without the construction of a Local Road.

The 3 Waiver Modifications were reviewed, and the following recommendations are proposed.

**Move to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-1-b for the Zimmerman CSM to allow the creation of a Flag Lot subject to the following factors:**

- 1.) The parent parcel is an irregular shape.**
- 2.) The parent parcel contains encumbrances of wetlands and secondary environmental corridor.**

- 3.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.
- 4.) The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.
- 5.) The property is approximately 32 acres with approximately 1,100 of frontage on County Trunk Highway H and approximately 681 feet of frontage on 4 Mile Road.
- 6.) The owner/applicant had approached the abutting property owners to purchase the portion of the property that is in the flag and there was no interest from those abutting property owners.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-3-b for the Zimmerman CSM to allow the lots of the CSM to exceed the 2.5 to 1 length to width ratio subject to the following factors:

- 1.) The parent parcel is an irregular shape.
- 2.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.
- 3.) The property is approximately 32 acres with approximately 1,100 of frontage on County Trunk Highway H and approximately 681 feet of frontage on 4 Mile Road.
- 4.) The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.
- 5.) The owner/applicant had approached the abutting property owners to purchase the portion of the property that is in the flag and there was no interest from those abutting property owners.

Move to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Zimmerman CSM to allow an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road subject to the following factors:

- 1.) The property is approximately 32 acres with approximately 1,100 of frontage on County Trunk Highway H and approximately 681 feet of frontage on 4 Mile Road.
- 2.) The Four Mile Road topography along a portion of the frontage of the property is not conducive to a road due to sight distance concerns.
- 3.) The lot along 4 Mile Road has a size of 7.4 acres with 681.10 feet of frontage and there would not be any additional accesses along 4 Mile Road.

If the Plan Commission approves the Waiver Modifications above the following motion for the Zimmerman CSM is recommended.

Move to conditionally approve the Zimmerman Concept CSM on parcel 51-104-04-22-20-049-000 subject to the following:

1. The Zoning setbacks & Minimum Frontage requirements for the A-2 Zoning District are listed on the CSM and the setback lines are shown on the lots.
2. The Secondary Environmental Corridor is shown on the CSM.
3. The CSM shall show locations of passing soil tests for POWTS on all of the lots of the CSM.

4. Access for the 3 parcels with primary frontage along County Trunk Highway H is granted by Racine County. Access points should be shown if determined by Racine County. If Racine County indicates that there shall be No Access Restrictions along Country Trunk Highway H those shall be shown on the CSM.
5. Access for the 7.4 acre lot along 4 Mile Road shall only be allowed 1 access. No Access Restrictions shall be placed on the 4 Mile Road frontage in the locations of insufficient Sight Distance. The surveyor/engineer shall provide a sight distance analysis and determine areas of insufficient sight distance for Engineering Department review and determination of No Access along 4 Mile Road.
6. A minimum of 45' of Right of Way on Four Mile Road is dedicated.
7. Drainage ways, as depicted on the Master Grading Plan, are field located and shown on the CSM as necessary. Depending on the condition of the drainage way, a grading plan may be required to be submitted and the drainage way regraded to be located along the common property line.
8. The granting of a 45' Drainage Easement centered over the drainage way (H-40-1) as necessary.
9. The granting of a 30' Drainage Easement centered over the drainage way (H-39-5) as necessary.
10. Individual Storm Water Management Plans & Site Grading Plans will need to be submitted at the time of the Building Permits for the lots. These individual plans will need to be submitted, reviewed, and approved by the Caledonia Utility District. A note shall be placed on the CSM indicating the Individual Storm Water Management Plan & Site Grading Plan requirement.
11. A wetland delineation is performed, submitted, and all wetlands are shown on the CSM.
12. A waiver modification is granted to allow the creation of a Flag Lot.
13. A waiver modification is granted to allow for the width to length ratio of the lots to exceed 2.5 to 1.
14. A waiver modification is granted to allowing a lot to be created along a Principal Thoroughfare without the construction of a Local Road.
15. The CSM is subject to the Land Division per Lot fee.
16. The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.
17. The Final CSM is submitted within 1 year of approval of the concept CSM.

