

**1. Meeting called to order**

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

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Joseph Kiriaki.  
Absent: Tim Just.

Also Present: Development Director Peter Wagner and Director of Public Services Anthony Bunkelman, PE

**3. Approval of Minutes**

Approval of May 23, 2022, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Pierce.

Motion carried unanimously.

**4. Citizens' Comments**

None

**5. New Business**

**A. NONMETALLIC MINING PERMIT AND CONDITIONAL USE EXTENSION REVIEW – Review a request for the renewal of the nonmetallic mining permit allowing for the continued operation of an existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village’s ordinances entitled “Regulation of Nonmetallic Mining” (Title 7, Chapter 11) and “Explosives and Blasting” (Title 7, Chapter 10). Applicants are subject to Art. VI. Div. 30 M-4 Quarrying District (partially existing and partially proposed), Sec. 20-1228 Mineral extraction, Chap. 20, Zoning, and Chapter 12.5 Nonmetallic Mining Reclamation, Racine County Code of Ordinances, as applicable to the Village of Caledonia. Payne And Dolan Inc., Owner; Payne and Dolan Inc., Applicant. (Parcel ID Nos. 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000, & 104-04-23-28-071-000)**

Wagner read from his report.

Background: The applicant is requesting an extension of the nonmetallic mining permit and an extension of the Conditional Use Permit for multiple parcels located along Charles Street, south of Ellis Avenue and north of 3 Mile Road, which are part of the existing quarry located at 1501 3 Mile Road. These extensions will allow the continued operations of the existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village’s ordinances entitled “Regulation of Nonmetallic Mining”.

In 2018, the Village approved the expansion of the existing quarry with conditions. Condition 6: Permit Duration states:

Permit Duration. This permit is granted for a two-year period, after which a two-year extension may be granted by the Village of Caledonia Plan Commission and Village Board upon request of the applicant. However, no such extension or permit renewal will be granted unless this project is in reasonable compliance with the conditions of this approval. An on-site evaluation by this office will determine compliance. In two years, the applicant must re-apply for an extension of the conditional use permit and site plan review permit or completely restore the quarry in compliance with the submitted restoration plans. The applicant must continue applying for a renewal of its nonmetallic mining permit on a biennial basis and explosives use permit on an annual basis.

The applicant received an extension in 2020 as the operations complied with the conditions of approval. Since that time, the applicant has demonstrated compliance with all conditions outlined in Exhibit A, thus meeting the permit duration criteria. Staff recommends approving the nonmetallic mining permit and conditional use extension as the applicant has met the required standards for the operation of a nonmetallic mining business and has drafted a suggested motion to extend the conditional use permit and renew the nonmetallic mining permit.

### **5A. Commission Deliberation**

**Motion by Trustee Weatherston** to approve and forward to the Village Board that the nonmetallic mining permit be renewed and that the conditional use permit be extended for two years subject to the conditions attached hereto as Exhibit A for the quarry located at 1501 3 Mile Road be approved for the following reasons:

1. The proposed use, with conditions, meets the standards set forth under Sec. 20-1182, adopted under Title 16 of the Village's Code of Ordinances;
2. The applicant agrees to meet all the requirements and conditions to be imposed by the Village; and
3. For the same reasons set forth in Plan Commission Resolution Nos. 2018-75, 2018-78, and 2020-62.

**Seconded by Pierce**

**Motion carried unanimously.**

### **5B. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review a request for a conditional use and building, site, and operation plan to operate a semi-truck and trailer storage business located on the vacant parcel directly south of 215 27th Street, Village of Raymond, submitted by Besim and Gina Ferati, Applicants, Eric Vessel, Owner. (Parcel ID No. 168-04-21-01-007-000)**

Wagner read from his report:

Background: The applicant is requesting approval of a conditional use and site plan for the outdoor storage of semi-trucks and trailers associated with GBF Trucking Inc. for the parcel located directly south of 215 S. 27th Street. The business office and truck repair operations will occur on 215 S. 27th Street in an existing metal pole barn furthest west on the site. The Village of Raymond allows parking (accessory use) on a vacant parcel if the principal use is on an abutting property and has the same ownership. In this case, the business office, dispatch center, and repair bay will be located within the building located on the abutting parcel at 215 S.27th Street. Included with this report is the applicant's description of the proposed business.

