

PLANNING COMMISSION AGENDA
Monday, January 30, 2023 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

- 1. Meeting called to order**
- 2. Roll Call/Introductions**
- 3. Approval of Minutes**
- 4. Citizens' Comments**
- 5. New Business**
 - A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road submitted by Henry Grady, Applicant, Xaio Hua Liu, Owner. (Parcel ID No. 104-04-23-28-026-000)
- 6. Adjournment**

Dated January 26, 2023

Joslyn Hoeffert
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Meeting called to order

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

2. Roll Call/Introductions

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

Also Present: Development Director Peter Wagner

3. Approval of Minutes

Approval of October 31, 2022, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Knitter.

Motion carried unanimously.

4. Citizens' Comments

None

5. Public Hearing and Possible Action on Items set for Public Hearing

A. CONDITIONAL USE AND BUILDING, SITE, AND OPERATIONS PLAN REVIEW - Review a request for a conditional use to operate a landscape contractor's yard with outdoor storage and review a request to approve a building, site, and operation plan for the construction and utilization of a ±8,160 square-foot commercial building for the landscape business located on a vacant parcel located north of 8420 CTH V submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. (Parcel ID No. 104-04-22-06-019-010)

Wagner read from his report submitted with the Plan Commission packet.

President Dobbs opened the Public Hearing at 6:04.

President Dobbs asked three times if anyone wanted to speak in favor of the request.

None.

President Dobbs asked three times if anyone wanted to speak against the request.

None.

President Dobbs closed the Public Hearing at 6:06.

5A. Commission Deliberation

Applicant Eric Ross addressed the Commission. He asked that the requirement that masonry materials are used on all sides of the proposed building be waived because the west side will face an existing building.

Ross asked about the requirement to submit a lighting plan, noting the minimal number of proposed lights.

Wagner said the Commission may approve the proposal as presenting using the three-quarter rule. He explained the Village requests for a lighting plan to have on file for future reference if lighting changes are proposed.

Motion by Trustee Weatherston that the Plan Commission recommends that the Village Board approves the Conditional Use allowing the operation of a landscape contractor's yard with outdoor storage of related commercial equipment and materials for the property located directly north of 8420 CTH V with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is similar to the abutting commercial use and will not negatively impact abutting parcels.
3. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

Seconded by Knitter

Motion carried unanimously.

Motion by Trustee Weatherston That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±8,160 square-foot commercial building be approved with conditions outlined in the conditional use permit with the exception for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of commercial.

Seconded by Knitter

Motion carried unanimously.

6. New Business

A. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review and building, site, and operation plan to construct and utilize a ±26,000 square-foot addition to an existing commercial

building located 4234 Courtney Street submitted by Steven Wright, Applicant, Wright Ventures LLC, Owner. (Parcel ID No. 168-04-21-36-001-080)

Wagner read from his report submitted with the Planning Commission packet.

6A. Commission Deliberation

Motion by Trustee Weatherston that the Planning Commission recommends to the Village Board that the building, site, and operation plan for construction and utilization of a ±26,000 square-foot addition to the existing manufacturing building located at 4234 Courtney Street in the Village of Raymond be approved subject to the approval by the Village of Raymond for the following reasons:

1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on November 14, 2022.
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 Olley

Motion carried unanimously.

6. - Adjournment

Motion by to adjourn by Trustee Weatherston. **Seconded** by Knitter. Motion carried unanimously. Meeting adjourned at 6:30 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician



PLAN COMMISSION REPORT

Proposal: Building, Site, & Operations Plan Review

Description: Review a request to approve the building, site, and operation plan for the construction of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road.

Applicant(s): Henry Grady

Address(es): 601 4 Mile Road

Suggested Motions: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road be approved with conditions outlined in Exhibit A for the following reason:

1. The proposed commercial development is allowed by underlying zoning and through the building, site, and operation plan review process.

Owner(s): Xiao Hua Liu

Tax Key(s): 104-04-23-28-026-000

Lot Size(s): 0.7927 acres

Current Zoning District(s): B-1, Neighborhood Business District

Overlay District(s): n/a

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Low Density Residential

Background: The applicant is requesting approval of a building, site, and operation plan for the construction and utilization of a ±4,534 square-foot, multi-tenant, commercial building located at 601 4 Mile Road. The applicant stated that one tenant space will be utilized as a restaurant and that the owner is looking to lease the remaining two spaces for professional services such as an attorney’s or accountant’s office. Prior to construction, the applicant will be razing the existing commercial building and removing the existing vegetation on the site.

Building Exterior

The exterior of the 4,534 square-foot commercial building will be fiber cement board siding with stone veneer accents, glass windows and doors, and metal canopies. These materials are acceptable exterior materials. The stone veneer accents draw attention to the entrances to each tenant space. Per Village design standards the exterior should present a sense of top, middle, and bottom. The proposed building meets this standard through the use of large windows on the bottom, metal canopies in the middle, and the incorporation of parapets above the entrances creating the top. To break up the exclusive use of fiber cement board on the rear of the building, the applicant is proposing to wrap the stone veneer siding around the building, providing a sense of 4-sided architecture.

