

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, Tim Just, and President Dobbs.

Absent: None.

Also present: Development Director Peter Wagner, Director of Public Services Tony Bunkelman, and Village Attorney Elaine Ekes. Trustee Martin was also present.

3. Approval of Minutes

Motion by Folk to approve the minutes from January 31, 2021. Seconded by Trustee Weatherston. Motion carried unanimously.

4. Citizens' Comments

None.

5. Non-Public Hearing Items

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

5D. BUILDING, SITE, AND OPERATIONS PLAN REVIEW– Review a building, site, and operations plan for the construction and utilization of a ±1,860 square-foot addition to the existing animal hospital with an expanded parking lot located at 4630 Douglas Avenue submitted by Ryan Rudie, Applicant, Thomas & Jaenne Torhorst Trust, Owner. (Parcel ID No. 104-04-23-29-165-000)

The applicant is proposing to construct a 1,860 square-foot addition to the existing veterinary clinic located at 4630 Douglas Avenue. The applicant has acquired land behind the existing property of 8,250 square-feet of greenspace. In addition, they will be expanding the parking lot resulting in the removal of the existing detached building in the rear yard.

The existing façade of the building will be replaced with a metal roof that will be slate gray. The concrete walls will be repainted with an ivory finish, and the existing stucco panels below the windows will be painted gray. The side concrete masonry units' walls will be painted to match the existing building.

The addition is a little taller than the existing building but does not exceed the 35-foot height limit for the zoning district. A dog run will be provided behind the building to accommodate the animal's needs.

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The parking lot currently has 9 stalls. With the new lot added there will be a total of 30 stalls including two ADA stalls. The lot will be paved primarily with asphalt. A dumpster enclosure will also be installed and be made from similar materials as the building with the matching color palette. The submitted lighting plan does comply with the current code. There is no new landscaping being proposed as this addition will be in the back of the building. The Fire Department reviewed this proposed addition and had no concerns that needed to be addressed. Prior to any building permits being issued, the applicant will need to submit a site grading and drainage plan for review and approval by the Engineering Department.

Tim Just abstained from voting.

Motion by Trustee Weatherston to approve and recommend to the Village Board the Building, Site, and Operations plan for a 2,860 square-foot addition to an existing veterinary clinic with expanded parking lot be approved for the property located at 4630 Douglas with the 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 expanded use will not adversely affect the surrounding properties.

Seconded by Pierce. Motion carried, 6/7.

5E. ZONING CODE DISCUSSION – Review draft Chapter 11, Signs and Chapter 16, Adult Orientated Businesses of the Village of Caledonia Zoning Code.

These are the final two chapters presented for the Zoning Code. Wagner discussed the changes that were made to Chapter 11. He would like direction from the Planning Commission as to what they would like contained in this Chapter. This Chapter will be brought back to the Planning Commission later.

Wagner explained Chapter 16 to the Commission. Racine County adopted an Ordinance to cover Chapter 16. Detail was provided in the Ordinance that was adopted by Racine County and staff thought this was an excellent model to follow. Attorney Ekes explained the draft Ordinance. The proposed ordinance would allow this business to be located only in an M3 district.

5A. CERTIFIED SURVEY MAP – Review a certified survey map creating three lots for the parcel located at 6 Mile Road, directly east of 6618 6 Mile Road, submitted by Michael and Geri Mainland, Owner. (Parcel ID No. 104-04-22-11-040-010)

There was a previous CSM done on this property in 2019. Three lots are being proposed due to only being allowed to create four lots within 5 years. The three lots would consist of a 9.7-acre lot, an 8.8-acre lot, and a 7.3-acre lot. The existing parcel is currently vacant and used for agriculture purposes. The current parcel is zoned A-2. Since this is A-2, zoning requires 150' of frontage and a minimum of 40,000 square-feet. This property is located outside of the Sanitary Sewer & Water Service Areas. The applicant will have to conduct Soil tests to ensure that each lot is buildable. Wells will also need to be placed on the sites when homes are constructed.

Access from the proposed lots is from 6 Mile Road (County Trunk Highway G). The owner will need to obtain approval for any accesses from Racine County. A previous wetland delineation was done in 2018, which is suitable for 5 years. Bunkelman is requesting that the delineation report be provided.

Motion by Trustee Weatherston to approve and recommend to the Village Board a Waiver Modification from Ordinance 14-1-5-g-3-b for Mainland CSM to allow the lots of the CSM to exceed the 2.5 to 1 length to width ratio subject to the following factors:

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1. The parent parcel is located outside of the Sanitary Sewer and Water Service Area.
2. The property is approximately 26 acres with approximately 717' of Frontage on County Trunk Highway G.
3. The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.