The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. The following is a review of the proposed development as to relates to the design standards included in Exhibit K of the Boundary Agreement. It is the Plan Commission's discretion to

determine whether the proposed development meets the standards and should be considered a “spectacular” development.

For several years the site was a rock crushing facility with stockpiles of materials, equipment, and vehicles outdoors. During this time the site was surfaced with crushed gravel. No expansion of the gravel area is proposed as part of this request and all tractors and trailers will be parked on a gravel surface.

Currently, the vacant lot is being used for the processing and storage of firewood along with various semi-trailers and other commercial equipment. Staff recommends, if approved, that the outdoor storage and display of firewood and equipment not associated with GBF Trucking Inc. not be permitted on the proposed parcel.

Comparing the proposed use to neighboring parcels, the use is similar as the parcel to the south has outdoor storage of trailers. The property to the west is undeveloped and the parcel to the north has a pole building with outdoor storage.

The proposed site consists of 38 semi-tractor and trailer stalls located towards the southern portion of the site. Setbacks and dimensions of the parking stalls comply with municipal code. No other equipment is being proposed to be stored on the site.

Existing landscaping on the site is minimal. Along the frontage road are a few trees along a berm. A small tree line exists along the southern lot line, and a wooded area exists on the western lot line. To meet the requirement of one tree for every 50 linear feet along a right-of-way, the applicant is proposing to add five more trees along the roadway. No additional landscaping is being proposed.

There is no proposed lighting for the site. If the applicant wishes to install any lighting, a photometric plan will need to be submitted and comply with lighting requirements as identified in Exhibit K of the Boundary Agreement.

No signage is proposed at this time. As this parcel is being used as a parking lot, no signage should be allowed. If the applicant wishes to have a sign advertising the business, it should be located on the parcel at 215 S. 27th Street or until such time a building is constructed on the site. Furthermore, semi-truck trailers should not be used as advertisement along the road frontage.

Grading and storm water management as well as fire protection requirements are reviewed and approved only by the Village of Raymond.

Overall, the proposed use does not meet all the design standards outlined in the Cooperative Boundary Agreement Design Standards since no building is being proposed, but rather just a parking lot. The main business operation will occur at 215 S. 27th Street in the western most building. This parcel has minimal landscaping. The Plan Commission has the discretion to allow what is proposed or require additional landscaping to the site. If the Plan Commission is comfortable with the proposed building, site, and operation plan, staff drafted a suggested motion to approve the building, site, and operation plan located on the parcel located directly south of 215 S. 27th Street subject to conditions in Exhibit A.

### **5B. Commission Deliberation**

**Motion by Trustee Weatherston** to approve and forward to the Village Board That the Plan Commission recommends to the Village Board that the conditional use and building, site, and operation plan for

outdoor storage/parking of semi tractors and trailers located on a parcel (Parcel ID No. 168-04-21-01-002-000) directly south of 215 S. 27th Street in the Village of Raymond be approved with conditions outlined in Exhibit A for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the conditional use and proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

**Seconded by Pierce**

**Motion carried unanimously.**

**5C. CERTIFIED SURVEY MAP – Review a concept certified survey map creating three lots for the parcel located directly east of 9737 4 Mile Road submitted by Bob Prochaska, Applicant and Owner. (Parcel ID No. 104-04-22-28-003-000)**

Director of Public Services Anthony Bunkelman P.E. read from his report.

The Engineering Department has received a Concept Certified Survey Map (CSM) from the Robert A. & Therese A. Prochaska Revocable Trust. The Prochaska property is located along the South side of Four Mile Road between Nicholson Road and County Trunk Highway H. The existing property is approximately 19.91 acres in size and has 656.1 feet of frontage along Four Mile Road.

The existing parcel has a single-family home located along 4 Mile Road near the center of the lot and the balance of the lot is farmland.

The Concept CSM proposes to create 3 lots. All 3 lots would be approximately 218.7 feet in width and approximately 1328 feet in length. All 3 lots are projected to be sold with 2 of the lots for future single-family homes.

