

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

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

Excused: Joseph Minorik

Also Present: Development Director Peter Wagner and Director of Public Services Anthony Bunkelman P.E.
Trustee Fran Martin

3. Approval of Minutes

Approval of March 28, 2022, meeting minutes.

Motion by Folk

Seconded by Pierce. Motion carried unanimously.

4. Citizens' Comments

None

5. Public Hearing Items

None

6. Non-Public Hearing Items

**6A. 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)**

Wagner read from his report:

At the November 2021, Plan Commission meeting, the Plan Commission held the proposed conditional use amendment requesting additional information. The Plan Commission requested a scaled site plan showing the location of vehicles and trailers, fencing along the eastern portion of the site and a gravel pad where U-Haul trailers would be stored on site. Furthermore, the Plan Commission requested a truck modeling plan illustrating how semi-tractors and trailers and emergency vehicles could safely enter and exit the site if U-Haul vehicles and trailers were parked on the site. The applicant searched for an affordable surveyor to create the site plan and truck modeling plan, however, was unsuccessful. The applicant stated he does not want to pay for such plans due to the cost and small revenue generated by the additional business use. As a result, the representative for U-Haul submitted a modified site plan that was submitted in November. The new site plan is the same as the previously submitted plan, however, distances between vehicles, trailers and structures on the site have been labeled. Staff believes what has been submitted does not meet the earlier request from the Plan Commission. Distances on an unscaled map does not provide the necessary documentation that EMS vehicles or other long vehicles, such as RVs or semis, would be able to safely enter and exit the premises with the parked U-Haul vehicles on the site. In addition, the Plan

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Commission requested a privacy fence be installed on the northeast portion of the site. The revised site plan does not show where on the property the privacy fence is proposed, nor details as to the design or height of the fence.

Based on the submitted site plan, staff believes the applicant has not sufficiently addressed the Plan Commission's concerns regarding the safe site circulation of fueling trucks, emergency vehicles, or other long vehicles entering and exiting the property with U-Haul vehicles parked on the site.

If the Plan Commission does not believe the applicant has sufficiently provided documentation demonstrating safe vehicle circulation, then the Plan Commission should not approve the request to amend the existing conditional use to include the operation of a U-Haul business with outdoor storage of equipment located at 7952 USH 41 because the site circulation cannot handle the safe entering and exiting of emergency vehicles, semi-trucks, and other long vehicles with the parking of U-Haul vehicles on the site, and that the proposed site circulation cannot be addressed with appropriate conditions, because the site is too small to accommodate such expanded use.

Neither the applicant nor his agent was in attendance.

Staff projected on screen the latest site plan which attempted to address the concerns raised at the November meeting but still did not include all the requested information. Staff stated that the applicant has not sufficiently addressed the Plan Commission's concerns regarding the safe site circulation of fueling trucks, emergency vehicles, or other long vehicles entering and exiting the property with U-Haul vehicles parked on the site. If the applicant is amendable to removing the proposed vehicles on the south side of the site, staff believes that the one vehicle parked by the business sign in the northwest corner of the site and the trailers parked on a gravel surface towards the rear of the property will not compromise safe entering and exiting of the site.

The Commissioners discussed the proposal, with members stating no trucks should be allowed to be parked in the area south of the building because they could impede semi traffic. They also discussed the fence proposal, which some said was inadequate, and the fact that the trucks were brought onto the site prior to the Village granting an amendment to the Conditional Use Permit, and that the applicant continues to allow U-Haul trucks to be parked on site even after he was notified it was a violation.

Pierce made a motion to deny the Conditional Use Amendment based on the criteria presented by the Development Director in the attached report, which states the site circulation cannot handle the safe entering and exiting of emergency vehicles, semi-trucks, and other long vehicles with the parking of U-Haul vehicles on the site, and that the proposed site circulation cannot be addressed with appropriate conditions, because the site is too small to accommodate such expanded use.

Seconded by Just

ROLL CALL

Nancy Pierce	Aye
Thomas Knitter	Aye
Trustee Weatherston	Aye
Tim Just	Aye
Bill Folk	Aye
President Dobbs	Aye

Motion carried unanimously.

6B. Certified Survey Map

Review a certified survey map creating three lots for the parcel located on the east side of Chester Lane between 4 Mile Road and Village Hall submitted by David Wade and Joy Mathein, Applicants, Robert Konecko, Owner. (Parcel ID No. 104-04-23-20-124-010)

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Development Services Director, Anthony Bunkelman read from his memorandum:

The Engineering Department has received a draft Certified Survey Map (CSM) from David Wade & Joy Mathein. The Konecko property is located on the east side of Chester Lane between 4 Mile Road and the Village Hall. The existing property is approximately 1.25 acres in size and has 330 feet of frontage along Chester Lane. This property was part of a CSM (Lots 2, 3, & 4) in 2004, which was not recorded. Mr. Wade & Ms. Mathein are proposing to develop the proposed lots with duplex homes in the future. The existing parcel is vacant.

