

**1. Meeting called to order**

President Weatherston called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane, Racine, WI.

**2. Roll Call/Introductions**

**PRESENT:** 6 – Joe Kiriaki, Michael Moore, Ami May, Ron Bocciardi, Trustee Pierce and President Weatherston.

**ABSENT:** 1 – Tom Knitter was excused

**STAFF:** Development Director Peter Wagner, Planner/Zoning Administrator Todd Roehl, Village Engineer Ryan Schmidt, Village Administrator Kathy Kasper, Director of Public Services Tony Bunkelman, Village Clerk Jennifer Olsen, and Village Attorney Elaine Ekes. Trustee Martin was also present

**3. Approval of Minutes**

**3A. Planning Commission Meeting Minutes – November 27, 2023**

Motion by Pierce to approve the minutes from November 27, 2023. Seconded by Kiriaki. Motion carried unanimously.

**3B. Special Joint Meeting with Village Board Minutes – December 18, 2023**

Motion by Bocciardi to approve the minutes from December 18, 2023. Seconded by Kiriaki. Motion carried unanimously.

**4. Public Comment**

The following people appeared to speak before the commission:

1. Jeff Daniels – Charles St. Concerns with Audubon with density, design changes, and home values.
2. SR Mills, Bear Development. Spoke about creating buffers and out lots.
3. Jeff Middy – Charles St. Concerns about wildlife. Spoke with developer and is very pleased with their response.
4. Bill Wolf – Charles St. Concerns about runoff and lakeshore drift, fireworks and gunfire in area. Requests DN return pink flags that he believes protects wetlands.
5. Rich Gastra – Charles St. Concerns about greenspace. Requests DN return pink flags that he believes protects wetlands.
6. Sandra Eppers – Charles St. Concerns about traffic and drainage issues causing flooding.
7. Fran Martin – 5 Mile Rd. Concerned about the number of waivers to the 40% greenspace requirement, and item 7 memo referring to staff intention of eliminating the requirement.

8. Jennifer Woods – 6 Mile Rd. Concerned about item 7 zoning change. She does not believe the density is suited for area, and believes traffic and home values will be negatively affected.
9. Cathy Ulrich – Catherine Dr. Concerned about Catlyn Woods development causing traffic issues, and current construction traffic being a hazard.
10. Wendy McCalvey – Richmond Dr. Concerned about waivers to the open space requirements, believes the people of the Village don't want dense subdivision.
11. Becky Fick – Catherine Dr. Flooding basement and sewage backup on, and wonders if the utility can keep up with all the new developments.
12. Debbie – Short Road. Concerned about the 4 Mile Rd Crawford subdivision. Is opposed to the higher density development and concerned about increasing traffic.
13. Gary Sights – Catherine Dr. Has questions about the phases of construction. Requests DNR return the pink flags.
14. Carolyn Miskell – Dustir Dr. Asks for the commission and staff to listen to the people.
15. Dan Wolf – Rebecca Dr. Concerns about traffic, access, and water issues
16. Al Lopez – 5 Mile Rd. Concerns about traffic, water, and electrical power issues.
17. Edward Proska Wildlife and flooding,
18. Jeralyn Mulkey – Catherin Dr. Concerned about increasing flooding and lack of wildlife with so many new subdivisions. Would like to speak to the developers on what the benefits will be.
19. Sally Hollow – Dunkelow Rd. Requests that the number of houses be reduced in the Homestead subdivision plan
20. Ryan Germanotta – Rebecca Dr. Concerned about traffic in future and current construction traffic and noise.
21. Caroline Nicholson – Fenceline Rd. Concerned about flooding and traffic.
22. Beth Spangenberg – Randall Lane. Concerned about flooding and traffic.
23. Martha Hutsick – Harvest Lane. Believes the Crawford subdivision does not belong in the area, doesn't fit with the other properties.

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

**5A. CONDITIONAL USE & BUILDING, SITE, AND OPERATION PLAN REVIEW –**  
**Review a request for a conditional use for a fenced, outdoor storage yard for related business equipment and materials and a building, site, and operation plan for the construction of a ±5,580 square-foot fenced, outdoor storage area located at 6228 Douglas Avenue submitted by Pete Sanfelippo, Applicant, Meade Inc., Owner. (Parcel ID No. 104-04-23-18-168-000)**

**Public Hearing opened at 6:46PM**

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

**In Favor:** None

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

**Against:**

- John Therklesen, 6017 Matthew Dr: The back of his home faces the business. Because of trees bordering property being cut down, noise from the property has become an issue. Would like the new run fence to run the entire west length of property to mitigate.
- Marth Hutsick, 4502 Harvest Lane: Would prefer an evergreen screen instead of fence.

