

**Plan Commission Workshop Meeting on I-94 Corridor Study
Wednesday, February 21, 2018**

1. Meeting called to order

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

Introductions

Members present: President James Dobbs, Trustee Kevin Wanggaard, Commissioners: Thomas Knitter, Jon Schattner, and William Folk.

2. Approval of Minutes

Trustee Wanggaard made a motion to approve the Plan Commission Workshop minutes from January 24, 2018. Commissioner Folk seconded. Minutes were unanimously approved.

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 the recommendations that were discussed by the Plan Commission at the Workshop #2 regarding zoning including the following:
 - Adult Establishment uses should be found in a single zoning district, specifically industrial.
 - Zoning district codes should differentiate between “principal” uses and “conditional” uses and not be one in the same as exists today.
 - Future commercial and industrial zoning districts should be more vaguer/broader descriptions of allowed uses and be based on size requirements.
 - Future commercial and industrial uses should be more regulated/driven by design standards.
- Mr. Muenkel led the Plan Commission through a review of the currently allowed commercial and industrial uses by right and by conditional use permit. A discussion ensued on what types of current uses should be allowed/disallowed along the corridor.
 - The Plan Commission desired future zoning districts to be more broad in allowed uses and to have more intense uses be the only types of uses specifically called out as conditional uses (Examples of intense uses: adult establishments, alcohol establishments, clubs, tattoo parlors, broadcast studios, taxidermy, outdoor storage).
 - Childcare uses should be defined in commercial and industrial districts.

Commercial Properties along I-94:

- The Plan Commission requested to discuss the properties currently reserved for commercial uses adjoining I-94 as a result of the Hribar (CoPart) proposal currently pending before the Planning Commission.

- Mr. Muenkel discussed that the Plan Commission previously made the determination to leave these land uses as-is in the new corridor plan and to encourage future commercial uses in these locations dependent on Plan Commission development review and approval.
- Discussion ensued that having more defined design standards (increased architecture and enclosing any outdoor storage) will allow better governance of undesirable commercial uses in these areas.
- Discussion ensued that allowing temporary uses is not the best practice for future petitions.
- A directive was that trucking uses and outdoor storage uses should specifically be by conditional use in future zoning codes.

Design Standards:

- Mr. Muenkel described the current status of Caledonia design standards which are found in two places:
 - Title 16 Chapter 3
 - Exhibit K of the Town of Raymond Boundary Agreement
- Mr. Muenkel described a few issues with the current design standards:
 - Adopted by ordinance using words such as “shall”
 - Out of date (Old Comp Plan and Design Guide Manual references)
 - Vague standards not applicable to all types of development
- The Plan Commission reviewed the current design standards (including Building Design, Adaptation to Surrounds, Material Use, Lighting, Noise, Outdoor Storage, Landscaping, Pedestrian Activities, and Parking) and the following directives were found:
 - A recommendation of the plan should be that a new zoning code for Caledonia has design standards outside of adopted ordinances in order to allow developer and Plan Commission flexibility.
 - A new set of design standards should be applicable to the entire Village for ease of use.
 - The use of metal products should be discouraged.
 - For screening of outdoor storage proposals it should be encouraged to utilize materials similar to the principal structure.
 - Regulate building materials by types encouraged rather than a specific percentage of materials required.
 - Encourage structures with a long building life.
 - Encourage structures that are LEED (Leadership in Energy and Environmental Design) Certified.
 - Design Standards should be written to allow Plan Commission variances for flexibility that may be needed since each development isn’t proposed on the same merits.
 - Foth should use best practices for a new set of proposed design standards as part of the I-94 Corridor Study. The new design standards that result from the I-94 Corridor Study should be recommended for adoption as part of the overall I-94 Corridor Study adoption and future zoning code rewrite.

Mr. Muenkel closed stating that Foth will now assemble the draft plan based on the three (3) workshops with the Planning Commission. A series of objectives and recommendations will result. Foth intends on

delivering the draft plan to the Commissioners a week ahead of the next meeting which will take place either on Monday March 26th or Wednesday March 28th, 2018.

The Plan Commission discussed that they believe the result of the workshop recommendations should provide more clarity for future developers within the I-94 Corridor area. Laura Million from the Racine County Economic Development Corporation (RCEDC) was present and discussion ensued that developers need good direction on where and how to develop and that Caledonia is taking a great step in this process where other communities along the I-94 Corridor have not. Being ahead of the game with Foxconn approaching is key.

Commissioner Folk made a motion to adjourn the meeting. Commissioner Knitter seconded. President James Dobbs adjourned the workshop meeting at 8:00 p.m.

Respectfully submitted,
Jeff Muenkel
Foth Companies