

**1. Meeting called to order**

President Bob Bradley called the meeting to order at 6:00 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

**2. Roll Call/Introductions**

Roll call was taken. Members present: Karen Fawcett, Jonathan Schattner, Kevin Wanggaard, William Folk, Thomas Knitter and President Bob Bradley.

Duane Michalski arrived at 6:10 p.m.

Also Present: Village Administrator Thomas Christensen, Zoning Administrator Jarmen Czuta, and Village Attorney Elaine Ekes.

**3. Approval of Minutes**

Motion by Wanggaard to approve the minutes from the April 29, 2016 Plan Commission meeting. Seconded by Folk. Motion carried.

**4. Citizens' Comments**

No Comments were made.

**5. Public Hearing Items**

**A. Ordinance no. 2016-09 - An Ordinance to amend Title 13, Chapter 2 of the Code of Ordinances for the Village of Caledonia pertaining to planning and addressing the Village's 2035 Comprehensive Plan and deleting references to the 2006 Neighborhood Plans and maps previously adopted by the Village**

Susan Greenfield, 700 Waters Edge, Apt 8 realizes that there are a lot of good things going on in Caledonia but is disturbed to see that the 2006 neighborhood plan may be replaced by the SEWRPC 2035 Comprehensive plan. Greenfield wanted to make sure that everyone understands that there was a lot of time and effort by many professional planners, County, DNR and citizens that developed the detailed 2006 Neighborhood Plans. The plan at that time stated that was Caledonia's plan and any other plan would incorporate into the Neighborhood plan. Ten years have passed and the Neighborhood Land Use Plan should be tweaked but used before adopting the 2035 Comprehensive Plan that has no citizen participation. It is time to get the citizens engaged again.

Fran Martin, 5630 5 Mile Rd., she agrees with Greenfield. Martin understands that the 2035 Plan has already been adopted. There are some parts of the 2006 Plan that are different from the 2035 Plan. Tossing the entire 2006 PDI Plan is like tossing out the baby with the bath water. There is confusion with what will be lost from the 2006 Neighborhood Plan through adopting the 2035 Comprehensive Plan. She understands that the I-94 corridor may need some quick decisions for modifying the plan, but to toss aside the 2006 Neighborhood Plan is a shame. Martin wants clarification of what the changes will be and would like to see this go back to the Legislative and Licensing Committee.

Wendy McCalvy, 4825 Richmond Dr., is in agreement with everything that has been said.

Dianna Lesnjak, 4421 Harvest Lane would like to see the older plan not disappear. There are some differences between the plans that should not go away; there is a possibility of something slipping through the cracks and be discovered at a later date.

Marla Wishau, 8345 Foley Rd. thinks that before the 2035 Plan is adopted there is an opportunity to think ahead and form a committee to look at the differences between the Plans and bring the changes forward and openly make the changes so that when the 2050 Plan comes up in 2 years we are ready with all of the changes that the 2006 Plan incorporated.

Howard Stacey 5750 5 Mile Rd. realizes that there are conflicts as developers come in to Caledonia. The conflicts have not been fully pointed out but when there are conflicts in density in Neighborhoods between the 2035 Plan and the 2006 Neighborhood Plan, these conflicts could make more of an impact. This is the time to work and get something done so that the growth runs smoothly.

Jay Benkowski, 5645 CTY V is concerned that there was commonality in 2006, there have been many changes along the corridor since then. Benkowski lives on Hwy V, questioned the policy changes for the utilization of sewerage for multi-family compact B, if sewer and water will be coming down Hwy. V. Benkowski also mentioned the inconvenient access to the east side of I-94 from 6 Mile Rd. to 7 ½ Mile Rd.

Martha Hutsick, 4502 Harvest Ln., recommend not adopting the ordinance tonight. There are design preferences in the 2006 Neighborhood Plan for the Douglas Ave. Corridor that she would like to see used as a supplement to the 2035 Plan. Hutsick would like to see other things done other than getting rid of the 2006 Neighborhood Plan.

**B. Ordinance No. 2016-10 - An Ordinance amending various sections of Titles 14, 16 and 18 of the Code of Ordinances for the Village of Caledonia pertaining to changing reference to the Village's Comprehensive Plan, as amended from time-to-time and deleting references to the 2006 neighborhood plans and maps previously adopted by the Village.**

An email from Martha Hutsick sent to the Plan Commission and other staff was read by Czuta. The email stated that this topic should go back to the Legislative and Licensing committee for further study.

