

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, Trustee Weatherston, Tom Knitter, and President Dobbs.

Absent: Tim Just was excused.

Also present: Development Director Peter Wagner, Director of Public Services Tony Bunkelman, Administrator Kathy Kasper, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, HR Manager Michelle Tucker, Village Attorney Elaine Ekes, Law Clerk Rebecca Shepro, Trustee Stillman, Trustee Wishau, Trustee Wanggaard, and Trustee McManus.

3. Approval of Minutes

Motion by Trustee Weatherston to approve the minutes from November 29, 2021. Seconded by Folk. Motion carried unanimously.

4. Citizens' Comments

None.

Motion by Trustee Weatherston to move items 6a and 6b to the top of the agenda and move forward with the remaining items on the agenda as posted. Seconded by Folk. Motion carried unanimously.

5. (6) Non-Public Hearing Items

6A. 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)

Bunkelman read from his memorandum dated January 26, 2022:

"The Engineering Department has received a concept Certified Survey Map (CSM) from Peter Zimmerman, on behalf of Zimmerman. The Zimmerman property is located at the Northwest corner of Four Mile Road and County Trunk Highway H. 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 property is about 32 acres in size.

The existing parcel is currently vacant and is farmed.

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

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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 concept of CSM is consistent with the Village's Comprehensive Land Use Plan. 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 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 CSM must provide 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 three 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 with County Trunk Highway H. As part of the Final CSM, the access points for the three lots should be identified as necessary by Racine County. This may also include No Access restrictions being placed along some of the frontages. 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 one access. There is existing farm access toward the West end of the lot. This farm access can either be utilized as the access for this lot or 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 the 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 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 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 be dedicated to the Village. The proposed concept of 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 four separate watersheds (H-41-3 & H-40-1, H-39-5, & H-39-4) for approximately 32 acres. The lots will predominantly drain West to East to County Trunk Highway H, then East through 2 road culverts. Two drainage ways are 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 stormwater management plans and site grading plans will be required at the Building Permits to install stormwater 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 Storm Water Management Plan & Site Grading Plan requirement at the time of Building Permits.

Per at the Wisconsin DNR Surface Water Data Viewer, mapped wetlands are shown on the site. The Surface Water Data Viewer also indicates that hydric soils may be conducive to wetlands on the site. A Wetland Delineation will need to be done before the Final CSM is 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

contacted a Wetland Delineator consultant. The consultant will need to finalize and submit the Wetland Delineation Report when the growing season has started.

To proceed to the Final CSM, 3 Waiver Modifications 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 three 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 County 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 one 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 a 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 15' 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 one year of approval of the concept CSM. "

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

6B. 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.

Wagner explained the history of this amendment. The Legislative & Licensing Committee reviewed the changes the Plan Commission proposed and adopted the changes as in the proposed text. The Legislative & Licensing Committee made a motion to send it back to Plan Commission for review and recommendation for Village Board.

Motion to by Trustee Weatherston to approve with the modifications. Seconded by Folk. Motion carried unanimously.

6. (5) Public Hearing Items

5A. 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)

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 a 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. In the packet are concept building and

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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 reviewed.

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 septic 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 cell 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.

Space of a commercial trailers sales and service business with outdoor display of merchandise is a conditional use. Outdoor storage shall be limited to the parking and display of trailers for sale by the business. Trailers for sale shall be located in designated areas as approved by the Plan Commission on January 31, 2022.

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.

In terms of compliance, they shall work in accordance with the conditions and restrictions within eighteen (18) months from the date of adoption. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction if significant work hasn't been completed.

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.

Open public hearing 6:22 pm

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

None.

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

None.

Closed public hearing 6:23 pm

The applicant was present and understood the conditions. This is new or slightly used equipment and no damaged equipment will be on display or for sale.

5A. Commission Deliberation

Motion by Knitter to approve the conditional use as outlined by staff.
Seconded by Trustee Weatherston.
Motion carried unanimously.