S. LINE OF THE N. 20 ACRES OF E.  
1/2 OF S.E. 1/4 OF SEC. 20-4-22  
N. LINE OF THE S. 60 ACRES OF E.  
1/2 OF S.E. 1/4 OF SEC. 20-4-22

N89°58'06"E(M)  
328.50'(M)

986.75'(D&M)

FOUND 5/8" IRON ROD  
20.36' S. & 0.25' E.

FOUND 5/8" IRON ROD  
13.72' S. & 0.37' E.

LAND CONVEYED BY DEED 687921  
VOL. 638 PAGE 199

20' EASEMENT

328.00'(D)

328.00'(D)

328.00'(D)

328.00'(D)

328.00'(D)

328.00'(D)

328.00'(D)

328.00'(D)

328.00'(D)

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328.00'(D)

328.00'(D)

328.00'(D)

P.L.N.10404220053000  
LAND CONVEYED BY DEED 687923  
VOL. 638 PAGE 203

POINT DESCRIBED (PER DEED 793930) AS 1317.86' S. OF E. 1/4 CORNER  
POINT MEASURED (PER DEED 687923) AS 1316.50' S. OF E. 1/4 CORNER  
POINT DESCRIBED (PER DEED 734359) AS ±1330.92' N. OF S.E. 1/4 CORNER

LINE PARALLEL WITH N. LINE OF THE S. 60 ACRES  
OF E. 1/2 OF S.E. 1/4 OF SEC. 20-4-22

986.75'(D&M)

N. LINE OF S.E. 1/4 OF SEC. 20-4-22  
OF SEC. 20-4-22

S. LINE OF THE N. 20 ACRES OF E.  
1/2 OF S.E. 1/4 OF SEC. 20-4-22

FOUND 1" IRON PIPE  
1.47' S. & ONLINE

P.L.N.10404220054000  
LAND CONVEYED BY DEED 793930  
VOL. 876 PAGE 299

348.50'(D&R)

N89°58'06"E(M) 303.49'(M)

328.00'(D&M)

328.00'(D&M)

328.00'(D&M)

328.00'(D&M)

328.00'(D&M)

328.00'(D&M)

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328.00'(D&M)

328.00'(D&M)

328.00'(D&M)

10.5 ACRES

6.2 ACRES

7.9 ACRES

7.4 ACRES

N01°07'51"W(R&M) 2655.00'(R&C)

W. LINE OF E. 1/2 OF S.E. 1/4  
OF SEC. 20-4-22

N01°10'04"W(M)  
1450.52'(M)

PARCEL ID:  
104042220055000  
RONALD R. ZIMMERMAN

PROPOSED PARCEL  
FOR RONALD R. ZIMMERMAN  
7.00 ACRES

P.L.N.10404220049000  
10836 4 MILE ROAD

233.31'(D&M)  
S89°44'26"W(M)  
S89°44'48"W(D)

10814 4 MILE ROAD  
FRANKSVILLE, WI 53126  
P.L.N.10404220054002  
LAND CONVEYED BY DEED  
1127931 VOL. 1681 PAGE 263

S89°44'48"W(R&D)  
S89°44'26"W(M)  
137.00'(M)

175.00'(R\*)  
S00°15'12"E(R\*)  
S00°15'24"E(M)

10836 4 MILE ROAD  
FRANKSVILLE, WI 53126  
P.L.N.10404220049010  
C.S.M. 2502  
DOC. 1897170

FOUND 1" IRON PIPE  
0.17' E. & 0.37' S.