Site Plan

The proposed site plan complies with the zoning requirements for the B-1, Neighborhood Business District. The building will be setback 75 feet from both 4 Mile and Erie Street (minimum 25 feet from street yard); 25 feet from the west lot line (minimum 25 feet from rear yard); and 42 feet from the south lot line (minimum 10 feet from side yard). When a commercial development abuts a residential district, as is the case on the south lot line, a minimum of an additional 20-foot setback is required along with a landscape buffer. This proposal complies with that required building setback. However, due to the grading and stormwater requirements along the south lot line and, the applicant is unable to install a vegetative buffer along the south lot line. The code does allow for the construction of a barrier such as a privacy fence in lieu of a vegetative barrier. The applicant is proposing to install a privacy fence along the south lot line that will be six feet tall in the rear yard and four feet tall in the street yard. Staff recommends extending the 4-foot-tall privacy fencing along the southern lot line within 10 feet of the eastern lot line. This should prevent headlights from customer traffic shining into the neighboring residential property and not negatively impact the necessary drainage swale along the south lot line. Staff recommends modifying the length of the 6-foot-tall fencing to stop at the front foundation of the building, then continue eastward as a 4-foot fence.

Parking

The proposed development consists of 28 parking stalls with two stalls being ADA compliant. Parking dimensions and amount meet the off-street parking requirements for the proposed commercial uses. The pavement plan indicates that the parking lot will be installed using medium duty asphalt pavement with medium duty concrete by the dumpster enclosure. No gravel is proposed as part of this development. The driving aisle width of the roadway around the building is 15 feet wide. Per code, if there is two-way traffic within a development, the drive aisle has to have a minimum width of 24 feet. The applicant is proposing a 15-foot-wide drive aisle. Village code does allow for a 12-foot-wide drive aisle if the roadway limited to one-way traffic. The applicant will need to stripe the roadway around the building as one way. To ensure traffic doesn't flow south to north around the building, staff recommends a bump-out along the southern side of the building to deter drivers from entering the driveway around the building. The applicant will be required to install curb stops each parking stall facing Erie Street to prevent drivers from running into the landscaping.

Dumpster

The dumpster enclosure will be installed in the northwest corner of the site and will consist of privacy fencing matching the color of the building including privacy doors. To minimize the visual impact of the enclosure, the applicant is proposing to install arborvitae trees on three sides. The applicant does not have another option to locate the dumpster enclosure due to required grading of the site. A similar approach was used with the recently constructed Starbucks/O&H development.

Landscaping

The proposed landscape plan meets the minimum landscape requirements. Due to the size of the site and wide rights-of-way abutting the property, the applicant is limited to what types of vegetation that can be installed. The east side lot line of the site has only a 5-foot green space area which transitions to a public right-of-way which is a grassy swale. To abide by landscaping requirements, the applicant will be placing trees along the edge of the parking lot in accordance with village landscape standards. Between the trees, lilac bushes and hydrangeas will be installed to help screen car headlights shining onto Erie Street. The applicant is proposing to surround the dumpster enclosure with arborvitae to help hide the dumpster. Along the north side of the site, three trees and one landscape bed consisting of junipers will be installed. Due to the limited space along the west and south lot lines and the need for drainage swales, the applicant is proposing to install a 6-foot-tall privacy fence. In the southwest corner, two pine trees will be installed. The applicant is proposing to install vegetation along the north and south elevations of the building and in the center courtyard on the east elevation.

Lighting

The submitted photometric plan complies with the Village code lighting requirements. Light poles installed in the parking lot will be 19'6" in height and use LED lighting which complies with code. Light fixtures on poles and on the building are cut-off fixtures and installed directly downward. The applicant has indicated that lighting will be turned off when the businesses are closed.

Access

Current access to the site is from both 4 Mile and Erie Street. This development will not have access to 4 Mile Road and have a more restricted access from Erie Street than currently exists. Limiting access will reduce potential vehicle conflict as it relates to the intersection of 4 Mile Road and Erie Street.

Fire Department

The Fire Department has reviewed the proposed development and has no concerns. The Fire Department will work with the applicant to ensure all fire codes are met prior to the applicant submitting building permits.

Engineering/Water Utility

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department.

Signage

No signage is proposed as part of this development proposal. Any future signage will need to comply with Title 16, Chapter 11: Signs, and the tenant/owner will need to apply for the necessary sign permits prior to the installation of commercial signs on the property.

The proposed development complies with the zoning district regulations for the B-1, Neighborhood Business District and will replace a dilapidated commercial building that has been empty for some time. If the Plan Commission is comfortable with the proposed site plan, staff drafted a suggested motion to recommend approval of the building, site, and operation plan with conditions outlined in Exhibit A.

Respectfully submitted:



Peter Wagner, AICP
Development Director

EXHIBIT A - CONDITIONS
601 4 Mile Road
(Parcel ID No. 104-04-23-28-026-000)

1. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. Plans. The proposed ±4,534 square-foot, multi-tenant, commercial building shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on January 16, 2023.
4. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
5. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
6. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
7. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway and comply with the plans and documents received by the Village Planning Department on January 16, 2023.
8. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
9. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning