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 property is also located outside of the Sanitary Sewer and Water Service Area. This requires that the lot density does not exceed a maximum of 0.2 dwelling units per acre or a 5-acre minimum lot size by Ordinance. The proposed concept CSM is consistent with the Village's Comprehensive Land Use Plan.

The concept CSM as stated above is located outside of the Sanitary Sewer & Water Service Area. 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) and/or show the existing POWTS. Soil (Pere) tests must be performed on the 2 new lots to ensure that each lot is buildable. Wells will need to be placed on the new lot sites when the single-family homes are proposed.

Access to the proposed lots should be controlled. Four Mile Road is considered a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. The existing home on the center lot already has an access. Based on the amount of frontage, configuration of the lots, location of the existing driveway access, size of the lots with driveways in the immediate area, and the driveway spacing, it is suggested that the overall number of accesses be limited to three. By Village Ordinance, three accesses would not be allowed, but it is recommended that the Village approve a Waiver/Modification to allow a one new access for each of the new lots and only one access for the existing home for a total of three.

Since Four Mile Road is a principal thoroughfare, a minimum of 45' of Right of Way should be dedicated to the Village. The final CSM will need to include the dedication of the minimum Right of Way.

Bunkelman discussed the existing drainage and drainage plan for the area, including wetland delineation.

Bunkelman read the three Waiver Modifications that would be necessary to approve the CSM.

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.

Waiver Modification from Ordinance 18-1-4-d-4 to allow 2 additional driveway accesses for the new lots on a Principal Thoroughfare.

He said if the Modification Waivers are recommended for approval by the Commission and forwarded to the Village Board, he has made a recommendation for a concept CSM with conditions.

Bunkelman answered Commissioners' questions about driveway accesses, traffic and drainage.

Village resident Lynn Luks, 9737 4 Mile Road, addressed the Commission. She said she is concerned there are water problems on her property that were not a problem in the past decades. She said she used to have a dry basement and now must run two sump pumps. Luks said her property is constantly wet and where there used to be a small wetland there is now a big wetland. She said she fears the water problems will get worse if more development occurs.

Village resident Alan Witt, 9603 4 Mile Road, addressed the Commission. He said he is also worried because there is a low spot, and he is afraid of water problems and asked about sharing the drainage system. Bunkelman explained his proposed drainage plan which he said includes improvements. Witt said he is concerned water will be dispersed onto his property. He also cited traffic problems.

Greg Bird, 2230 Woodward St.; Milwaukee, owner of 9824 4 Mile Road, addressed the Commission. He asked about the possibility of installing signs alerting motorists they are approaching private driveways.

**5C. Commission Deliberation**

**Motion by Kiriaki** to recommend that the Village Board approve a Waiver Modification from Ordinance 14-1-5-g-3-b for the Prochaska 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 already at 2 to 1 ratio.
- 2.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.
- 3.) The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.
- 4.) The property is approximately 19.91 acres with approximately 656.1 of frontage on 4 Mile Road.

**Seconded by Trustee Weatherston**

**ROLL CALL**

Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Joseph Kiriaki	Aye
President Dobbs	Nay

**Motion carried 4-1**

**Motion by Kiriaki** to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-4 for the Prochaska CSM to allow 3 driveway accesses (1 for each Lot) in which 1 driveway access already exists and 2 additional access would be permitted for the new lots subject to the following factors:

- 1.) The existing driveway access is specific to the existing dwelling.
- 2.) The future single-family residences could be granted a driveway access based on the fact that there are driveway accesses on every lot (every +/- 85' to 170') in the area that come out to the principal thoroughfare.

**Seconded by Trustee Weatherston**

**ROLL CALL**

Thomas Knitter	Aye
Trustee Weatherston	Aye
Joseph Kiriaki	Aye
Nancy Pierce	Nay
President Dobbs	Nay

**Motion carried 3-2**

**Motion by Trustee Weatherston** to recommend that the Village Board approve a Waiver Modification from Ordinance 18-1-4-d-3-b for the Prochaska CSM to allow additional lots 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 19.91 acres with approximately 656.1 feet of frontage on 4 Mile Road.
- 2.) The parent parcel is located outside of the Sanitary Sewer and Water Service area.
- 3.) The construction of a Local Road in this location would create unnecessary infrastructure and additional maintenance for the Village.

