

1. Meeting called to order

President Dobbs called the meeting to order at 5:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Weatherston, President Dobbs, and Tim Just.

Absent: Nancy Pierce and Bill Folk were excused. Joe Kiriaki was absent.

Also Present: Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Engineer Ryan Schmidt, Fire Chief Jeff Henningfeld, Police Chief Christopher Botsch, HR Manager Michelle Tucker, Administrator Kathy Kasper, Trustee Dale Stillman, Trustee Holly McManus, Trustee Lee Wishau and Trustee Fran Martin. FGM Architect Mark Price was also present.

3. Public Hearing Items

5A. CONDITIONAL USE & BUILDING, SITE, & OPERATION PLAN REVIEW– Request for a conditional use and approval of a building, site, and operations plan for the construction and utilization of a ±56,600 square-foot, public safety building located at 5043 Chester Lane (Parcel ID No. 104-04-23-20-123-000), Village of Caledonia, Racine County, WI. Applicant is subject to Village of Caledonia Municipal Code of Ordinances; Article VI, Div. 5: R-3 Suburban Residential District; Article VIII, Division 9: Regulations for Other Specific Uses.

Wagner read from his report:

“The applicant is proposing to construct a ±56,600 square-foot public safety building that will house a fire station and police station on the property located at 5043 Chester Lane. Per code, governmental uses are a conditional use in residentially zoned districts. The applicant hired FGM Architects to design the building and contracted with Riley Construction as project manager to oversee construction.

Currently Village Hall is located on the parcel. The new facility will be located to the east of Village Hall sharing a parking lot. Emergency vehicles will use the driveway access located along 4 Mile Road. The applicant is in the process of recording a lot line adjustment with the abutting property to the east to accommodate the proposed emergency driveway access for the development.

The proposed building will be located in the central portion of the property and east of the existing Village Hall. The primary exterior of the building will consist of brick, stone panels, glass, metal accents, precast concrete panels, and wood tone aluminum siding. The building setbacks, height, and size are in compliance with regulations outlined in the conditions of approval.

The main entrance will face west and consist primarily of glass windows with metal accents. The entrance will be the common area between the police and fire departments and be accessible to the public. Within the entrance portion of the building, will be a training/conference area that can be utilized by both departments. In front of the entrance will be a small plaza with strategically placed sitting walls to harden the entrance from potential threats.

The Fire Department will be on the southern portion of the facility with the vehicle bays on the far south side of the building. The primary exterior material for the bay portion of the building will be brick or may be precast concrete panels, if determined to be cost effective. Both materials meet the requirements for quality exterior material. There will be a clerestory along the western roofline of the bay area to allow in natural light. The three

**Plan Commission Meeting
Monday, June 6, 2022**

bay entrances face east and west of the building. To break up the long expanse of wall on the south side of the bay portion of the building, a darker color of brick will be used in the center portion of the wall.

The Police Department will be located within the northern portion of the building and will use similar exterior materials. The sally port will be located on the northern portion of the building. Also on this side of the building is a backup generator. It will be screened from public view with solid vinyl fencing that will match the color palette of the building. On the eastern elevation of the building will be the police garage. The garage will be either brick or precast concrete panels. The entrances to the garage are oriented north and south. Squads will use the same access point along 4 Mile Road and Fire Department vehicles.

The east or rear portion of the building will be gated with chain-link fencing. This area will be utilized for staff parking, provide an outdoor sitting area, and provide a secure area for police operations. The proposed dumpster enclosure location will be to the southeast of the facility. The enclosure will consist of vinyl privacy fencing and be screened from public view. The fencing color will match the color palette used for the main building.

Parking for staff is located behind the building and comply with the number of parking stalls required for such use and comply parking stall dimensions requirements. This facility will share public parking with Village Hall. The existing parking lot consists of 40 stalls. The proposed development will expand this parking lot by 28 stalls. The number of stalls comply with parking stall and ADA requirements for all uses associated with the site. The proposed stalls also comply with parking stall dimension requirements.

Landscaping on the site incorporates a combination of deciduous and evergreen vegetation along with perennials and ornamental grasses. On the west elevation of the building, there will be plantings in a newly installed parking lot island. In addition, the area in front of the entrance will be a mix of perennials, ornamental grasses and several trees. Along the base of the building will be various shrubs creating a landscape bed along the entire façade. On the north elevation, a similar designed landscape bed will be along the building until the sally port drive. In addition, shrubs will be planted on the eastern end of the visitor parking stalls and around the transformer that serves the building. The access drive on the north side of the building will have evenly spaced trees. The installation of trees will continue to the eastern portion of the site following the access drive.

