

Trustee Wanggaard called the meeting to order at 4:16 p.m. In attendance were:

Committee Members: Trustee Kevin Wanggaard, Trustee Dave Prott

Department Managers: Village Administrator Tom Christensen; Village Engineer Anthony Bunkelman; Attorney Elaine Ekes, Julie Anderson, Director of Racine County Public Works and Development Services

In Attendance: Robert Lui, Caledonia Utility District Manager, Trustee Kathy Trentadue

- 1. Discussion regarding revisions to Title 18 for roads and public improvement requirements due to statutory changes as well as revisions to modify Title 13, Title 14, Title 16 and Title 18 to address the Village's 2035 Comprehensive Plan and deleting references to the 2006 neighborhood plans and maps previously adopted by the Village**

Wanggaard explained that at the May 9, 2016 meeting additional questions were brought up by people who played a part in the 2006 Neighborhood Planning. The Village Engineer brought maps of the 2035 Comprehensive Plan and 2006 Neighborhood Plan for comparison. Ekes explained the 2006 Neighborhood Plan categories are not carried over into the 2035 Comprehensive Plan, causing a conflict.

Julie Anderson gave background information explaining why you cannot have two plans. One has to be deleted or one has to be the lead. By statute the plan incorporated into the 2035 Plan was put together with PDI's plan, the areas were refined and that is what is in the 2035 Multijurisdictional Plan. The PDI plan took three years to put together and was adopted by Resolution in June 2006. When you put the plans side by side they are not very different. The commercial area is larger by Highway K. For all intents the two plan maps are basically the same. When the economy tanked in 2008 all development stopped and no development pressure came into play until Walmart wanted to come into Caledonia. Your lead plan is always first and Zoning has been in place since September of 1971. The Land Use Plan helps, but you need a lead document. Sewer Pac will be doing plan updates in the next couple of years and there will be the chance then to update with Sewer Pac's help. Its time to take a stand and say the 2035 Plan is the lead plan as Resolution 2013-18 says.

Discussion followed. To avoid litigation Caledonia would want to commit to the 2035 Plan. The 2035 plan does envision for further refinement and gives guidelines for that. Ekes recommended the Board have Staff look at the two Plans, put now the ordinance says 2035 is the plan/map. Prott would like to see one plan to avoid confusion. Refinements can be done at Plan Commission. Anderson stated development is going to be focused on sewer/no sewer and zoning. There are controls in place restricted by the fact that the sewered area is confined to a small area of the Village. Anderson recommended the 2006 Plan as a companion plan for reference purposes only. She was comfortable with just the 2035 map and Zoning with the Village Board behind it, Plan Commission behind it, and a Public Hearing. The Neighborhood Plan has a lot of details

envisioned and Zoning never even uses that book as it has too much detail and is cumbersome with rules different for every neighborhood.

Christensen said one of the things that would make the Village more development friendly is a streamlined process and having two plans just confuses thing. Ekes stated a lot of the design concepts from neighborhood plans were incorporated in Title 16, and those concepts are incorporated into Code.

Fran Martin felt disregarding all the public participation to the 2006 Plan will lead to suspicion and will be a mistake. Prott asked that experts be brought in so people can understand what is happening, why we need to get rid of the 2006 Plan. Christensen said it was mischaracterizing by saying the input of people involved would not be used. There is a need for clarification to create an environment not to have conflict between the two plans. Wanggaard stated that was why this meeting was scheduled to have an overlay of the two plans for comparison. Ekes explained the proposed ordinance going to Public Hearing does remove 2006 plan. The whole purpose of a Public Hearing is that what will be discussed will be a recommendation to the Board. You can give different direction after a Public Hearing. The 2035 Plan is more than just the map, there are guiding principles of how you are to look at development and a section that does say what plans are supposed to be followed. The problem is there are conflicts. A recommendation would be if the Board wants to keep parts of the 2006 Plan, to create a committee to address it, but it would still present administration problems. What the Village Board wants and what complies with the law needs to be considered. What is proposed is just to change text to eliminate references to 2006 Plan being the controlling document.

Prott made a motion to have this item to go to Plan Commission for Public Hearing, with the condition that if there are any substantive changes that come out of the Public Hearing, this item should come back to Legislative/Licensing Committee prior to being forwarded to Village Board. Wanggaard second. Motion carried.

2. Adjournment

There being no further business, Trustee Prott moved to adjourn the meeting at 5:30 p.m. Trustee Wanggaard seconded. Motion carried.

Respectfully submitted,

Mary Jo Schmidt
Eng./Bldg. Adm. Asst. II
Village of Caledonia