**Public Hearing closed at 6:56PM**

**Commission Deliberation:**

Commentary from Shawn (landscape architect) and Pete (owner) on the proposed efforts to mitigate neighbor complaints. They are open to extending and raising height of fence, and replacing shrubs with a taller evergreen such as arborvitae.

**Motion by Kiriaki** to recommend approval to the Village Board that a conditional use allowing the operation of a contractor's yard with outdoor storage of equipment and materials related to the business with conditions outlined in Exhibit A, located at 6228 Douglas Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is consistent with the 2035 Land Use Plan designating manufacturing use for the parcel

**Seconded by Trustee Pierce.**

**Motion carried unanimously.**

**Motion by Kiraki** to recommend approval to the Village Board that the building, site, and operation plan for the constructions of a ±5,580 square-foot, gravel, outdoor storage yard with fencing located at 6228 Douglas Avenue be approved for the following reasons:

- a. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
- b. The proposed use complies with the approved conditional use conditions and restrictions for a contractor's yard with outdoor storage.

**Seconded by Trustee Pierce.**

**Motion carried unanimously.**

**5B. REZONE REVIEW– Review a request to rezone a ±28.81-acre parcel located at 2115 5 ½ Mile Road from R-3, Single-Family Residential to I-1, Institutional District which better recognizes the existing use of a school on the parcel and provides the correct zoning district for future school expansion submitted by Jason Albrecht, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-23-17-082-000)**

**Public Hearing opened at 7:10PM**

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

**In Favor:** None

*President Weatherston asked three times if anyone wanted to speak against this proposal.*  
**Against:** None

**Public Hearing closed at 7:11PM**

**Motion by Pierce** to recommend approval to the Village Board that the parcel located 2115 5 1/2 Mile Road be rezoned from R-3, Single-Family Residential District to I-1, Institutional District for the following reasons:

1. The rezoning of the parcel will maintain existing property rights to use and develop the property as a school.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as governmental and institutional for the subject property.

**Seconded by Kiriaki.**

**Motion carried unanimously.**

## **6. New Business**

**6A. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of two building expansion for the Olympia-Brown School building consisting of a total of ±42,992 square feet and other site improvements located at 2115 5 Mile Road submitted by Jason Albrecht, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-23-082-000)**

The committee discussed possible traffic issues that may occur due to the expansion of the school and asked about additional accesses to the school. RUSD architect Jason Albrecht responded that the pickup circle will be widened, and it was thought that adding additional access points would be unnecessarily confusing for parents and busses.

Staff advised the commission that an ordinance is on the books allowing for modification of 5 1/2 Mile Road if needed, and that costs would be shared with RUSD via special assessment.

**Motion by Bocciardi** to recommend approval to the Village Board the building, site, and operation plan for the construction of two building additions consisting of ±42,992 square feet and other site improvements located 2115 5 1/2 Mile Road be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is compatible with the existing use of a school on the property.

**Seconded by Pierce.**

**Motion carried unanimously.**

**6B. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction of a ±651 square-foot accessory structure with solar array**

**for the property located at 7133 Michna Road submitted by MaryLynn Conter Strack, Applicant, Sisters of St. Dominic, Owner. (Parcel ID No. 104-04-23-07-029-010)**

Discussion by the board and staff was in support of the plan.

**Motion by Kiriaki** to recommend approval to the Village Board that the building, site, and operational plan for the construction of a ±651 square-foot accessory structure with a solar array located at 7133 Michna Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is compatible with the existing use on the property.

**Seconded by Moore.**

**Motion carried unanimously.**

**6C. PRELIMINARY PLAT AMENDMENT – Review an amendment to the preliminary plat for the Homestead Acres Subdivision creating 75 lots with modification waiver requests related to Section 14-3-5(b) located on two parcels located north and east of 7500 Northwestern Avenue submitted by Nancy Washburn, Applicant, Newport Group LLC, Owner. (Parcel ID Nos. 104-04-22-34-081-010 & 104-04-22-35-029-030)**

The committee discussed concerns over granting the conservation easement waiver. Developer representative Nancy Washburn and staff provided details informing the recommendation to waive the requirement, specifically the lack of capacity of the K/RLT Conservancy to manage more easements. Without the easement the HOA would be required to maintain the protected areas. With the easement, a trust would need to be found to provide enforcement, if one was able to find. The developer/builder would also have to create a conservation defense fund.