Seconded by Knitter. Motion carried unanimously.

Motion by Pierce to approve and recommend to the Village Board a Waiver Modification from ordinance 18-1-4-d-3-b for the Mainland CSM to allow for 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 26 acres with approximately 717' of frontage on County Trunk Highway G.
2. Racine County controls access to County Trunk Highway G. Racine County will need to determine if individual accesses will be allowed, or a Public Road be constructed. Racine County will need to provide in writing if accesses will be granted for the individual lots.

Seconded by Trustee Weatherston. Motion carried unanimously.

Motion by Pierce to conditionally approve the Mainland Concept CSM on parcel 51-104-04-22-11-040-010 subject to the following 11 conditions outlined in Bunkelman's memo with the modifications to limit the access to one access from the existing access.

1. The Zoning setbacks & Minimum Frontage requirements for the A-2 Zoning District listed on the CSM and the setback lines are shown on the lots.
2. The CSM shall show locations of passing soil tests for POWTS on all the lots of the CSM.
3. Access for the 3 parcels along County Trunk Highway G is granted by Racine County. Access points shall be shown if determined by Racine County. If Racine County indicates that there shall be No Access Restrictions along County Trunk Highway G those shall be shown on the CSM.
4. The owner shall decide if an Overall Storm Water Management Plan and store water facilities are installed for the entire CSM at this time or if individual Storm Water Management Plan will be submitted at the time of the Building Permits for the lots. An appropriate note shall be placed on the CSM indicating the preference of the owner for an Overall Storm Water Management Plan or Individual Storm Water Management Plans.
5. Storm Water Management Plans either overall or individual will need to be approved by the Caledonia Utility District.
6. Wetlands are shown on the CSM. The 2018 Wetland Delineation Report shall be submitted with the Final CSM.
7. A waiver modification is granted to allow for the width to length ratio of lots to exceed 2.5 to 1.
8. A waiver modification is granted to allow a lot to be created along a Principal Thoroughfare without the construction of a Local Road.
9. The CSM is subject to the Land Division per Lot fee.
10. The Owner agrees to execute all agreements and make the necessary deposits with the approval of the CSM.
11. The Final CSM is submitted within 1 year of approval of the concept CSM.

Seconded by Folk. Motion carried unanimously.

5B. LAND ACQUISITION – Review Plan Commission Resolution 2022-02 recommending the transfer of ownership of two parcels (totaling ±0.11 acres) located along Lakeshore Drive from

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Racine County to the Village of Caledonia submitted by Village of Caledonia, Applicant, Racine County, Owner. (Parcel ID Nos. 104-04-23-08-290-010 & 104-04-23-08-011-000)

The Village was offered by the County to take over two foreclosed lots located by the lake. Both lots are located by Chapla Park. There is no ability to develop this parcel in anyway. Staff recommends that we accept this transfer of ownership. President Dobbs brought up the idea of getting better access to Chapla Park.

Motion by Trustee Weatherston to approve the transfer of ownership of two vacant parcels along Lakeshore Drive from Racine County to the Village of Caledonia (Parcel ID Nos. 104-04-23-08-011-000 and 104-04-23-08-290-010). Seconded by Pierce. Motion carried unanimously.

5C. SIGN PLAN REVIEW – Review a proposed master sign plan for the industrial development, ProBio RE LLC located at 4011 Nicholson Road submitted by Dan Radke, Applicant, ProBio RE LLC, Owner. (Parcel ID No. 104-04-22-27-017-000)

The applicant is requesting approval of a master sign plan for the industrial development located at 4011 Nicholson Road. The applicant would like to install a greater number of signs than what is allowed and to install one wall sign that exceeds size limitations. A total of three signs are being proposed: one monument sign and two wall signs.

Motion by Knitter to approve and recommend approval to the Village Board the Sign Plan submitted by Dan Radke on behalf of ProBio RE LLC as presented for the property located at 4011 Nicholson Road for the following reasons:

1. The proposed number, height, and size of signs are permissible through the sign plan review process.

Seconded by Trustee Weatherston. Motion carried unanimously.

5F. ROAD NAME CHANGE - Review a request to name the existing Village roadway to Smerchek Lane submitted by the Village of Caledonia.

The improved Right of Way was constructed in 2019 and was dedicated for public road use per the Certified Survey Map 3032 as part of the Deback Farms Business Park. Deback was unsure of a name for this road and asked the Village if they had any suggestions. The Fire Department suggested naming this road after a fallen Firefighter.

7. Adjournment

Motion to adjourn by Knitter. Seconded by Pierce. Motion carried unanimously.
Meeting adjourned at 7:22 pm.

Respectfully submitted,
Megan O'Brien
Deputy Village Clerk