

**Plan Commission Workshop Meeting on I-94 Corridor Study  
Wednesday, January 24, 2018**

1. Meeting called to order  
President James Dobbs called the meeting to order at 6:06 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Introductions  
Members present: President James Dobbs, Trustee Kevin Wanggaard, Commissioners: Duane Michalski, Joseph Minorik, Jonathan Schattner, Thomas Knitter, and William Folk

3. I-94 Corridor Study Discussion  
President James Dobbs gave the floor to Planner Jeff Muenkel from Foth Companies who led the discussion as follows:

Previous Meeting Review:

- Mr. Muenkel reviewed an updated future land use corridor map based upon the discussions from the first workshop. Consensus was found that all the changes made were what the Plan Commission desired.

Zoning:

- The Plan commission reviewed what zoning districts usually apply to each current Future Land Use Plan Map designation.
- Focus were the zoning districts that applied to the commercial and industrial uses for the corridor.
- The principal and conditional uses allowed in the main commercial zoning districts (B-1, B-2, B-3, B-4, B-5) and the main industrial zoning districts (M-1, M-2, M-3) were reviewed. Discussion ensued on the following topics:
  - How each zoning district has many uses allowed and if the principal uses in each zoning district could be broader?
  - How the current codes mandate that almost any newly proposed development in the commercial and industrial zoning districts require a conditional use permit even if the use proposed use is allowed as a principal use.
  - That further review of the principal vs. conditional uses allowed in each zoning district should be further reviewed.
  - That adult establishment uses should not be within the commercial zoning districts.
- The Plan Commission reviewed the current zoning districts found today along the corridor.
- Within each section, where the future land use map was desired to have a change, the Plan Commission led a discussion on what types of end uses they would like to see in developments with the following being noted:
  - Section 6 north of 7 ½ Mile Road – Develop as higher end industrial park uses with higher grade architecture visible from I-94. Business Park uses may only happen once utilities are available and as Oak Creek builds a new business park beginning north of the border. Larger businesses may be found here but may be inhibited by the collection of smaller parcels and environmental lands in the area. Commercial supporting zoning districts could be found along CTH V to the east.

- Section 6/7 straddling 7 Mile Road – Develop as higher end industrial park uses with commercial supporting uses directly along I-94. Look for utilities being allowed before development takes place.
- Commercial Lands abutting I-94 throughout Corridor – Develop as petitions come in but look to have higher end retail/restaurants along interchange areas. Look for utilities to support the higher end commercial uses along interchanges. Avoid uses that are visibly unpleasant as viewed from I-94.
- Section 18 North of 5 ½ Mile Road – Consensus was that if a development is to take place here that it should be a high end office park setting.
- Sections 19, 29, 30, 31, and 32 where all the new areas where business park uses are to be created – All business uses, supporting commercial uses, and any multi-family uses should be Class A in design and architecture. Proposed uses should be developed and approved with thoughtful planning surrounding the property and how each use contributes to establishing a Class A business park within the CTH K corridor.

Mr. Muenkel closed stating that Foth will assemble the data collected tonight and bring it back for the next Plan Commission workshop meeting (Wednesday February 21<sup>st</sup> @ 6 pm) for discussion. The next meeting will focus on the current design standards Caledonia has adopted today. We will have discussions on where design standards can change based upon the location of developments in the corridor as well as what types of uses that are desired (industrial, commercial).

President James Dobbs adjourned the workshop meeting at 7:54 p.m.

Respectfully submitted,  
Jeff Muenkel  
Foth Companies