Nancy Washburn addressed resident concerns over potential drainage issues, giving details on the planned retention pond system, which in her opinion would improve current conditions, rather than making them worse.

**Motion by Moore** to recommend approval of the amended Preliminary Plat for Homestead Acres and the Modification Waiver from Ordinance 14-3-5(b) subject to the following conditions:

1. Civil/Site Plans and the SWMP shall be submitted and approved prior to the issuance of any building permits. Submit updated plans for approval for Phase 1.
2. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits
3. Preliminary Construction Plans shall be submitted to the Village with the Final Plat of any phase.
4. The Developer shall enter into a Subdivision Development Agreement at the time of construction Plan Submittal and prior to any construction on the site.
5. Future Phases shall have sewer and water extensions reviewed and approved by the Caledonia Utility District, Racine Wastewater, and the Wisconsin DNR.

6. Stormwater Pond easements are to be provided via separate documents and will need to include exhibits and legal descriptions.
7. Submit for review and approval by the Village a Stewardship Plan for maintaining the Open Space.
8. Submit for review and approval by the Village the Homeowners Association organizational documents and restrictive covenants for review and approval as to required provisions by Village Staff.
9. The Developer shall restrict the common open space in the out lots from any further land divisions and development.
10. Road Cross Section can be the local urban cross section approved by the Board of Public Works in 2023. This includes a 32' flange to flange width and 5" total asphalt thickness for all roads within the Preliminary Plat.
11. Mainline North-South Road is designed as a collector rural roadway per Village Standards.
12. Grant a 12' Drainage and Utility Easement around perimeter of subdivision. Ensure the labeling for both rear yard easements have the updated name of the easement as well.
13. Lots abutting an Outlot will not require a 12' Drainage and Utility Easement unless determined otherwise by the Master Grading and Drainage Plans.
14. Provide a note on the Plat that driveways shall not have a centerline slope steeper than 6%.
15. Add a note on the Plat that "Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill."
16. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps of Engineers, etc.).
17. All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.
18. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
19. The amended subdivision Preliminary Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

**Seconded by May**

**A new motion was made by Pierce** to amend the original motion by including the conservation easement requirement.

**Seconded by Kiriaki**

**Motion carried 5-1, President Weatherston votes nay.**

**Amended motion carried unanimously**

**6D. PRELIMINARY PLAT AMENDMENT – Review an amendment to the preliminary plat for the Audubon Arboretum Subdivision creating 120 lots with modification waiver requests related to Section 14-3-5(b) located on multiple parcels located at 6444 Charles Street submitted by Nancy Washburn, Applicant, Audubon Park-Racine LLC, Owner. (Parcel ID Nos. 104-04-23-17-084-000, 104-04-23-17-085-000, 104-04-23-17-086-005, & 104-04-23-17-083-000)**

The committee discussed concerns over granting the conservation easement waiver, a continuation of the conversation on item 6C.

**Motion by Pierce** to recommend approval of the amended Preliminary Plat for Audubon Arboretum and the Modification Waiver from Ordinance 14-3-5(b) subject to updates made with the input from neighbors and the following conditions:

1. The SWMP shall be modified for the amended layout and submitted to the Village and Utility District for review and approval.
2. Civil/Site Plans, including Sanitary and Water extensions, shall be submitted to the Village and Utility District with the Final Plat.
3. Water and Sewer Extension Plan shall be submitted and approved by the Wisconsin DNR and Racine Wastewater Utility.
4. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits.
5. Submit for review and approval by the Village a Stewardship Plan for maintaining the Open Space.
6. Submit for review and approval by the Village the Homeowner's Association organizational documents and restrictive covenants for review and approval as to required provisions by Village Staff.
7. The Developer shall restrict the common open space in the out lots from any further land divisions and development.
8. Civil/Site Plans and the SWMP shall be approved prior to the issuance of any building permits.
9. A Development Agreement shall be entered into as condition of any Final Plat Approval.
10. Road Cross Section shall be modified to include the local urban cross section approved by the Board of Public Works in 2023. This includes a 32' flange to flange width and 5" total asphalt thickness for all local roads within the Preliminary Plat.
11. Update Village Roads to 66' ROW on all internal road sections.
12. Show 75' wetland buffer for drainage concerns on Final Plat and all individual site grading plans when submitted. Provide DNR requirement of the 75' buffer to the Village.
13. Provide additional notes for wetland buffer such as "no-mow" areas if required.
14. Provide information on the WBIC 3000518 water way on Lot 119 per the WDNR. Modify Lot 119 accordingly.
15. Cul-De-Sac islands shall be built to Village Standards with a 32.5' radius to the flange of the island curb. Cardinal Court appears to be larger than this.