Susan Greenfield reiterated that she does not want to see the 2006 Neighborhood Plan and maps deleted.

Fran Martin stated that there is not any development regarding residential areas that calls for urgency, the only concentration should be in the I-94 area.

Wendy McCalvy, 4825 Richmond Dr., spoke for her friend Joyce Brainard, 5301 Oldfield Dr., Joyce has the same concerns.

Howard Stacey wants to see this item go back to the Legislative & Licensing Committee.

**C. Amendment Of Land Use Plan From: Mixed Use – Commercial and Residential and Medium Density Residential To: Industrial/Business Park Part of the NE & NW 1/4 of Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located at the northeast corner of the E. Frontage Rd. and Adams Rd. & contains 178 acres, more or less, Harold and Carol DeBack Trust, Owner**  
**REZONE FROM: A-2 General Farming and Residential District II and B-3 Commercial Service District TO: M-3 Heavy Industrial District Part of the NE & NW 1/4 of Sec 30, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located at the northeast corner of the E. Frontage Rd. and Adams Rd. & contains 178 acres, more or less, Harold and Carol DeBack Trust, Owner**

Czuta stated that the purpose of the land use amendment and the rezoning request is to allow an industrial/business park to be constructed at this location.

Bill Hurtienne, 13510 4 Mile Rd. is concerned looking at the map that there are a few houses on the north side of 4 Mile Rd. that are included in the area that will be impacted by this development. Christensen stated that the map Hurtienne had been looking at was for the Tax Increment area, not for the development.

Jerry Franke, 6342 Berkshire Ln., Mount Pleasant, representing WisPark LLC, is here to answer any questions that the Plan Commission or audience may have.

Laura Laznicka, 13018 Adams Rd., is concerned with an Industrial Park moving in to her neighborhood, she would like to see more detail and the most recent map of the proposed development. Laznicka asked to be included with the planning of the Industrial Park Landscaping to ensure that meets the needs for the residential neighbors.

Todd Laughman, 12525 Adams Rd. would not have bought the house had he known the industrial/business park was going in to the area. Laughman would like be involved in the planning as well.

Leon Goffe, 13113 Adams Rd. currently has a view of the A & W restaurant and the bright light from the marquee sign flashes at his house at night. He is not looking forward to having a view of WisPark as well. Goffe feels that he is being driven out of Caledonia, and hopes that he will also be able to work with the developers.

Dan Oakes, 20220 Washington Ave, Yorkville, spoke of the benefits of having Wispark in Yorkville and how nicely it was developed and maintained.

Laznicka thanked Oakes for the statement.

Jerry Franke stated that they will be using identical protective covenants for the development standards that apply to the other WisPark's in the area. Institutional grade buildings are required, when it comes to landscaping, lighting, and the buildings will all be coming before the Plan Commission as the businesses are ready to develop. This site will be one of the largest along the I-94 Corridor.

Bill Hurtienne, 13510 4 Mile Rd., is happy to hear that this is a WisPark venture.

Jay Benkowski asked if WisPark would be willing to up their design standards to be more like Prairie View Crossing in Chicago.

Dwight Majeres, 1341 4 Mile Rd., is happy that this is a Wispark development.

**D. Request a conditional use to construct and utilize a ±24' x ±32' mausoleum at Holy Cross Cemetery, 5600 Holy Cross Road, Sec. 19, T4N, R23E, Village of Caledonia, Mark Mattes, Agent**

Pat Mcleod, 3316 Illinois St., Mount Pleasant stated that a new Mausoleum is needed because they are running out of space. The design will replicate the current mausoleum.

**E. Request a conditional use to construct and utilize a ±18,200 square-foot CBRF addition and a renovation/addition of the entry/chapel/cafe at St. Monica's Senior Living, 3920 N. Green Bay Road, Sec. 30 and 31, T4N R23E, Village of Caledonia, Plunkett Raysich Architects and VJS Construction Services, Agents**

Loretta Baxter, Executive Director of Senior Living, St. Monica's spoke about the project. They are planning on constructing a 24 room memory care facility; this will be behind the main building and will not be disruptive to the area. They are also proposing an expansion of the kitchen and entry to the facility.

Patrick Golembiewski, 4531 Pilgrim Dr., is happy that there is an expansion planned for St. Monica's.

**F. Request a conditional use to construct and utilize a ±137,456 industrial building, near the southeast corner of the E. Frontage Road and Four Mile Road, Sec. 30, T4N, R22E, Village of Caledonia, Harold and Carol DeBack Trust, Owner**

There was discussion regarding the lack of plans and diagrams available to view at the meeting.