5B. 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, Applicant, Payne and Dolan Inc. , Owner. (Parcel ID Nos. 104-04-23-32-001-020 & 104-04-23-32-001-030)

5C. 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

5D. 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)

President Dobbs explained the three items set for public hearing; he further defined the items to provide structure and understanding to those in attendance.

Wagner presented.

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. 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 areas and have the necessary infrastructure to accommodate a governmental or institutional use.

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.

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.

Approximately 5 acres of the site is a pocket of wetlands in the west section of the site.

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

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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 a clear zone area exists, comprising approximately 22 percent of the site that does not allow for anything to be constructed in that area which is near the airport.

Conceptual development plans propose the construction of a secure residential care center for children that is approximately 70,000 square feet with a capacity of up to 48 youths. The facility would be centrally located on the site and utilize 7 of the 29 acres on the site.

The applicant is requesting a change in Zoning for the two vacant parcels east of 2525 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.

The existing traffic count at the location is reported to be 6,100 vehicles per day along 3 Mile Road. 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 can 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.

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. Any additional infrastructure costs required to service the site will be the applicant's responsibility.

To help offset revenue losses from property tax exemption, local governments may seek voluntary payments in lieu of taxes or PILOTS.

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.

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.

Wagner reviewed Exhibit A with the Commission.

County presented (Julie Anderson, Public Works and Development Services; Kristen Latus, Human Service; Michael Lanzdorf, Corporation Counsel; Jonathan Delagrave, County Executive.)

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The site has no long-term structural land use and past use of this land has been utilized for a temporary asphalt batch plant, storage of landscape debris, and landscape or snow removal equipment. This land is currently zoned to support these types of businesses at M-3 heavy industrial. The request to rezone is for P-1, a park district with a less intensive use and would be considered 'down zoning'. There is already an existing residential-business use in the area as well. The proposed site map, and highlighted wetland, airport clear zone, and vegetation to preserve were further addressed.

This center will serve youths who have experienced trauma or adverse experiences in their childhoods. Most will be from the area: 40% from the City of Racine, 10% from Racine County, 40% from Kenosha and the remaining 10% are from surrounding Counties. On average, stays last for 120 days or as few as 1. These facilities are trauma informed and focus on music, art and cognitive behavioral therapy. The facility promotes rehabilitation through skill based learning and extracurricular activities. The site also hosts family and community spaces to create a united space.

The facility is designed to be a small footprint and will have minimal traffic. The site will be secured with walls of the center serving as the perimeter, recreational space and community space. It will appear as a modern office building with primary access off 3 Mile Road. The site already is served by public sanitary sewer and municipal water. The site is proposed to be serviced by public transportation. The existing pond and wooded area will be preserved and enhanced to provide adequate screening. Significant portions of the site will be undeveloped for a potential expansion of the airport. An aeronautical study was performed by the FAA. This is significant because it is intended to preserve or enhance the location. Racine County is engaged in discussions with the airport because they understand the vital need to have a working airport in the County

Alternative locations were explored, such as the lumber site that was purchased but never intended for the Racine County YDCC Project - Youth Development and Care Center (YDCC). The Dennis Kornwolf center was also considered but was cost prohibitive. The Community/Financial impact of the YDCC would avoid unnecessary costs of 6.3 million/year in state placements to County and Village take payers. These resources would be better utilized for public safety, parks or workforce. This development would have minimal emergency calls. It would also include a pilot payment to offset tax payments. Property values and safety concerns were unwarranted and was not a foreseeable concern. A Sheriff's deputy would be present 24/7, not for issues but to mitigate calls and costs that could impact the Village and the public safety services.

(For 5A, B, C) Public hearing opened: 7:15 pm

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

In favor:

John Johnson, 3733 South Lane, Following the Waukesha parade tragedy that occurred in 2021, he pondered how something like this could be prevented? He thought the change would need to happen early on to have a lasting impact and felt a facility of this nature could provide a positive opportunity to troubled youth.

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

Against:

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Debra Siebel, 3727 Cheyenne Court, questioned the potential removal of all the trees to the north and the fence that abuts her property that is owned by the airport. She is opposed to the location and did not understand why it is not being built towards Washington Avenue. She felt that all the neighbors are elderly and do not want this.