16. Correct the drafting error at Lots 46 and 97 for the road width on the Final Plat.
17. Show 50' No Access Easements at all intersections and provide note on Plat.
18. Correct Vision Corner Easement Detail and Plans to be 25'.
19. Correct Item 12 on Page 2 describes the Vision Corner Easement for the spelling error and that no plantings, berms, fencing, signs or any other structure are allowed in these areas. Nothing shall be grown to a height of no more than 6" in this area.
20. Call out Temporary Turnaround Tee Easement on Oriole Road.
21. Adjust North Lot Line to include a 33' Right-of-Way for public road purposes at the northeast corner. Extend line to the northwest corner and update the bearing and legal description information. Call out dedication of public road right-of-way.
22. Developer shall provide a minimum 5' sidewalk for Lots 1-8 and Lots 114-118 along the Right-of-Way for Safe Access to School. Final design shall be determined with the Civil/Site Plans. Shall include ADA ramp crossings at Dustir Drive.
23. All lots are to be restricted to 1 access onto the Village Right-of-Way. A note shall be provided on the Final Plat.
24. Lot 105 shall be restricted to no access on to Charles Street.
25. Outlot 5 shall have both ponds modified to be within the Outlot. Ponds currently encroach onto buildable lots. Civil Site Plans shall provide this detail.
26. Grant a 12' Drainage and Utility Easement around perimeter of subdivision except for where it abuts the ROW or Outlot at Lot 73, 105, 119, 120. This will not be required along Outlot 1 rear yards pending the master grading plan of the development.
27. Update naming of easement in the rear yard of properties to include "drainage".
28. Recommend showing a generic 25' radius for the future Robin Lane curb connections on Charles Street and Dustir Drive onto 5-1/2 Mile Road.
29. Dustir Drive is spelled incorrectly on the Preliminary Plat. Please correct.
30. Rename Cardinal Court due to similarities with Cardinal Drive in another subdivision.
31. Road connections to 5-1/2 Mile Road and Charles Street will require pavement removal limits in the concrete to be coordinated with the Village Engineer prior to removal. This shall be noted on construction plans when submitted.
32. Southbound white edge line on Charles Street shall be modified to include a acceleration/deceleration lane. Sandblasting and repainting will be required and shall be noted on the proposed Civil/Site Plans.
33. Ensure all easements are shown within 300' of the subdivision.
34. Access from Parcel 104-04-23-17-086-002, otherwise known as 6320 Charles Street, shall be discussed between the Owner, Developer, and Village by the time of construction. The access on Charles Street may need to be modified due to standard no access restrictions when Robin Lane is connected.
35. Provide a note on the Plat that driveways shall not have a centerline slope steeper than 6%.
36. Add a note on the Plat that "Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill."

37. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps of Engineers, etc. ).
38. All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers. 39. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
39. The amended subdivision Preliminary Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

**Seconded by May.**

**Motion carried unanimously.**

**6E. PRELIMINARY PLAT AMENDMENT – Review an amendment to the preliminary plat for Catlyn Woods Subdivision located at 6235 Middle Road, creating 68 lots with modification waiver requests related to Section 14-3-5(b) & 14-3-4(c)(2)(c)(i)(b) submitted by Nancy Washburn, Applicant, Middle Road Investments LLC, Owner. (Parcel ID No. 104-04-23-17-072-000)**

The committee discussed concerns over granting the conservation easement waiver, a continuation of the conversation on item 6C.