Attorney Ekes stated that there was public notice to the residents that plans were available to review at the Village Hall or the County Planning Office. There was discussion that this was not possible because of the office hours. Ekes stated that there are copies of the plan set here and there is an ability to look at the plans, and there is staff available to answer questions.

Franke stated that the wetlands will be protected; the road plans will remain rural (an open ditch within the right of way). There is a little land to the north that is not owned. The hope is that there are a few larger businesses that move into the industrial park instead of having many small businesses. Franke indicated that the larger building shown on the plan could be similar in size to the Amazon Building in Kenosha. The storm water will be managed onsite.

Patrick Falkner wishes to have a copy of the map passed out to all attendees of the meeting so that they can see the plans.

Access to the parking lot will be off of Carol Rd., Adams Rd.

Todd Laughman stated that he objects to the plan because of the possible right turn off of Adams Rd. between two homes.

Edward Laznica objects to the access from Adams Rd.

Leon Goth, Adams Rd., objects to the access from Adams Rd.

Martin asked if the approval is passed, where is the access and is there a potential access off Adams Rd.? The access will be off of the East Frontage Rd. and secondary access off 4 Mile Rd. Franke stated that if the zoning request is approved the access to the large lot will be determined at a later date when the users design is submitted and return to Plan Commission at that time for recommendation. Based on Franke's knowledge there will be at least one access onto Adams Rd.

**Public hearing closed at 7:11 p.m.**

#### **6. Recommendation on Public Hearing Items**

##### **A. Ordinance no. 2016-09 - An Ordinance to amend Title 13, Chapter 2 of the Code of Ordinances for the Village of Caledonia pertaining to planning and addressing the Village's 2035 Comprehensive Plan and deleting references to the 2006 Neighborhood Plans and maps previously adopted by the Village**

Czuta stated that the Ordinance 2016-09 the Village has 2 active land use plans posing confusion in some areas. There needs to be clarification of the 2006 Neighborhood Plan references.

Christensen read Racine County Director of Public Works and Development Services Julie Anderson's Summary of the 2035 Comprehensive Plan Versus the 2006 PDI Plan, stating that the PDI plan is out dated. The 2035 Plan is on track to update to a 2050 plan in the next few years.

Knitter asked if there was a way to keep the spirit of the 2006 land use plan and combine it with the 2035 Comprehensive Plan.

Schattner asked Atty. Ekes what the liability is for the Village if a developer comes in and there are 2 land use plans in place. Atty. Ekes stated that the state law requires that the village adopt a comprehensive plan that has 9 elements of development. The Village has to make decisions based on land use, in compliance with the land use plan. There was a list a few years ago that compares some of the areas that need to be looked at for refinement. Ekes stated that there was an amendment with language that stated the if there was a conflict between the 2006 PDI and the 2035 Comprehensive plan, the 2035 Plan will govern. The ordinance changes the wording to state that the 2006 Plan will not be considered a plan of the Village any longer.

Folk agrees that the 2035 is for Land Use should be the plan moving forward; however when there are design standards and neighborhood standards is there a way to incorporate the 2006 Plan into the language of the 2035 Comprehensive Plan for the Neighborhood areas.

There was discussion about the wording and the 2006 Neighborhood Plan being omitted and the guidelines not followed. Fawcett would like the Neighborhood plans to not be forgotten.

Motion by Folk to recommend approval of Ordinance no. 2016-09 - An Ordinance to amend Title 13, Chapter 2 of the Code of Ordinances for the Village of Caledonia pertaining to planning and addressing the Village's 2035 Comprehensive Plan and deleting references to the 2006 Neighborhood Plans and maps previously adopted by the Village. Seconded by Knitter. Motion Carried 6/1. (Fawcett-no)

**B. Ordinance No. 2016-10 - An Ordinance amending various sections of Titles 14, 16 and 18 of the Code of Ordinances for the Village of Caledonia pertaining to changing reference to the Village's Comprehensive Plan, as amended from time-to-time and deleting references to the 2006 neighborhood plans and maps previously adopted by the Village.**

Czuta stated this further implements the ordinance changes and changes the wording to delete 2006 Neighborhood Plan in the Comprehensive Plan. It will become one cohesive document.

Refer to the redline document and condense all of the areas that this will be changed for the word reference of Land use plan to the comprehensive plan. Writing it this way will capture future amendments moving to the 2050 Plan. It would also capture if at some point in the future the Village comes back to incorporate Neighborhood Plans into the Comprehensive Plan.