FOUND 1" IRON PIPE  
0.34' E. & ONLINE

FOUND CAPPED IRON ROD  
0.05' E. & ONLINE

S89°44'48"W(R&D)  
S89°44'26"W(R&M) 681.10'(M)

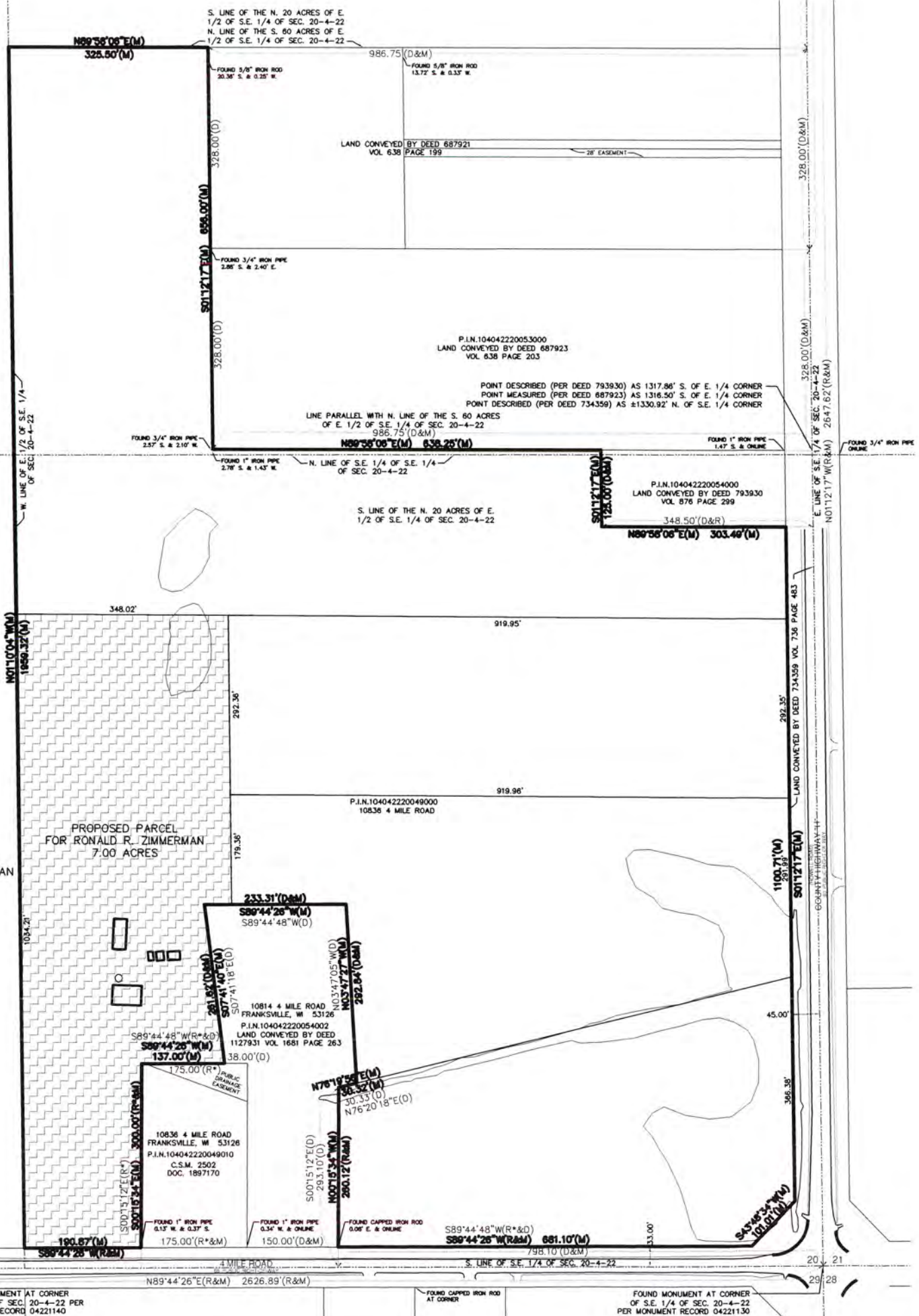
S45°45'34"W(M)  
101.01'(M)