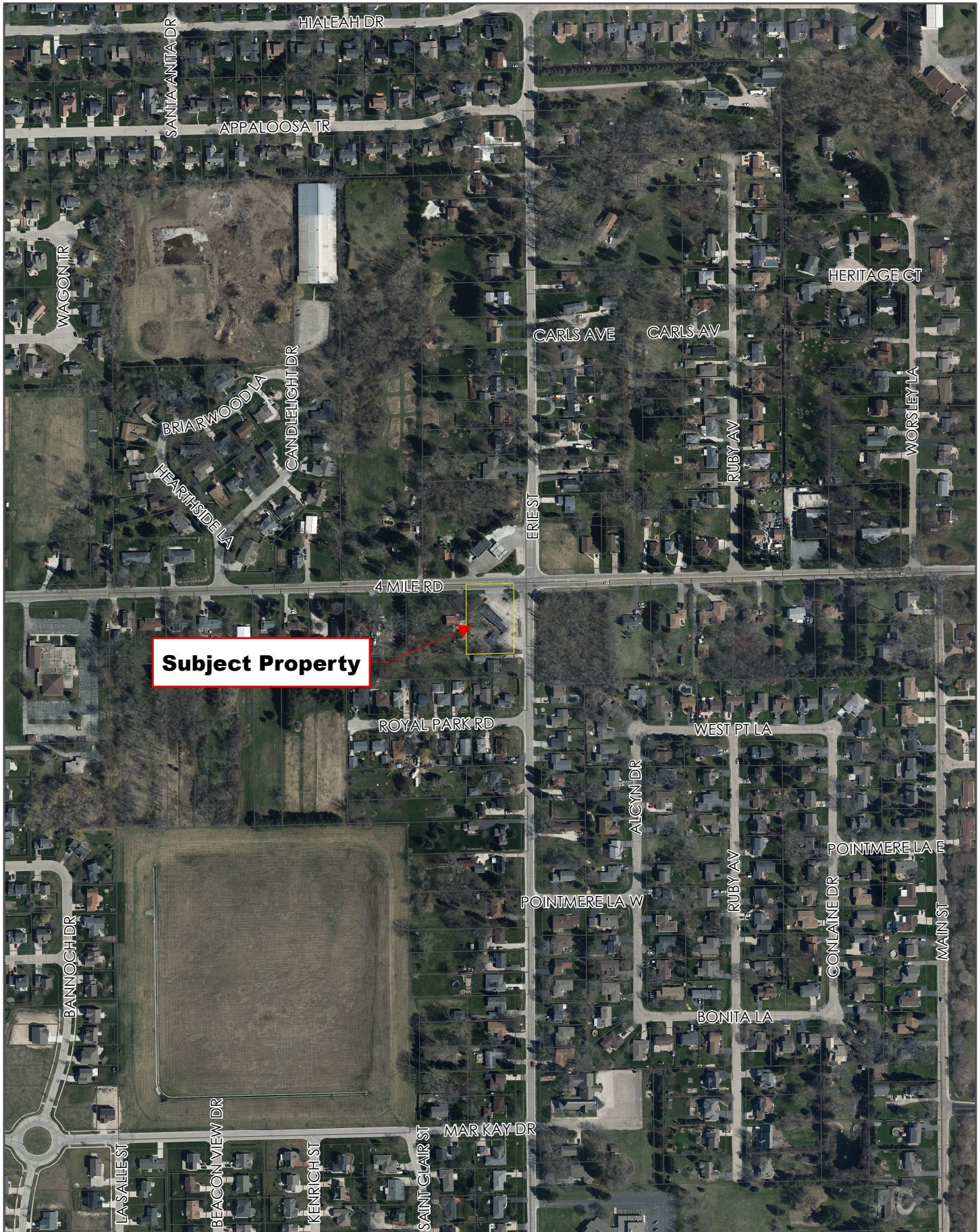
and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved. All drives and parking areas shall be maintained in a dust free condition.

10. Performance Standards. The applicant must comply with the provisions of Title 16, Chapter 10, Section 4, Various Performance Standards.
11. Expiration. This approval will expire eighteen (18) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
12. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
13. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
14. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Henry Grady, Xiao Hua Liu, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
15. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

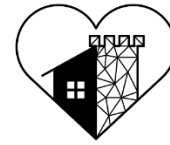


Location Map: 601 4 Mile Road

0 125 250 500 Feet



Racine Home Builders, LLC
Henry Grady, Manager
4900 Spring St.
Suite 104
Mt. Pleasant, WI 53406



RACINE HOME BUILDERS
LOVE YOUR HOME. LOVE YOUR CASTLE.

Village of Caledonia
Peter Wagner, AICP
Development Director
5043 Chester Lane
Racine, WI 53402