**Seconded by Kiriaki**

**ROLL CALL**

Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Joseph Kiriaki	Aye
President Dobbs	Nay

**Motion carried 4-1**

**Motion by Kiriaki** to conditionally approve the Prochaska CSM on parcel 51-104-04-22-28-003-000 subject to the following:

1. A waiver/modification is granted to allow for the width to length ratio of the lots to exceed 2.5 to 1.
2. A waiver/modification is granted to allow lots to be created along a Principal Thoroughfare without the construction of a Local Road.
3. A waiver/modification is granted to allow an additional driveway access (maximum of 3 access for the CSM) out to Four Mile Road.
4. 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.
5. The CSM shall show locations of passing soil tests for POWTS on the new lots of the CSM and the existing POWTS is shown on the lot with the existing home.
6. A minimum of 45' of Right of Way on Four Mile Road is dedicated.
7. A Plan Profile for the Four Mile Road Right of Way is provided, and the Right of Way is improved with a Village approved cross section. 5' shoulder, regraded ditch at proper setbacks.
8. The drainage ways, as depicted on the Master Grading Plan, are field located and shown on the CSM as necessary.
9. A plan is submitted to regrade the drainage ways as necessary along the proposed lots lines. The Drainage Ways will need to be improved prior to the issuance of Building Permits for the future single-family homes.
10. The granting of Drainage Easements over the improved drainage ways.
11. Storm Water Management information is provided to the Engineering Department for the existing agricultural pond showing proper storm water reductions. If not supplied or not available, a Storm Water Management Plan and a separate storm water pond will need to be constructed to control runoff within the CSM.
12. A wetland delineation is performed, submitted, and all wetlands are shown on the CSM.
13. The CSM is subject to the Land Division per Lot fee.
14. The Owner agrees to execute all agreements and make the necessary deposits for the approval of the CSM.

**Seconded by Trustee Weatherston**

**ROLL CALL**

Thomas Knitter	Aye
Trustee Weatherston	Aye
Nancy Pierce	Aye
Joseph Kiriaki	Aye
President Dobbs	Nay

**Motion carried 4-1**

**5D. CERTIFIED SURVEY MAP – Review a certified survey map creating two lots for the parcel located directly west of 4403 Ruby Lane submitted by Mark DeCheck, Applicant and Owner. (Parcel ID No. 104-04-23-28-093-000)**

Director of Public Services Anthony Bunkelman P.E. read from his report.

The Engineering Department has received a Certified Survey Map (CSM) from Mark De Check. The De Check property is located on the West side of Ruby Avenue (between Ruby Avenue & Erie Street), north of Ber Wil Drive. The existing property is approximately 4.5 acres in size. This property has 328.84 feet of frontage along Erie Street and 197.06 feet of frontage along Ruby Avenue

The existing parcel is currently vacant and mostly wooded except for the Southeast corner along Ruby Avenue.

The CSM proposes to create 2 lots. Lot 2 is located in the Southeast corner of the property along Ruby Avenue, is proposed for a single-family home and is proposed at 1.09 acres in size. Lot 1 is the remnant parcel, would remain undeveloped at this time, and is proposed at 3.4 acres in size.

The Zoning of the existing parcel is R-4. R-4 zoning requires 75' of frontage and a minimum of 10,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. Low Density Residential requires that lots be 19,000 square feet to 1.49 acres in size. The CSM is consistent with the Village's Comprehensive Land Use Plan.