Paul Sherwood, 2713 3 Mile Road, is not against the facility, or kids but does not support the location. He spoke of previous developments in the area. He is 54 years old and has been in the area for a long time. He spoke of homes and a machine shop that were forced out by Vulcan expanding many years ago for the west quarry. He spoke of an ancient forest with oak and maple trees that were over 100 years old that were uprooted. He further said that clay from the quarry was removed and was then laid on top of the uprooted trees. He questioned how they would be able to build on top of something that can decompose? He also wondered about the traffic and how he already had difficulty backing out of his driveway. He complained about the road asphalt and the height of manholes. He felt that since the road continues to be raised, he thought natural swales are being affected and that has resulted in flooding on his and neighbor's properties. He also spoke of the city bus line and wondered why it would be revamped for such an isolated area. He thought the facility idea was good but does not think that it's the neighborhoods responsibility to accept this because of problem people. He thought problem people associate with problem people and was concerned about what would be brought to the area.

Shannon Coey, 2617 3 Mile Road, was present at the County Board meeting where he was allowed 3 minutes to speak and felt that was not enough time. He spoke of the Caledonia supervisors voting against the proposal. He has lived at his home for 33 years and is closest to the development. He has been in contact with Delagrave, and he understands the fiscal reasonings behind this. He had a list of questions that he read:

- 1) How will the detention center be a benefit to the Village of Caledonia and the citizens of the neighbors in the Village of Caledonia?
- 2) Will the County sign paperwork that would lock them into 48 juveniles maximum?
- 3) What is stopping this from becoming a lock down facility?
- 4) Will this detention center be locked into the square footage proposed to prevent an expansion in the future? He felt that the 70,000 sq/ft ask should be the limit.
- 5) Due to worker shortages at other types of facilities, how will this be staffed?
- 6) What will the environmental impacts be? In terms of lights, etc.?
- 7) Security of the site? Fencing? Building itself will be the security. The Kornwolf facility is on the 4th floor where in this case it's on ground level, and felt it makes sense to have a fence for the peace of mind of the neighbors. Especially on the backside.
- 8) Would County incur all the costs if it overruns?
- 9) What are the actual levels of crimes that these juveniles committed to be in the facility. He works in the city of Milwaukee and is amazed by what he sees. He spoke of the crimes and the rate of reoffending youths.
- 10) How are the neighbors supposed to feel safe?
- 11) Will Monday, 02/07 would be another opportunity to address the Board about his concerns?

Joe Stancato, 3010 Yorktown Street, recently moved here in September from Milwaukee to provide a safe neighborhood for his family. They support the youth but felt that this center provides some concern. He thought that his family might seek a safer place to live if this is developed.

Cindy Wilkinson, 4140 Yorktown, moved to the neighborhood for peace and safety, and thought this development was not the best for the area. She felt there was plenty of property in the County to build elsewhere.

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Kathy Brantman, 2945 Lake Vista Court, referred to the citizens in attendance and felt no one here supported this. She thought there were other facilities and land. She felt that Racine had denied this and now it is being shoved onto her neighborhood. She asked that they consider the constituents and asked them to remember who votes.

Steven Dunn, 3928 Western Way, lives near the property. Also moved from Milwaukee (9 years ago) and understood the need to help the kids but is concerned with a group home in their neighborhood as is, how the police are always there, and felt concern with this development. He questioned if Caledonia would have to watch over these people too? He also questioned the tax impact and property values. Wanted the Village Board to stand up for the citizens of Caledonia and not what Racine County wants.

Darlene Schmidt, 3925 Western Way, had her home broken into, and has seen a decline in the neighborhood. She questioned property taxes and spoke of being hit by the quarry expansion and group homes. She already does not feel safe and spoke of the neighborhood being primarily elderly. She felt no one wanted this center. Her main concerns were property values and safety.