Mr. Wagner,

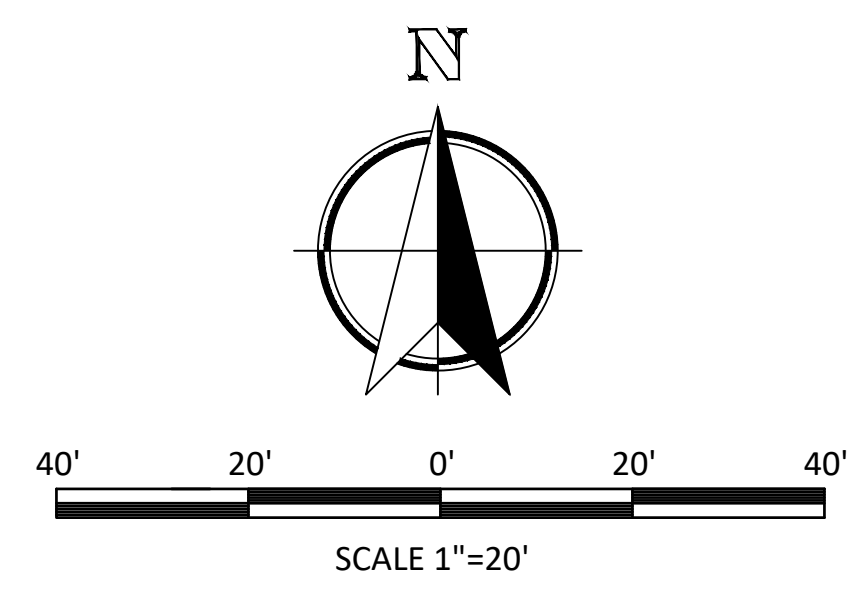
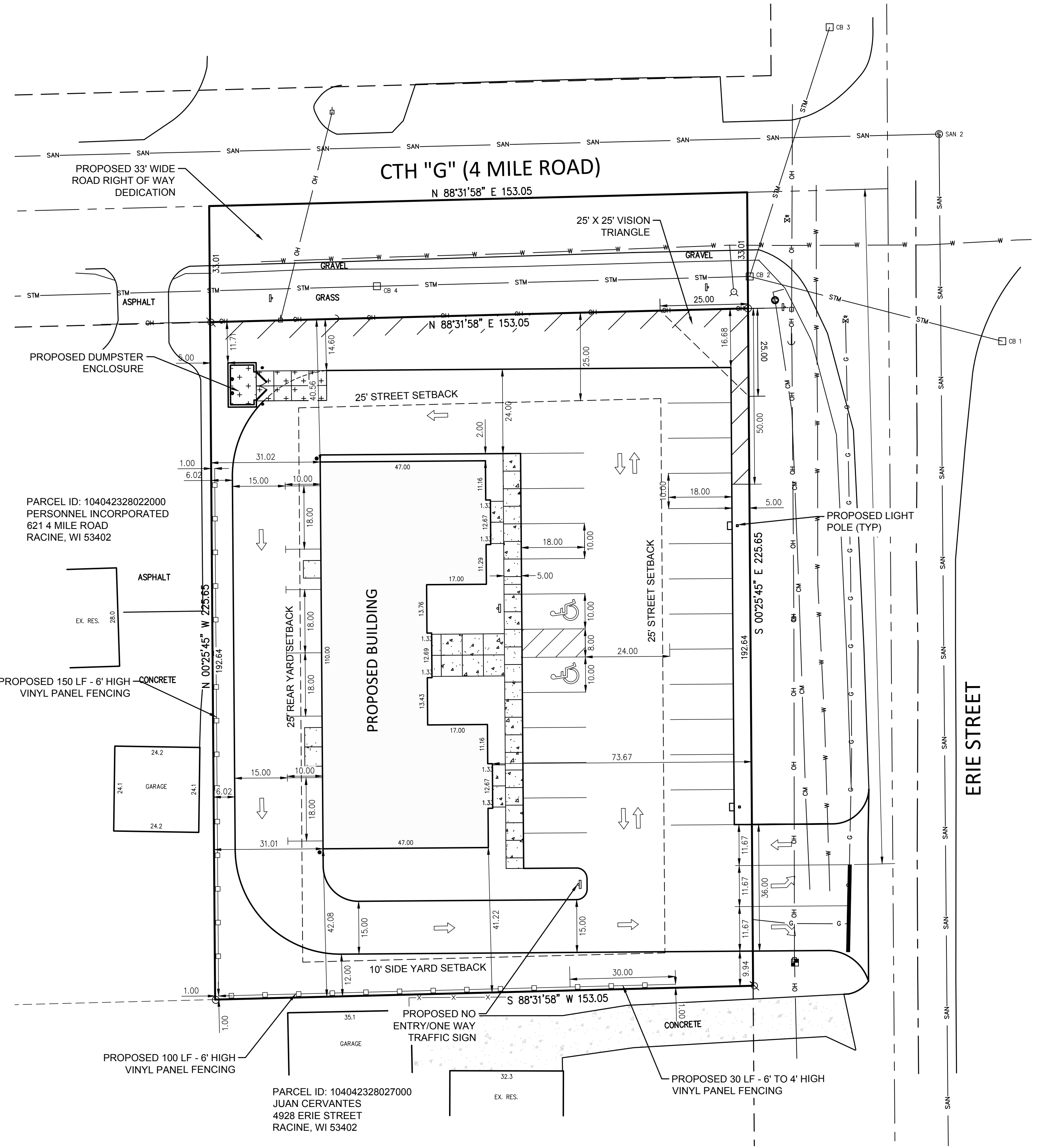
Here is the written description/narrative of the proposed intended use of the property at 601 4 Mile Rd, Racine, WI 53402.

The current building is old and in need of significant repairs and the most current use was as a liquor store. The owner and myself feel that a new multi-unit retail/professional building would be a much better service to the community. Racine Home Builders, LLC will build a standard commercial building for three tenants. One of the tenants would be a restaurant of 1908 square feet with less than 15 tables for dining. The intended restaurant build-out will be done by a separate contractor. The other two tenants (1381 and 1426 square feet) are expected to be professional (legal, medical, etc...) or high-end retail. We will market the units to potential lessees for that intended purpose. Since the current Zoning is B-1, no change in zoning will be required. No change in land-use designation. It would be hard to accurately project traffic density and daily customers, however, since this is a similar building and restaurant plan as the "Danny's Meats and Nonna Wells'" commercial building ½ mile west of this address, it would be reasonable to assume this building would have the same patterns and sewer usage. Anticipated hours of operation would be 8am-10pm. Although plenty of light is planned for the safety of workers and consumers, great care will be taken to not burden the neighboring residents with the lighting (please review the lighting and landscaping plans). Lights will be of the LED Directional type to keep from bothering the neighbors and they will be either severely dimmed or completely shut off after closing hours. Exterior materials will be primarily fiber-cement siding, stone veneer, and light metal canopies over the doors and windows. No hazardous or dangerous materials beyond standard janitorial supplies will be stored or used on a regular basis on the property. Finally, no future expansion is expected.