**Motion by Pierce** to recommend that the Village Board approve the amended Preliminary Plat for Catlyn Woods and the Modification Waivers from Ordinance 14-3-5(b) and Ordinance 14-3-4 (c)(2)(c)(i)(b) subject to the following conditions:

1. An Updated Preliminary Plat is submitted to the Village prior to the Village Board Meeting the 40% Open Space requirement.
2. An updated pre-development agreement is entered into and a \$1,000 deposit is provided to the Village.
3. Dedicate a 60' segment of land at the east lot line along the Klema Ditch to the Village of Caledonia.
4. Civil/Site Plans and the SWMP shall be submitted and approved prior to the issuance of any building permits.
5. Preliminary Construction Plans shall be submitted to the Village with the Final Plat.
6. Sanitary Sewer Extensions shall be approved by the Caledonia Utility District, Racine Wastewater, and the Wisconsin DNR.
7. Water Extensions shall be approved by the Caledonia Utility District and the Wisconsin DNR.
8. Stormwater Pond easements shall be submitted via separate documents which will include exhibits and legal descriptions.
9. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits.
10. The Developer shall enter into a Subdivision Development Agreement at the time of Construction Plan Submittal and prior to any construction on the site.
11. Submit for review and approval by the Village a Stewardship Plan for maintaining the Open Space.

12. Submit for review and approval by the Village the Homeowners Association organizational documents and restrictive covenants for review and approval as to required provisions by Village Staff.
13. The Developer shall restrict the common open space in the out lots from any further land divisions and development.
14. Investigate the waterway labeled WBIC 5038787 by the Wisconsin DNR and provide a modified Plat meeting the 75' setbacks from the OHWM or evidence that this is not a navigable waterway or stream from the DNR to leave the plat as proposed prior to the Village Board meeting.
15. Road Cross Section can include the local urban cross section approved by the Board of Public Works in 2023. This includes a 32' flange to flange width and 5" total asphalt thickness for all roads within the Preliminary Plat.
16. Grant a 12' Drainage and Utility Easement around perimeter of subdivision. Ensure the labeling for both rear yard easements have the updated name of the easement as well.
17. Grant an 18' Storm Sewer and Drainage Easement along the backside of Lots 1-4 and 27-33.
18. Provide a note on the Plat that driveways shall not have a centerline slope steeper than 6%.
19. Add a note on the Plat that "Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill."
20. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps of Engineers, etc.).
21. All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.
22. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
23. The amended subdivision Preliminary Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

**Seconded by Bocciardi.**

**Motion carried unanimously.**

**6F. CERTIFIED SURVEY MAP – Review the proposed combination of three existing parcels into one parcel located at 5915, 5919, 5945 Erie Street (now Water's Edge Drive) submitted by Aaron Kock, Applicant, CCM-Caledonia LLC, Owner. (Parcel ID Nos. 104-04-23-21-003-030, 104-04-23-21-003-010, 104-04-23-21-003-020)**

**Motion by May** to recommend approval of the Certified Survey Map subject to the following conditions:

1. CCM, Inc. shall reimburse the Village for all continuing costs per the Development Agreement, Ordinance No. 2020-19, Resolution 2023-12 and Ordinance No. 2023-82.

2. Public Access is granted to for the trail system around the development and labeled on the CSM and the Condominium Plat. The Property Owner, its successors and assigns including the Condominium Association to be created, shall be required to maintain the trail system in perpetuity.
3. Access for the Sisters of St. Dominic is included on the Condominium Plat and CSM. A note shall be provided on how this is achieved on both the CSM and Condominium Plat.
4. Sanitary Sewer easements required for Phase 1 of the future condominium development shall be included on this CSM prior to approval and recording.
5. The 10' drainage easement along proposed west lot line and running parallel to Waters Edge Drive shall be included on the CSM prior to approval and recording.
6. Village Roadway shall be updated to Waters Edge Drive on the CSM and on all legal descriptions as required. A legal description of the resolution changing the name may be provide upon request.
7. Add coordinates on Section Corners and Meander Corners
8. Give Distance between the NE Section Corner & Meander Corner with bearings.
9. All utility and other easements required to be granted to the Village shall be memorialized in a written easement agreement and separately recorded in a form required and approved by the Village. All exhibits and legal descriptions shall be included with the documents.

**Seconded by Pierce.**

**Motion carried unanimously.**

**6G. PRELIMINARY CONDOMINIUM PLAT – Review a preliminary condominium plat for the Water's Edge Condominiums creating 93 units with modification waiver requests related to Section 14-3-5(b) located at 5915, 5919, 5945 Erie Street (now Water's Edge Drive) submitted by Aaron Kock, Applicant, CCM-Caledonia LLC, Owner.**

**Motion by Pierce to recommend approval of the Preliminary Condominium Plat for Waters Edge A Condominium, subject to the following conditions:**