FOUND MONUMENT AT CORNER  
OF S. 1/4 OF SEC. 20-4-22 PER  
MONUMENT RECORD 04221140

FOUND CAPPED IRON ROD  
AT CORNER

FOUND MONUMENT AT CORNER  
OF S.E. 1/4 OF SEC. 20-4-22  
PER MONUMENT RECORD 04221130

PARCEL ID:  
10404220055000  
RONALD R. ZIMMERMAN



1-11-22

To: The Village of Caledonia

From: (Owners) Peter Zimmerman, Daniel Zimmerman, Marlene Lamberton, Brian Selin, Jeffery Selin

Re: Zimmerman farm at NW Corner of 4 mile road and hwy. H

This farm currently consists of approximately 32 acres.

We would like to parcel it into 4 lots, each consisting of 5 acres or more and each having 150 feet or more of frontage. (see conceptual plan attached)

- First, we have a lot that would be considered a Flag Lot by Caledonia Ordinance. We are not creating a Flag Lot with this plan as it already exists and we are seeking a waiver approval for this Flag Lot to be parceled off into a separate lot. (see conceptual plan attached)
- We have contacted a land owner to the west if there was interest in them purchasing this area but no interest. Also, even if neighboring owners were interested, it would then create a Flag Lot for them.
- Next, we have a conceptual plan for each of the proposed lots.
- In addition, we have hired an Assured Wetland Delineator, Eric Parker Homeland Ecological Group (Assured Wetland Delineator) from the approved DNR list. A preliminary survey has already been completed in December 2021 and the final report will be completed in April after the growing season begins.

We have met with the Village engineers multiple times throughout this process and have followed all of the requirements that fulfill the Village ordinances.

We are asking for approval from the Village of Caledonia to allow these land divisions.

Sincerely

Peter Zimmerman

Email: [pzimmerman4113@gmail.com](mailto:pzimmerman4113@gmail.com)

Phone: 262-939-4113



Meeting Date: January 31, 2022

Item No. **6b**

## 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 zoned districts.
Applicant(s):	Village of Caledonia
Address(es):	n/a
<b>Suggested Motion:</b>	That the Plan Commission recommends to the Village Board that Section 16-1-1(a)(10) of the Municipal Code be created regulating residential parking restrictions.

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**Background:** The L&L Committee reviewed the changes the Plan Commission proposed and adopted the changes as highlighted in the proposed text. The L&L Committee made a motion to send it back to Plan Commission for review and recommendation for Village Board.

### **November 29, 2022**~~~~~

At the last Plan Commission meeting, residents and Commissioners expressed concerns regarding the proposed amendment regulating off-street parking in residential districts. Concerns raised pertained to large residential lots who may need multi trailers or vehicles of a commercial nature as part of their hobby or horse farm. An early version of the code limited commercial vehicles to one vehicle per residential property. That limit has been removed. Language was added allowing for something larger if approved through a conditional use process. Section c) of the code had been modified to allow different length trailers to be parked in residential land based on the size of the residential lot. The threshold for length is based on a lot being greater than or less than five acres. If less than five acres a trailer cannot exceed 32 feet in length. If greater than five acres, then a trailer cannot exceed 37-feet in length. To give a perspective of length, a typical semi-tractor trailer is 53 feet long. A horse trailer that can accommodate nine horses at once is 36'7". Staff research found that average size RV is 32'-33' in length and that national parks limit RV size to this same range. The average maximum length for an RV is 32 feet. For residential lots less than five acres, homes are often located closer to the street. Minimum setbacks for smaller residential lots are 25'-35'. By limiting the length of trailers and RVs to 32 feet, it would allow property owners to park a trailer in the front yard without encroaching on the public right-of-way. In addition to these modifications, staff is proposing a special allowance for a semi-tractor (no trailer) or a dump truck to be parked on a residential parcel if it has direct access to a Class A highway. This would include roadways such as Douglas Avenue and STH 31. Most Village roads are Class B roadways and therefore would not allow for the parking/storage of these vehicle types.