Please direct any questions to myself, the Architect, and the Civil Engineering firm.

Bluelines, Inc
Preston Fawcett
262-412-8385
Pfawcett.bluelines@yahoo.com

NIELSEN MADSEN & BARBER, SC
Mark Madsen
262-634-5588
mmadsen@nmbssc.net



EXISTING SITE INFORMATION

29,479 s.f. TOTAL LOT AREA
 18,094 s.f. GREEN SPACE AREA
 11,385 s.f. IMPERVIOUS AREAS

PROPOSED SITE INFORMATION

29,479 s.f. TOTAL LOT AREA
 4,543 s.f. BUILDING AREA
 17,090 s.f. PAVEMENT AREAS
 7,746 s.f. GREEN SPACE AREA
 73.72% IMPERVIOUS SURFACE RATIO

ZONING INFORMATION

ZONING DISTRICT - B-1
 STREET YARD SETBACK 25 FEET
 SIDE YARD SETBACK 10 FEET
 REAR YARD SETBACK 25 FEET

PARKING INFORMATION

PROPOSED

HC STALLS	2
STANDARD STALLS	26
TOTAL STALLS	28

DIMENSIONED SITE PLAN LEGEND

LIMITS OF NO VEHICULAR ACCESS

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL 'DIGGER'S HOTLINE' PRIOR TO ANY CONSTRUCTION.



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbssc.net

TONY CHEN RESTAURANT
 DIMENSIONED SITE PLAN
 FOR
RACINE HOME BUILDER, LLC
 VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
 DRAFTED: CJS
 DATE: 12-28-2022
 CHECKED: ALJ
 DATE: 01-25-2023

2022.0230.01

SHEET
C-4

ISSUE FOR REVIEW: 01-25-2023



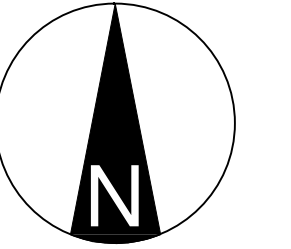
BLUELINES
architect.com
Preston Clay Fawcett, L.A.

262 412 8385
Imagining the Possibilities
Architecture Craftsmanship Remodeling
Residential Business

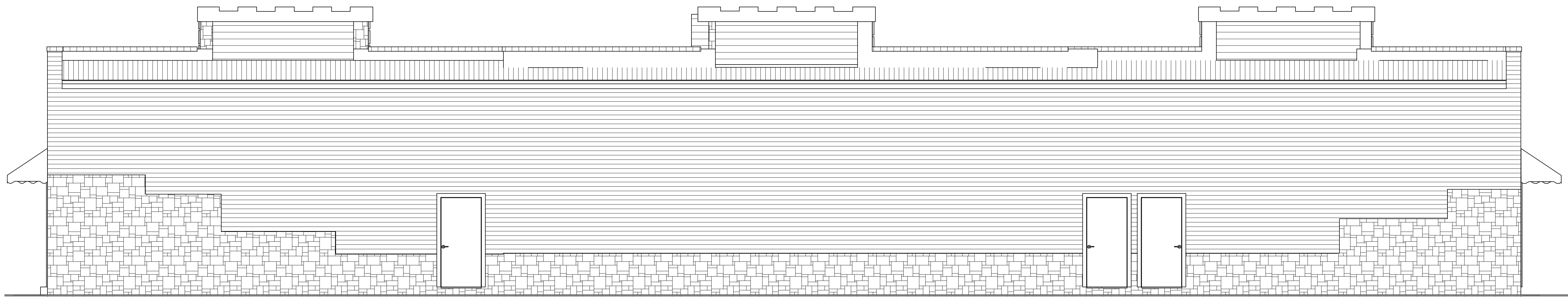
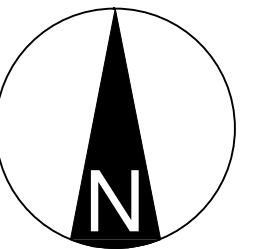
1901 Douglas Ave. Racine Wisconsin 53402
Love your home. Love your castle.