Penny Mycon, 2520 Tammy Lane, questioned how many would be "our kids" in the facility. She wondered why this is being placed here? If the kids are coming from a different area, than it should be built there

Ivan/Biserka Ivic, 3924 Wyoming Way, Ivan presented in a foreign language. Biserka translated. They were concerned about traffic and thought it was a jail. Spoke of the previous business that was on the property who ran crazy hours. She wants to live their life normally, with open windows, quiet and thought this would disturb them with too much traffic or noise. As a taxpayer she didn't understand why this was being put out there. She was already concerned about the noise and couldn't believe the Village would want to do this.

Leon Guntly, 4212 Goley's Road, suggested it be placed in the middle of Racine and Kenosha so it's easier for their family to visit them.

Shelly Kunnen, 3600 Buckley Road, spoke of her family not wanting her to walk or ride her bike on Highway 31 because of increased traffic concerns. She spoke of her step-granddaughter going to Jersted, and her being sent to Gilmore which she felt brought on traumatic issues. She thought something needs to be done in schools before they are being sent to these care facilities. She spoke of developments falling into disarray in Racine. She was concerned about traffic and lights. She questioned why it couldn't be by the interstate. She questioned taxes and property values going down. She felt a fence was necessary and didn't think a building would keep them secured. She said her daughter is a nurse and how they have a hard time staffing hospitals and wondered how they would staff this. She wondered how this would make Caledonia better.

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

Closed public hearing 7:54 pm

5B, C, D. Commission Deliberation

President Dobbs addressed some of the questions asked in the public hearing. Traffic is not anticipated to increase greatly, however a TIA will still be performed to determine the impact in the area. He felt that property values will not be impacted, and cited Milwaukee and Sturtevant who have had residential developments built around existing prisons or detention centers. The facility will be maintaining and enhancing the current landscape. He further spoke about security fences and thought the lack of barbed

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wire fences, or the look of a high security detention is a true reflection on what type of facility this is and how that was not optically desirable.

Minorik proclaimed to not be an expert on youth facilities. He questioned the studies that were prepared and who prepared them. He questioned the economic impact and if those who are hired for this project live in Racine County. He was concerned about the noise and urged commissioners to sit outside the prison in Sturtevant to determine if they would be bothered by outdoor recreation noise.

Weatherston was a troubled youth himself and wanted to take care of our kids in the community. He felt the state of Wisconsin granted us money to help these kids, and we need to help them. There are a lot of strings attached to this grant, and there are very few sites this could be built. He spoke of current Zoning on this parcel, and if it remains there would be no control if the quarry wished to expand, or another asphalt/concrete plan, or a gravel loading station could be built within the current Zoning. Those types of developments would bring noise, dirt and dust. He had pulled emergency calls for the current youth facility. In 2020 there were 11 emergency calls to the youth center, 2 of them were for Racine County deputy transports and the remaining were a false fire alarm, and EMS calls. The County pilot payment would more than cover security. He compared the call data to Racine high schools, and it shows that its safer than high schools and middle schools regarding not only the types of calls but the number as well. He felt as a community we need to support the County so that one of the kids could have an opportunity to grow, and maybe someday serve their community.

Pierce questioned the fencing and the sense of safety. With current technologies she questioned if there a way to install underground fencing alarms that could provide a comfort. Some form of fencing is necessary to keep out wildlife because of the proximity to the airport.

Folk questioned traffic and the approximate number of vehicles coming to the area. The TIA hasn't been completed yet, but the County provided some approximate numbers. The traffic is mostly incidental, no semis would be on the site, and deliveries are done by a van.

Motion by Trustee Weatherston:

LAND USE AMENDMENT That the Plan Commission adopts Plan Commission Resolution 2022-001 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the 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.

Seconded by Folk.

ROLL CALL

Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Bill Folk	Aye
Joseph Minorik	Nay
President Dobbs	Aye

Motion carried 5,1.

Motion by Trustee Weatherston:

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.

Seconded by Folk.

ROLL CALL

Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Bill Folk	Aye
Joseph Minorik	Nay
President Dobbs	Aye

Motion carried, 5/1.

7. Adjournment

Motion to adjourn by Trustee Weatherston. Seconded by Folk. Motion carried unanimously.
Meeting adjourned at 8:43 pm.

Respectfully submitted,
Joslyn Hoeffert
Village Clerk