An issue identified by residents and elected officials was the location of vehicles and trailers on a residential property. Currently, there is no regulation limiting where a vehicle or trailer can be parked on residential property. The front lawn is a permissible location. The proposed text amendment will require that vehicles and trailers not stored inside a garage be located on an approved surface such as cement, asphalt, or compacted gravel. To ensure a resident doesn't pave their entire front yard, there is language limiting the paving of the street yard to no more than 50%. Staff understands that there will be instances when a property owner may need to park vehicles or trailers on the front lawn such as family event, driveway replacement, or car washing as examples. To allow for that kind of event to occur and not violate

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code, staff included language that would allow for a “gathering” not to exceed 24 hours to park vehicles on grass or a front yard temporarily.

At an early meeting, there was a concern regarding agricultural equipment parked on large residential lots. An earlier version called out the permitted use of agricultural equipment in agricultural districts. The current version has been modified to allow for agricultural equipment to be allowed in residential district if used for a farm operation on the property. The storing of agricultural equipment is already permitted in agricultural districts.

If the Plan Commission is comfortable with the proposed version of the text amendment, staff drafted a suggested motion.

#### **July 26, 2021** ~~~~~

At the last Plan Commission meeting, the Commission tabled the proposed text amendment and directed staff to modify the proposed ordinance in response to comments given at the public hearing and Commissioners’ concerns. Included in this report is a revised ordinance that has removed any limit on number and size of trailers or commercial vehicles on a residential parcel. The ordinance has been further revised to eliminate the language that trucks parked in agricultural districts must be owned and used by the farmer. The resulting changes will result in the regulation of off-street parking residential districts to parking on an improved surface and limiting utility trailer size for parcels less than one acre.

If the Plan Commission is comfortable with these modifications, the next step would be to make a motion approving the modifications and send it to the Legislation & Licensing Committee for review with final approval going to the Village Board.

#### **June 28, 2021** ~~~~~

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:

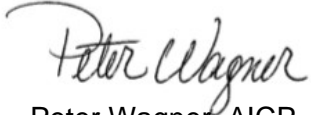
- One commercial vehicle not over 10,000 lbs and/or not over nine feet tall and 26 feet in length can be parked routinely in a residential district.
- Recreational vehicles in residential districts must be parked 5 feet from side and rear lot lines.
- Recreational vehicles parked in the street yard must 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.

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Respectfully submitted:

A handwritten signature in black ink, appearing to read "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP  
Development Director

**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 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) Commercial Vehicles of not over 10,000 lbs 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.) unless approved through a conditional use permit.
- c) Recreational vehicles parked on private property in residentially zoned districts (all R designations) 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 five acres cannot exceed 32 feet in length (not including trailer tongue and hitch) and 13 feet in height. For

residential parcels five acres or greater, trailers and recreational vehicles shall not exceed 37 feet in length (not including tongue and hitch) 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 including driveways that 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 or 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. Outdoor parking of one semi-tractor or dump truck is permitted in Residential Districts if the parcel is greater than one (1) acre and has direct access to a Class A Highway (e.g. STH 31, STH 32). Outdoor parking of semi-tractor trailers in residential districts is prohibited.
  - g) Agricultural equipment (such as farm tractors, plows, farm plows, seeders, combines, cultivators, trucks , etc.) used in a farm operation are permitted in residential districts for parcels three (3) acres or more in area."
  - h) A gathering, not to exceed 24 hours at any one time, which results in the parking of vehicles or trailers not on an approved surface be exempt from these parking limits for a 24-hour period.
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