The eastern elevation of the building (PD garage) will have a line of shrubs along the base of the building to help breakup the long expanse of solid wall. Interior to the site, there will be plantings and trees installed in the parking lot islands. Shrubs and plantings are also proposed along the base of the building and surrounding the outdoor sitting area. The area between the fenced-in area and the fire department access drive will be a row of evergreens and trees to help screen the staff parking lot. Similar to the trees installed along the police access road on the north side of the building, similar trees will be installed along the fire access road on the south and continue along the access road to 4 Mile Road. Overall, the proposed landscape plan complies with landscaping requirements for a proposed development. There is a large open area to the south that will have a retention pond but no other proposed landscaping. This area will be left as a grassy area, as there are no plans to develop this area.

The lighting of the site will consist of down-cast, cutoff, LED fixtures throughout the development. The submitted photometric plan will not have any light spill-over at the lot line that exceeds 0.5 foot-candles. Lights are proposed along the access roads to the north of the building and along the driveway access to 4 Mile Road. Light poles are being proposed in the staff parking lot area and on both sides of the fire department bay drive areas. The LED light poles will have motion sensors installed so that when traffic is detected, the light will illuminate at full capacity. Otherwise, it will be set to be 50% dimmer when there is no traffic.

Site grading, erosion control, and stormwater plans are being currently being reviewed by staff and will require approvals prior to building permit applications. To ensure compliance, staff included conditions of approval that addresses these reviews and when they are required. The applicant will be required to go before the Water Utility Board for approval of their stormwater management plan prior to building permits being submitted. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion to approve the proposed development with conditions.”

Price from FGM Architects was present and overviewed the proposed project for the Commission and Trustees. He overviewed the site plan, interior layout, exterior layout, elevations, lighting, landscaping, parking, apparatus turnaround points, overall Village standards, fencing, and powered gates. There was an overall focus on keeping the aesthetic of this building in line with the current Village Hall campus.

The Commission discussed the general use of the building, the average life span of construction materials, and if it could be modified in the future for growth or consolidation. Further discussion regarding an access road should be reviewed after the Crawford Master Park Plan is adopted. This could help support how and where the access road could be placed, and if the access should be public or private.

Public hearing opened: 5:26 pm

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

In favor:

Scott Johnson, 5406 Heidi Drive, questioned the proposed plan and wondered if it would interfere with the master park plan in anyway. Johnson questioned if Heidi Drive would be connected to any access points, and when it would be decided.

Jenny Blaeske, 2204 4 Mile Road, questioned the access road for the public safety building, and wondered if there has been a traffic study for both the Parks and Public Safety Building. There was discussion about the impending traffic study, and how public safety vehicles would be dispatched.

Curt Kubert, 2009 Four Mile Road, inquired if it was a two-lane drive. He questioned if the security fence and wondered why they would need that if there wasn't one at the current facility. Security fencing does not surround the entire building and is partial to secure certain points. There would be an access point indicated for private and for public use. He felt the access road should be shared with Crawford Park. Kubert questioned the roof choice and wondered if the Village could use a green or white roof, as well as water drainage from the roof. The existing pond would be expanded and would hold the additional drainage.

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

Against:

None.

Closed public hearing: 5:43 pm

3A. Commission Deliberation

Motion by Knitter that the Plan Commission recommends to the Village Board that a conditional use and a building, site, and operations plan for a ±56,600 square-foot public safety building be approved with conditions outlined in Exhibit A for the property located at 5043 Chester Lane for the following reasons:

1. The proposed use is allowed through the conditional use review process.
2. The proposed use of the property is consistent with the existing governmental use of the property and governmental uses should be encouraged in this area.

3. The proposed public safety building will improve police and fire services by providing an upgraded facility in a location that best serves residents

Seconded by Just.

ROLL CALL

Thomas Knitter	Aye
Trustee Weatherston	Aye
Tim Just	Aye
President Dobbs	Aye

Motion carried unanimously.

4. Adjournment

Motion by Trustee Weatherston to adjourn. Seconded by Knitter. Motion carried unanimously. Meeting adjourned at 5:46 p.m.

Respectfully submitted,
Joslyn Hoeffert
Village Clerk