1. CCM, Inc. shall reimburse the Village for all continuing costs and comply with all requirements of the Development Agreement, Ordinance No. 2020-19, Resolution 2023-12 and Ordinance No. 2023-82.
2. Submit for review and approval by the Village all organizational documents for the condominium and its association(s), including but not limited to the Declaration of Condominium, Restrictive Covenants, Bylaws, and other operational documents.
3. Submit for review and approval by the Village a Stewardship Plan for Open Space Areas.
4. Condominium name shall be updated prior to approval of the Preliminary Condominium Plat at the Village Board.
5. Final Plat shall be submitted, approved, and recorded prior to the issuance of building permits.
6. Construction Plan Details for the retaining wall and boardwalk shall be submitted for approval by the Village prior to the construction of those phases in the development.
7. Stormwater Pond Easements shall be provided as separate documents and include exhibits and legal descriptions.

8. All sewer and water extensions shall be reviewed and approved by the necessary agencies (DNR, Caledonia Utility District, Racine Wastewater).
9. Public Access is granted to for the trail system around the development and labeled on the CSM and the Final Condominium Plat. The Property Owner, its successors and assigns including the Condominium Association to be created, shall be required to maintain the trail system in perpetuity.
10. Access for the Sisters of St. Dominic is included on the Final Condominium Plat and CSM. A note shall be provided on how this is achieved on both the CSM and Final Condominium Plat.
11. The Plat should note “private drive” not “private road”.
12. Village Roadway shall be updated to Waters Edge Drive.
13. Addresses shall be updated as shown on Sheet 2 of the Preliminary Condominium Plat to coordinate with the Development Director final address listings.
14. Add a note on the Plat that “Units filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.”
15. Prior to the construction of any infrastructure or earthmoving activities, the Developer shall obtain (or extend) a Land Disturbance Permit from the Village of Caledonia and any other Federal, State or County permits as required (i.e. DNR NOI, Army Corps, etc.).
16. All Village Owned infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.
17. Final As-builts for all infrastructure shall be prepared, submitted, reviewed, and approved prior to the release of any building permits.
18. The proposed Condominium Plat must conform to all Ordinances in Title 9, 14, and 18 as necessary.

**Seconded by May.**

**Motion carried unanimously.**

## **7. Continuing Business**

**7A. CONCEPT SUBDIVISION PLAT REVIEW – Review a concept subdivision plat creating 14 lots for the parcel located at 5908 4 Mile Road submitted by Nancy Washburn, Applicant, TNG 23 LLC, Owner. (Parcel ID No. 104-0422-24-036-020).**

**Motion by Moore** to recommend that the Village Board approve the Concept Plat for the Crawford Subdivision subject to the following:

1. **Approval of Modification Waivers from Ordinance 14-3-4(c)(4)(b)(ii) and 14-3-5(b)**
2. Approval of a rezoning from R-2 to R-5.
3. The Crawford Subdivision must conform to all Ordinances in Title 9, 14, and 18.
4. The Crawford Subdivision Preliminary and Final Plat is updated to include all features as listed in Title 14-3-3(f) and 14-3-3(i).
5. Right-of-Way is provided to be 45’ wide along 4 Mile Road for the length of the property.
6. Add a name for the new Road.
7. Addition of all platted Right-of-Ways within 300’ of the Plat.

8. Addition of all public and private easements within 300' of the Plat.
9. Provide Ownership information for lots within 100' of the Plat.
10. Provide a wetland delineation or proof that no wetlands exist on the property.
11. Provide a right turn lane into the development from 4 Mile Road.
12. Provide a sight distance study and exhibit for the proposed access.
13. Modify plans to include curb and gutter at the radii for the development.
14. Granting of a minimum 12' Drainage and Utility Easement along the exterior boundary of the subdivision. This is not required along Outlot 1. Easement may need to be large in the rear portion of lots with a large drainage swale.
15. Provide utility easements as required when Utility layouts have been completed.
16. Provide a note on the plat restricting trees, plantings, buildings, berms, fences, patios, etc. in easement areas and Right-of-Ways.
17. Provide a note on the Plat that driveways shall not have a centerline slope greater than 6%.

**Seconded by Bocciardi. Motion carried by the following vote:**

**Ayes:** 4 – Weatherston, McManus, Stillman, Lambrecht, Lambrecht, Wishau

**Nays:** 2 – Pierce, Kiriaki

**Excused:** 1 –Knitter

## **8. Adjournment**

Meeting adjourned at 9:21PM

*Respectfully submitted,*

*Jennifer Olsen  
Village Clerk*