In reviewing the overall area, Ruby Avenue have several segments that are not connected. Ruby Avenue currently extends North approximately 320' from Ber Wil Drive, then there is approximately 1,160 feet of mostly undeveloped land, then approximately 1,450' of Ruby Avenue from South of Bonita Lane to West Point Lane, then 435' of improved land (with homes) between West Point Lane and 4 Mile Road, and finally Ruby Avenue extends North of 4 Mile Road approximately 1,340' to its North terminus. With the vacant land that exists between the DeCheck property and the Ruby Avenue segment South of Bonita Lane, it is envisioned that Ruby Avenue will connect at some point in the future. Because the CSM encompasses the future Right-of-Way for Ruby Avenue to the North, it is strongly recommended that a Road Reservation be placed on this portion of Lot 1. The Road Reservation should be shown on the CSM, and a Road Reservation Agreement should be executed by the Owner.

The CSM is located in the Sanitary Sewer & Water Service Areas. The existing lot currently has a sanitary sewer and water lateral extended to it. The laterals are located in front of Lot 2. Lot 1 would then not have sewer and

water laterals to it. Based on the current location of sanitary sewer and water mains and the current lot configuration, the lot would no longer have access to sewer and water. This would then make Lot 1 unbuildable until an extension of sewer and water were completed. It is recommended that either the lot configuration be revised to allow for Lot 1 to have frontage on Ruby Avenue or make Lot 1 an Outlot that is unbuildable until sewer and water are extended to the parcel.

Access to Lot 2 will be from Ruby Avenue. Access to Lot 1 could be from Erie Street. Access to Erie Street will be limited to 1 driveway access. Erie Street is a principal thoroughfare. Lots along a principal thoroughfare are allowed 1 access. Since Erie Street is a principal thoroughfare, a minimum of 45' of Right of Way will need to be dedicated to the Village. The proposed CSM meets this requirement.

The drainage of the CSM according to the Master Drainage Plan shows 1 watershed (M-7-4) for the lots. The lots will predominantly drain West and South to Ber Wil Drive. Appropriate drainage & utility easements will need to be granted along the South lot line.

Based on Lot 2 to be developed with a single-family home and the disturbed area to be adjusted under the storm water management threshold, the site will not be required for Storm Water Management at this time. If the thresholds are met a Storm Water Management Plan will be required. A Site Grading Plan will be required at the time of the Building Permit of the single- family home. A Note will need to be placed on the CSM to indicate the requirement of a Site Grading Plan at the time of Building Permit.

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 was performed by the owner to determine the limits of the wetland. The wetlands will need to be shown on the Final CSM. The Owner or his consultant will need to submit the Wetland Delineation Report.

Terry Kallenbach, a representative of the owner, addressed the Commission. He said the owner is asking that the requirement of cost sharing for the road reservation be removed because it would be for a road that wouldn't serve their property. They will sign the agreement but don't want to enter into a cost sharing agreement.

Regarding Condition Number 5 in Bunkelman's report, removing a pressure valve and installing a hydrant, Kallenbach said the owners think that would be better handled through the Utility Commission and question whether a hydrant is necessary.

#### **5D. Commission Deliberation**

Bunkelman answered Commissioners' questions about the cost sharing for the Road Reservation and installation of a fire hydrant.

**Motion by Pierce** to conditionally approve the DeCheck CSM on parcel 51-104-04-23-28-093-000 subject to the following:

1. The Zoning setbacks & Minimum Frontage requirements for the R-4 Zoning District are listed on the CSM and the setback lines are shown on Lot 2.
2. A minimum of 45' of Right of Way on Erie Street is dedicated.

3. A 33-foot Road Reservation is granted for the extension of Ruby Avenue and a Road Reservation Agreement with cost sharing is executed by the Owner, *as applies to Lot 1 only*.
4. Lot 2 is adjusted so that Lot 1 has access to sanitary sewer and water mains along Ruby Avenue or Lot 1 is converted to an Outlot until such time as sanitary sewer and water mains are extended and available to the remnant lot.
5. *Condition removed.*
6. A 12' Drainage & Utility Easement is granted along the South property line of Lot 1 and 2 of the CSM.
7. Lot 2 must stay under the Storm Water Management threshold, or a Storm Water Management Plan will be required to be submitted. Adjusting Lot 2 to be under 1 acre in size would be sufficient to meet this requirement. Lot 2 will need to be a minimum of 19,000 square feet in size to meet the adopted 2035 Land Use Plan.
8. An Individual Site Grading Plan will need to be submitted at the time of the Building Permits for Lot 2. A note shall be placed on the CSM indicating the Individual Site Grading Plan requirement.
9. The wetland delineation is submitted, and all wetlands are shown on the CSM.
10. The CSM is subject to the Land Division per Lot fee.
11. The Owner agrees to execute any and all agreements and make the necessary deposits the approval of the CSM.
12. The Final CSM is submitted within 1 year of approval of the concept CSM.