The draft CSM proposes to create 3 lots. All 3 lots are proposed for duplex (two family) homes in the near future. The lots are proposed to be approximately 0.38 acres, 0.38 acres, and 0.49 acres in size.

The Zoning of the existing parcel is R-6. R-6 zoning requires a minimum of 100' of frontage and a minimum of 10,000 square feet of area. The proposed lots meet and exceed the minimum zoning requirements.

The CSM is located within the Sanitary Sewer & Water Service Areas. Sanitary Sewer and Watermain are available to the proposed lots within Chester Lane. The proposed lots do not have laterals to them at this time and laterals will need to be extended to the lots. The owner will need to obtain Road Opening Permits for each lot for the installation of the sewer and water laterals.

Access for the 3 proposed lots is to be from Chester Lane. The owner will need to obtain Right of Way Access Permits prior to any accesses being installed.

The drainage of the draft CSM according to the Master Drainage Plan is to the North and East (M-16-10) for the approximate 1.25 acres. As part of the proposed development of these lots, a Site Grading Plan and a Storm Water Management Plan will need to be submitted, reviewed, and approved..

A Wetland Delineation should be performed as part of the Storm Water Management Plan. Any Wetlands will need to be shown on the CSM.

Bunkelman added that he had sent a list of conditions of approval to the applicants who indicated they agree with all the listed conditions.

1. An updated CSM document is provided from a registered land surveyor.
2. The Zoning setbacks & Minimum Frontage requirements for the R-6 Zoning District are listed on the CSM and the setback lines are shown on the lots.
3. Sanitary Sewer and Water laterals will need to be installed to the lots. A plan for the lateral installation shall be submitted, reviewed, and approved. Road Opening Permits will also need to be obtained.
4. A Storm Water Management Plan and a Master Site Grading Plan for the lot of the CSM will need to be submitted, reviewed, and approved by the Caledonia Utility District.
5. A cost share agreement/ maintenance agreement will need to be executed for the expansion of the Village Storm Water Pond.
6. Place a 12' Drainage & Utility Easement along the North and East lot lines.
7. A Wetland Delineation will need to be performed and all Wetlands will need to be shown on the CSM. The Wetland Delineation Report shall be submitted with the Final CSM.
8. The CSM is subject to the Land Division per Lot fee.
9. The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.
10. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.

Trustee Weatherston made a motion to conditionally approve the Konecko CSM on parcel 104-04-23-20-124-010 subject to the conditions listed.

Seconded by Folk.

ROLL CALL

Nancy Pierce

Aye

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Thomas Knitter	Aye
Trustee Weatherston	Aye
Tim Just	Aye
Bill Folk	Aye
Joseph Minorik	Aye
President Dobbs	Aye

Motion carried unanimously.

6C. Zoning Code Discussion

Review draft Chapter 11, Signs, and Chapter 16, Adult Oriented Businesses of the Village of Caledonia Zoning Code.

(16:00)

Chapter 11, Signs

Wagner stated that the review of Chapter 11, Signs, has been postponed to the next meeting because the U.S. Supreme Court made a decision recently and published a 50-page decision paper about the regulation of temporary signs when it comes to off-premises signs and what authority municipalities to regulate off-premises signs. Because temporary signs are a large part of new code, Village Counsel recommended she conduct another review of the proposed ordinance prior to Plan Commission review.

Chapter 16, Adult Oriented Businesses

Wagner briefly gave an overview of Chapter 16 with references to a plan the Village collaborated on with RCEDC previously regarding the redevelopment of Douglas Avenue, and also references the I-94 Corridor plan as areas where the Village does not want to see any secondary effects of Adult Oriented Businesses, effectively prohibiting them on Douglas Avenue and in the I-94 corridor even if the parcel has the right M-3 zoning. He noted the new Village ordinance is based on the Racine County Code and should provide the Village protection if and when a proposal for an Adult Oriented Business is received. The code is considered restrictive but not exclusionary.

Chapter submitted for review only, no motion needed at this meeting.

7. - Adjournment

Motion by to adjourn Trustee Weatherston. Seconded by Knitter. Motion carried unanimously. Meeting adjourned at 6:34 p.m.

Respectfully submitted,
Helena Dowd
Planning Technician