RACINE HOME BUILDERS

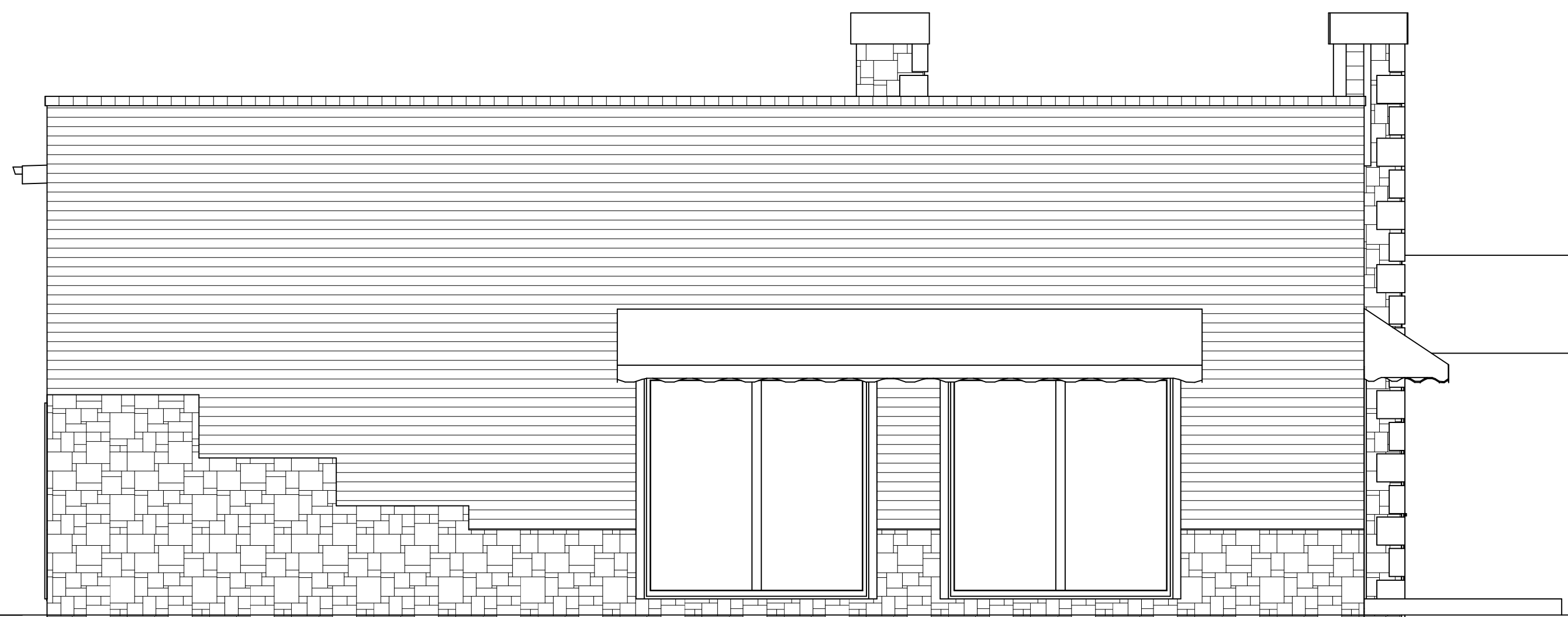
JANUARY 24, 2023



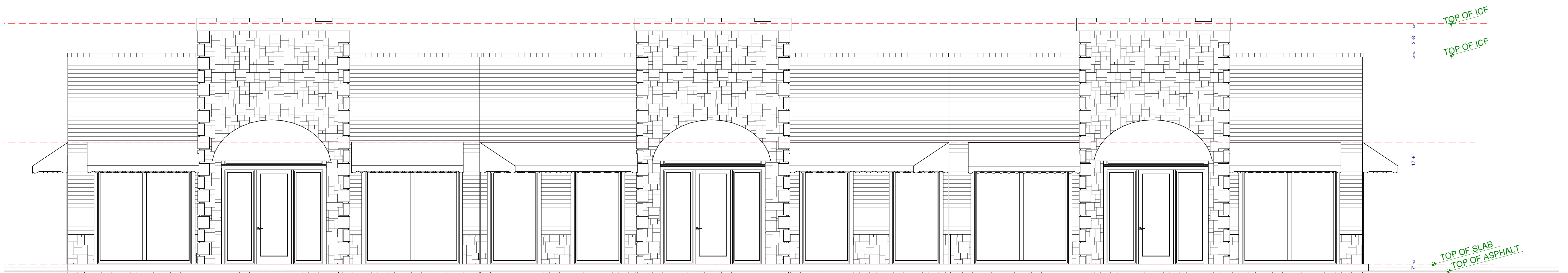
JANUARY 24, 2023



3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