**Seconded by Trustee Weatherston**

**Motion carried unanimously.**

**5E. CERTIFIED SURVEY MAP – Review a certified survey map creating two lots for the parcel located at 3719 West Johnson Avenue submitted by Tracie Brisko-Newell, Applicant and Owner. (Parcel ID No. 104-04-23-30-022-001)**

Director of Public Services Anthony Bunkelman P.E. read from his report.

The Engineering Department has received a Certified Survey Map (CSM) from Tracie Brisko- Newell. The Brisko-Newell property is located on the North side of West Johnson Avenue at the Root River. The existing property is approximately 17.81 acres in size. This property has 380 feet of frontage along West Johnson Avenue, and an additional 163.03 feet along the Quarter Section line. Of the overall frontage, only approximately 115 feet are along an improved/constructed road.

The existing parcel currently has a single-family home and a pole barn on it.

The CSM proposes to create 2 lots. Lot 2 is for the existing single-family home and is proposed at approximately 17.07 acres in size. Lot 1 is proposed for a single-family home and is proposed at 0.74 acres in size.

The Zoning of the existing parcel is R-3. R-3 zoning requires 100' of frontage and a minimum of 20,000 square feet of area. The proposed lots exceed the minimum zoning requirements.

The Village's Comprehensive Land Use Plan calls for Low Density Residential for this property. Low Density Residential requires that lots be 19,000 square feet to 1.49 acres in size. There also is an area of Primary Environmental Corridor on the lot located along the Root River. The Primary Environmental Corridor will need to

be shown on the CSM. Once shown, the CSM would be consistent with the Village's Comprehensive Land Use Plan.

At this time, West Johnson Avenue is only improved/constructed for approximately 115 feet. The CSM will require public road improvements to have Lot 1 be a buildable lot. This will require the submittal of road construction plans for West Johnson Avenue from the existing end of the improved/constructed portion to a point that is a minimum of 100' in front of Lot 1, approximately 190'. The former Public Works Director had provided an email for this requirement. There shall be a 33' Right of Way dedication along the constructed road to the East lot line of Lot 1. The Owner will also be required to enter into a Development Agreement with the Village for the public road improvements.

There is a portion of Lot 2 at the East end of the lot that does not have Right of Way and goes out to the Quarter Section Line. A 33' Road Reservation for West Johnson Avenue will need to be granted from the East lot line of Lot 1 to the East lot line of Lot 2. The Road Reservation will need to be shown on the CSM and a Road Reservation Agreement will need to be executed by the Owner.

The CSM is located in the Sanitary Sewer & Water Service Area. Lot 2 currently has sanitary sewer and water laterals for the existing home. Lot 1 already has a water later extended to it. The Sanitary Sewer for Lot 1 will need to come off of the Sanitary Sewer Interceptor that crosses Lot 2. This is the only viable sanitary sewer to provide sanitary sewer service. This will require that a sanitary sewer lateral be tapped and extended from the sanitary sewer interceptor on Lot 2 to Lot 1. This lateral will need to be installed as part of the public improvements for the CSM. Due to the sanitary sewer lateral for Lot 1 being on Lot 2 there will need to be a Sanitary Sewer Lateral Easement granted and shown on the CSM. A Sanitary Sewer Lateral Easement will also need to be executed by the Owners.

There also is a Sanitary Sewer Main that comes from 4 Mile Road and connects to the Sanitary Sewer Interceptor near River Drive. This Sanitary Sewer shall have a Sanitary Sewer Easement granted over it if one does not exist. Title work should be confirmed to verify if an existing Sanitary Sewer Easement exists over this sanitary sewer.