Ekes stated that there are certain terms in Title 16 that Legislative and Licensing will begin to work on once this Ordinance is adopted.

Fawcett asked if all reference to Neighborhood Plans would be struck. Ekes stated that every reference would be struck if the ordinance is adopted.

Motion by Schattner to recommend approval of Ordinance No. 2016-10 - An Ordinance amending various sections of Titles 14, 16 and 18 of the Code of Ordinances for the Village of Caledonia pertaining to changing reference to the Village's Comprehensive Plan, as amended from time-to-

time and deleting references to the 2006 neighborhood plans and maps previously adopted by the Village. Seconded by Folk. Motion carried 6/1. (Fawcett-no)

**C. Amendment Of Land Use Plan From: Mixed Use – Commercial and Residential and Medium Density Residential To: Industrial/Business Park Part of the NE & NW 1/4 of Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located at the northeast corner of the E. Frontage Rd. and Adams Rd. & contains 178 acres, more or less, Harold and Carol DeBack Trust, Owner**  
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Czuta wanted to comment that this request is not relative to a specific proposal within the proposed Industrial Park. This request is to lay the foundation to have the approval for the land use plan amendment for the future use. Due to this property being on the Frontage Rd., Czuta did send a technical request to the Wisconsin DOT, but has not received a response.

Ekes mentioned that this land use plan change, as well as the re-zoning, sets the stage for the phasing map for the Industrial Park. The first phase of the business park is for the Norco proposal, phases 2 and 3 will be for other businesses in the future.

Schattner asked what the dates for the phases were. Ekes stated that the Development Agreement will be going to the Village Board as early as June 6<sup>th</sup>. Phase 1 is hoped to start this year and the operation of Norco would be early 2017. Phase 2 would be marketed during the Phase 1 construction.

Motion by Schattner to recommend approval of an Amendment Of Land Use Plan From: Mixed Use – Commercial and Residential and Medium Density Residential TO: Industrial/Business Park Part of the NE & NW 1/4 of Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located at the northeast corner of the E. Frontage Rd. and Adams Rd. & contains 178 acres, more or less, Harold and Carol DeBack Trust, Owner, per Czuta's memo dated May 24, 2016. Seconded by Knitter. Motion Carried.

Motion by Schattner to recommend approval of rezoning request from: A-2 General Farming and Residential District II and B-3 Commercial Service District TO: M-3 Heavy Industrial District Part of the NE & NW 1/4 of Sec 30, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located at the northeast corner of the E. Frontage Rd. and Adams Rd. & contains 178 acres, more or less, Harold and Carol DeBack Trust, Owner, per Czuta's memo dated May 24, 2016. Seconded by Folk. Motion Carried.

**D. Request a conditional use to construct and utilize a ±24' x ±32' mausoleum at Holy Cross Cemetery, 5600 Holy Cross Road, Sec. 19, T4N, R23E, Village of Caledonia, Mark Mattes, Agent**

Czuta gave the description of the proposed mausoleum and additions to the Cemetery. There will be extensions to the current sidewalks, new sidewalks will be constructed and completely handicapped accessible, and a drive up area. Landscaping will not change.

Mark Mattes, agent brought a photo of the proposed mausoleum with the color palette; it will look similar to the current mausoleum. This will be built to the south of the current mausoleum.

Motion by Fawcett to recommend approval of conditional use request to construct and utilize a  $\pm 24'$  x  $\pm 32'$  mausoleum at Holy Cross Cemetery, 5600 Holy Cross Road, Sec. 19, T4N, R23E, Village of Caledonia, Mark Mattes, Agent per Czuta's memo dated May 24, 2016. Seconded by Schattner. Motion carried.

**E. Request a conditional use to construct and utilize a  $\pm 18,200$  square-foot CBRF addition and a renovation/addition of the entry/chapel/cafe at St. Monica's Senior Living, 3920 N. Green Bay Road, Sec. 30 and 31, T4N R23E, Village of Caledonia, Plunkett Raysich Architects and VJS Construction Services, Agents**

Czuta presented the proposed CBRF Addition and Renovation, the proposed structures, landscaping plan, the proposed interior layout, lighting and entry way modifications. The proposed sign is slightly larger than the existing monument sign and additional signs for direction will be added. Based on what was presented the lighting plan does meet the Village Code of Ordinance.

Schattner asked about the various parcels that are listed on the plans. Czuta stated that the parcels are separate and the combining of the lots is referenced in condition number 9 of his memo.