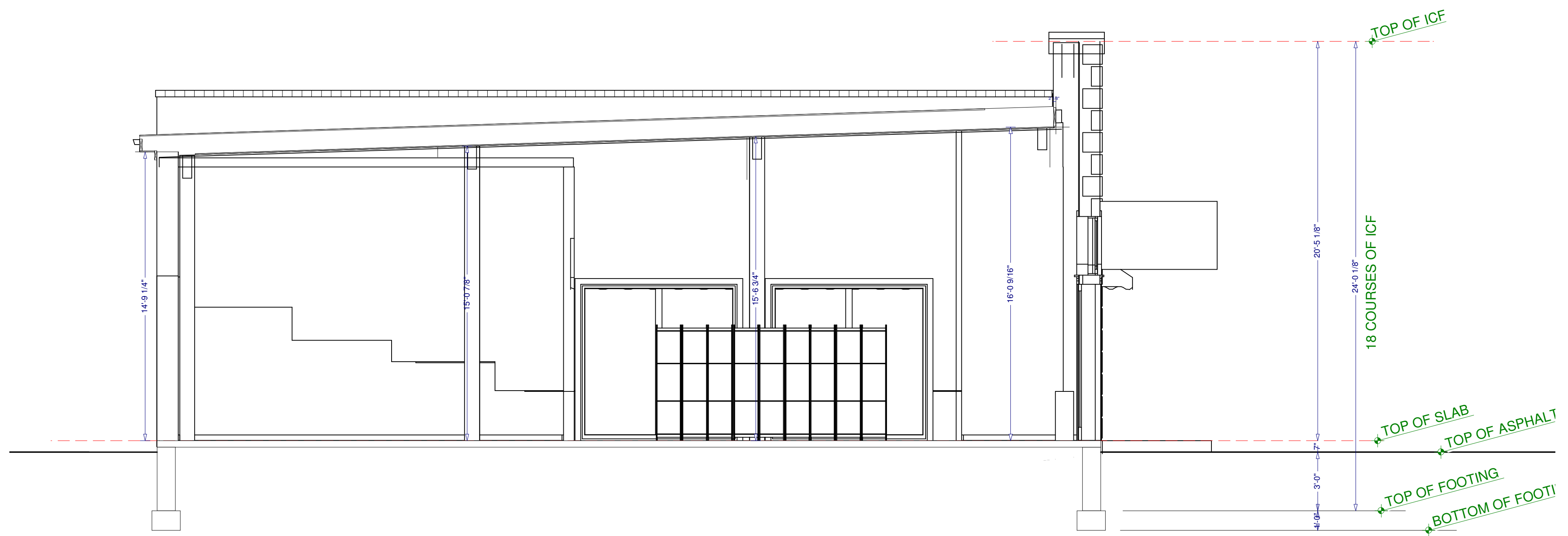
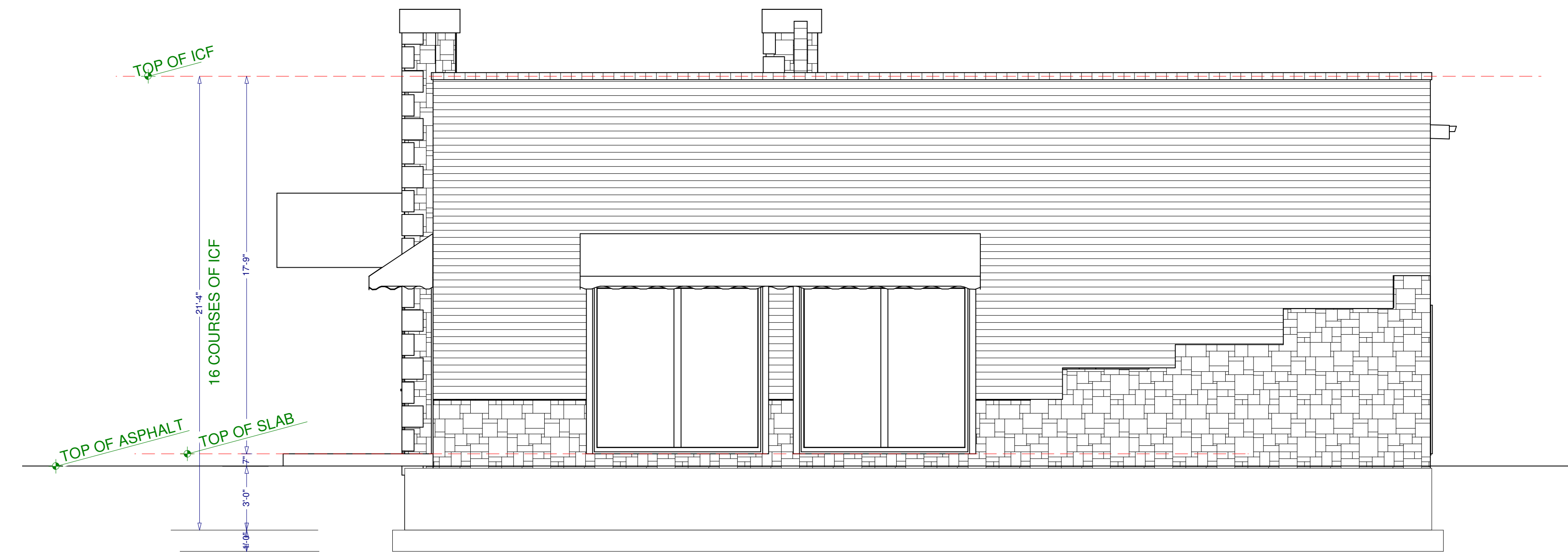
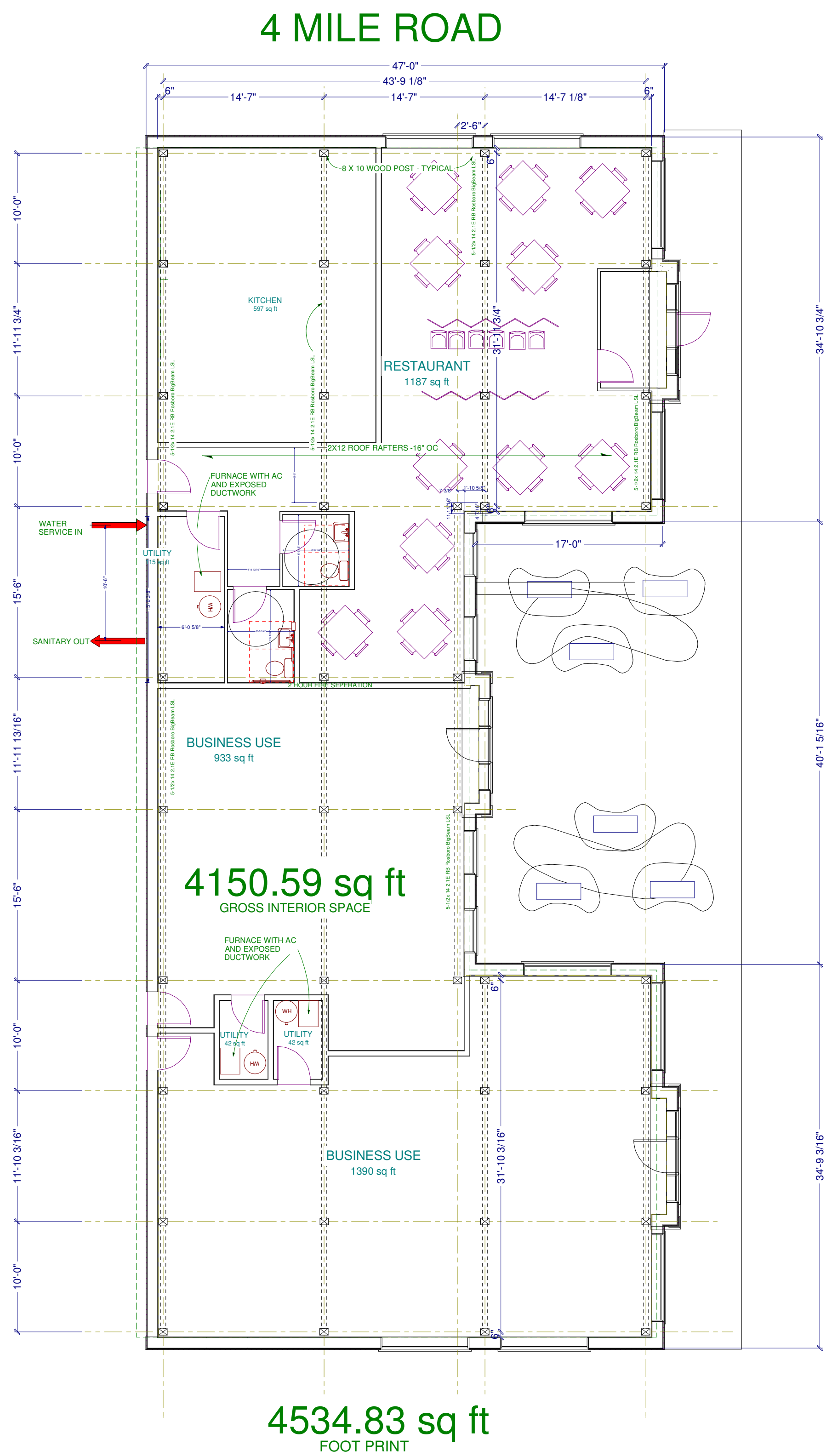
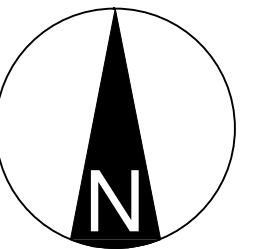