Access for the Lots is from West Johnson Avenue. Access for Lot 2 shall be restricted to the areas of the dedicated Right of Way when it is improved, constructed, and accepted.

The drainage of the CSM according to the Master Drainage Plan shows 1 watershed (R-29-1) for the lots. The lots will predominantly drain East to the Root River. Due to being on the Root River the 100-year floodplain elevation is shown on the CSM. The proposed single-family home on Lot 1 shall have a Finished Yard Grade no lower than 2 feet above the 100-year floodplain elevation.

Based on Lot 2 to be developed with a single-family home and the disturbed area to be under the storm water management threshold, the site will not require Storm Water Management at this time. If the thresholds are met in the future, a Storm Water Management Plan will be required. An individual Site Grading Plan will be required at the time of the Building Permit of the single-family home. A Note will need to be placed on the CSM to indicate the requirement of a Site Grading Plan at the time of Building Permit.

In looking at the Wisconsin DNR Surface Water Data Viewer there are mapped wetlands shown on the property within the CSM. The Surface Water Data Viewer also indicates that there are hydric soils that may be conducive to wetlands on the property. A Wetland Delineation was performed by the owner to determine the limits of the

wetland. The wetlands will need to be shown on the Final CSM. The Owner or his consultant will need to submit the Wetland Delineation Report to the Village.

**5E. Commission Deliberation**

**Motion by Kiriaki** to conditionally approve and recommend for approval by the Village Board the Brisko-Newell CSM on parcel 51-104-04-23-30-022-001 subject to the following:

1. The Zoning setbacks & Minimum Frontage requirements for the R-3 Zoning District are to be listed on the CSM and the setback lines are shown on the lots.
2. Show the Primary Environmental Corridor on the CSM.
3. Submit Road Construction Plans for the extension of West Johnson Avenue for review and approval. Lot 1 shall have a minimum of 100' of improved/constructed road.
4. The Owner will need to execute a Development Agreement and provide appropriate financial guarantees for the construction of the public improvements.
5. A 33' Road Reservation is granted for the future extension of West Johnson Avenue on Lot 2, East of Lot 1. A Road Reservation Agreement will need to be executed by the Owner.
6. A sanitary sewer lateral will need to be extended to Lot 1 from the Sanitary Sewer Interceptor that crosses Lot 2. The installation of a sanitary lateral will need to be installed as part of the public improvements. A Sanitary Sewer Lateral Easement will need to be shown on the CSM and a Sanitary Sewer Lateral Easement will need to be executed by the Owner.
7. A Sanitary Sewer Easement will need to be granted over the Sanitary Sewer that comes from 4 Mile Road and connects into the Sanitary Sewer Interceptor near River Drive.
8. The 100-year floodplain elevation of the Root River is provided and noted on the CSM.
9. Lot 1 & Lot 2 individually, must stay under the Storm Water Management threshold, or a Storm Water Management Plan will be required to be submitted.
10. An Individual Site Grading Plan will need to be submitted at the time of the Building Permit for Lot 1. A note shall be placed on the CSM indicating the Individual Site Grading Plan requirement.
11. The wetland delineation is submitted, and all wetlands are shown on the CSM.
12. The CSM is subject to the Land Division per Lot fee.
13. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.
14. The Final CSM is recorded within 1 year of approval.

**Seconded by Trustee Weatherston**

**Motion carried unanimously.**

**5F. ZONING CODE DISCUSSION - Review draft Chapter 11, Signs of the Village of Caledonia Zoning Code.**

Wagner spoke about the changes made to the proposed code, including regulations on real estate signs and other temporary signs, signs at closed businesses, and signs which do not require permits.

Doug Wheaton, a representative of South Shore Realtors Association, addressed the Commission. He asked about requirements for real estate signs including setbacks, permits and measurement of signs.

Kiriaki spoke about his perspective as a real estate agent.

Members discussed several sections and asked questions of Wagner, who discussed rolling mechanisms (vehicles used as signs) and political signs, which are regulated by the State.

**6. - Adjournment**

Motion by to adjourn by Trustee Weatherston. Seconded by Knitter. Motion carried unanimously.  
Meeting adjourned at 8:00 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician

DRAFT