Fawcett asked where the entrance will be for emergency vehicles to the addition. There is an existing ring road that will access the new building, as well as the current building.

The memory care building will be a locked facility with a fence around the outside for the residents to enjoy the outdoors.

Motion by Schattner to recommend approval of conditional use to construct and utilize a  $\pm 18,200$  square-foot CBRF addition and a renovation/addition of the entry/chapel/cafe at St. Monica's Senior Living, 3920 N. Green Bay Road, Sec. 30 and 31, T4N R23E, Village of Caledonia, Plunkett Raysich Architects and VJS Construction Services, Agents per Czuta's memo dated May 24, 2016. Seconded by Knitter. Motion carried.

**F. Request a conditional use to construct and utilize a  $\pm 137,456$  industrial building, near the southeast corner of the E. Frontage Road and Four Mile Road, Sec. 30, T4N, R22E, Village of Caledonia, Harold and Carol DeBack Trust, Owner**



Czuta reviewed the proposal for Norco Manufacturing and stated that this will be in the extreme northwest corner of the proposed Industrial Park. The entrance to the facility, building and grading plan, exterior and full floor plans were included in the packet. There is an ADA sign shown, a site plan with a proposal that meets lighting ordinance, landscaping plan was also reviewed. The anticipated timeline for construction is July 15, 2016 through March 31, 2017.

Ekes handed out a memo with proposed condition modifications and additions to the commission that she prepared after reviewing Czuta's memo. Ekes stated that they should also add a condition that requires approval and execution of a development agreement between the Village and WisPark, concurrent with the Norco project starting.

Fawcett questioned the utility plan which shows invert elevation of 764.00 whereas the bottom of the stormwater basin is 769.00. Fawcett also asked about the storm water basin and the rain water roof runoff. Partners in Design representative stated that all of the drains will be collected and taken down to the interior of the building as well as overflow drains that will be handled by scuppers.

Schattner asked about the driveway out onto 4 mile road, will it be used for truck traffic? Is there a way to block that entrance, this is a secondary access for emergencies. Further discussion was held regarding the possible future of 4 Mile Rd.

Motion by Schattner to recommend approval of conditional use to construct and utilize a ±137,456 industrial building, near the southeast corner of the E. Frontage Road and Four Mile Road, Sec. 30, T4N, R22E, Village of Caledonia, Harold and Carol DeBack Trust, Owner per Czuta's memo dated May 24, 2016 and Ekes condition modification and additions. Seconded by Folk. Motion carried.

## **7. Non-Public Hearing Items**

### **A. Request Site Plan Review to construct a ±6880 square-foot addition to the existing church, a ±1296 square-foot detached garage, expand the parking lot and add lighting to the parking lot; 3303 Nicholson Road; Christian Faith Fellowship Racine Inc.; Willie Scott, Applicant**

Czuta presented the site plan for Christian Faith Fellowship Church.

Schattner asked if there are lighting concerns from the neighbors, noting that the neighbor to the east could be affected by the lighting. The proposed lights point straight down. There is also a berm that shields the neighbors from the property.

Motion by Folk to recommend approval of Site Plan to construct a ±6880 square-foot addition to the existing church, a ±1296 square-foot detached garage, expand the parking lot and add lighting to the parking lot; 3303 Nicholson Road; Christian Faith Fellowship Racine Inc.; Willie Scott, Applicant, per Czuta's memo dated May 24, 2016. Seconded by Knitter. Motion carried.

### **B. Peil Concept CSM – Highway K**

Czuta stated that this was on the agenda in April but was pulled from the agenda prior to the April meeting. Pete Bailey from American Survey stated that there is an existing dwelling that will continue to be serviced by a mound, and the new lot would be serviced by the sewer and water. Czuta asked if this was requested due to the avoidance of hooking up to the sewer and water for the existing dwelling. If there is another lot created there needs to be a clear message that there will be a large industrial/business park in close proximity of this lot. The 5 ½ acre vacant lot is primarily wetland. This area is zoned A-2. Bailey wondered what may happen to the zoning possibly changing at the time the Industrial Park is constructed.

There was discussion about this lot in reference to the TID #4 District. It is nearly surrounded by TID #4.

Motion by Schattner to approve the Peil Concept CSM – Highway K per Bunkelman’s memo dated May 23, 2016. Seconded by Folk. Motion carried.

**8. Adjournment**

Motion by Wanggaard to adjourn. Seconded by Michalski. Motion carried. Meeting adjourned at 9:07 p.m.

Respectfully submitted,

Tami Schimler  
Admin. Asst. II