2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

JANUARY 24, 2023



Decorative Hardware QUANTITY (40)

Model No.	Qty	Description
APPH46	12	APPH46
APPH46R	12	APPH46R
APPH610	12	APPH610
APPH610R	12	APPH610R

Decorative Side Plates QUANTITY (40)

Model No.	Qty	Description
SDWS22312DBB	40	SDWS22312DBB

Heavy Joist Hanger QUANTITY (66)

Joist Size	Model No.	Ga.	Dimensions (in.)			Fasteners Qty.	DF/SP Allowable Loads				Code Ref.
			W	H	B		Header	Joist	Uplift (160)	Floor (100)	
4x6 or 4x8	APHH46	3%	5 1/2	3	6	2	1,165	2,280	2,280	2,280	IBC, FL, LA
	APHH46R	4%	4 1/2	3	6	2	1,165	2,280	2,280	2,280	
6x10 or 6x12	APHH610	5%	8 1/2	4	8	6	4,740	5,880	6,760	7,350	IBC, FL, LA
	APHH610R	6	8 1/4	4	8	6	4,740	5,880	6,760	7,350	

- Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
- All fasteners are Simpson Strong-Tie® SDS25300 to the header and SDWS22312DBB with STN22 hex-head washer to the joist.
- Fasteners sold separately.

Outdoor Accents® Structural Wood Screw with Hex-Head Washer – Wood to Wood/Steel Side Plate

Model No.	Size (in.)	Thread Length (in.)	Allowable Shear Loads (lb.)						Code Ref.
			2x Wood Side Member			12-ga. Steel Side Member			
			DF/SP	SPF/HF	Western Cedar	DF/SP	SPF/HF	Western Cedar	
SDWS22312DBB with STN22	0.22 x 3 3/8	2	235	192	178	470	385	320	IBC, FL, LA
SDWS22512DBB with STN22	0.22 x 5 1/2	2 1/2	465	430	395	640	495	425	

- Allowable loads are for connections between two members with full screw thread penetration into the main member.
- Allowable loads are shown at a wood load duration factor of Cd = 1.0. Loads may be increased for load duration per the building code up to a Cd = 1.6. Tabulated values must be multiplied by all applicable NDS adjustment factors.
- Minimum spacing, edge, and end distance requirements are per IAPMO-UES ER-192.
- Loads are based on installation into the side grain of the wood with the screw axis perpendicular to the face of the member.

DISCLAIMER NOTICE
 THIS LANDSCAPE PLAN HAS BEEN CREATED BY THOMAS NORDLOH ASSOCIATES, LANDSCAPE ARCHITECTS, AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL PLAN. CONSULT YOUR ARCHITECT AND THE CITY OF CALEDONIA FOR ANY NECESSARY PERMITS AND REGULATIONS. THOMAS NORDLOH ASSOCIATES, LANDSCAPE ARCHITECTS, IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN.



No.	Revision/Issue	DATE
1		
2		
3		
4		

TONY CHEN RESTAURANT
 LANDSCAPE PLAN
 FOR
 HOME BUILDER, LLC
 VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project: **2023015**
 Date: **1-25-23**

Sheet

L-1.0

