

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, Thomas Knitter, Duane Michalski, William Folk, Jonathon Schattner, Kevin Wanggaard and President Bob Bradley.

Also Present: Village Administrator Thomas Christensen, Acting Village Engineer Anthony Bunkelman, and Zoning Administrator Jarmen Czuta

3. Approval of Minutes

Motion by Wanggaard to approve the minutes from the January 26, 2015 Plan Commission meeting. Seconded by Michalski. Motion carried.

4. Citizens' Comments

No Comments were made

5. Public Hearing Items

None

6. Recommendation on Public Hearing Items

None

7. Non-Public Hearing Items

A. New Business

1. Administrative Zoning Line Adjustment from A-2 General Farming and Residential District II to B-4 Planned Business District; 3518 Hwy V and 12316 Golf Road; Melvin Beth Jr., Owner

Czuta stated that there are not any neighbors that will be impacted by the 47 ft. zoning line adjustment to the North. The line adjustment will create a standard size B-4 lot meeting the minimum lot requirement of 2 acres. This line adjustment will aide in the land division to separate the B-4 portion containing Mel's Auto Repair from the A-2 portion containing the single-family home. There was discussion of the slight overlap of the A-2 and B-4 lines, the age of the original mapping ink and instruments may be the reason for the overlap. This is something that can be cleaned up and the B-4 line would go to the western boundary of the Mel's Auto parcel. The legal description needs to be revised from American Survey for a cleaned up version of the zoning lines.

Motion by Schattner to recommend approval for an Administrative Zoning Line Adjustment from A-2 General Farming and Residential District II to B-4 Planned Business District; 3518 Hwy V and 12316 Golf Road; Melvin Beth Jr., Owner per Czuta's memo dated February 16, 2016, subject to receiving a revised legal description from Pete Bailey, American Survey. Seconded by Wanggaard. Motion carried.

2. CSM – Melvin Beth Jr. – Hwy. V & Golf Rd.

There was a concern initially that this could cause a trigger effect for the special assessment for the water utility project, but this is not the case. According to the Utility District's Attorney and the Village Attorney it is believed that this will not be a problem. Mr. Beth understands that within 6 months of the gravity sanitary sewer being available that these two lots would have to connect at his expense. There will be a note on this CSM and may require a separate agreement to be executed. There is not a note on the CSM for the water that is currently being installed along Highway V. Bunkelman recommends approval of the Beth CSM.

Motion by Fawcett to recommend approval of final CSM – Melvin Beth Jr. – Hwy. V & Golf Rd. per Bunkelman’s memo dated February 18, 2016. Seconded by Folk. Motion carried.

3. Concept CSM – Mark & Katharina Hoffman – East Frontage Rd.

Bunkelman stated that this property is on the East Frontage Road between Hwy. G and Bell Road, Hoffman would like to do a land split and construct 2 commercial multi-tenant buildings on one parcel. If and when the buildings take off, the existing home and accessory building would be razed and another 2 commercial multi-tenant buildings would be constructed on the second parcel. The WIDOT stated that a new access road would not be possible due to the obstacles of wetlands to the South and a conservation subdivision to the East. The access to the parcels will be one shared driveway between the two parcels for the 4 future multi-tenant buildings.

The owners would need to enter into a Pre-Development Agreement for the CSM and the rezoning request. The current zoning for the parcel is B-4 and A-2, it is recommended to pursue B-3 zoning.

Motion by Knitter to recommend approval of Concept CSM – Mark & Katharina Hoffman – East Frontage Rd. per Bunkelman’s memo dated February 11, 2016. Seconded by Michalski. Motion carried.

4. Recommendation on an Ordinance to amend Title 9 Chapter 2 entitled Village of Caledonia Storm Water Utility District Regulations and Rates and Title 15 Ch. 2 entitled Construction Site Erosion Control

Bunkelman explained the DNR’s required changes to the Village Ordinance relating to Construction Site Erosion Control and Post Construction Storm Water Management.

The redline draft of the Ordinance is not ready for review at this time. The Storm Water Utility District Commission and Legislative & Licensing Committee will be reviewing the redline draft of the Ordinance prior to going to the public hearing scheduled for March 21, 2016. Wanggaard was concerned about the length of time this draft has been taking.

There was discussion of what the timing may be and whether the Plan Commission is okay with reviewing the redline version after the 1st reading of the Ordinance on March 21st. This has come to the Plan Commission due to the zoning nature. Bunkelman asked that the motion be made per Village Attorney Ekes’s memo.

Motion by Folk to Recommend that the Village Board adopt an Ordinance to amend Title 15 Ch. 2 and Title 9 Ch. 2 of the Code of Ordinances to address changes to incorporate the provisions from the Wisconsin DNR Model Ordinances for Construction Site Erosion Control and Post-Construction Storm Water Management, per Village Attorney Ekes’s memo dated February 18, 2016. Seconded by Wanggaard. Motion carried.

8. Adjournment

Motion by Wanggaard to adjourn. Seconded by Folk. Motion carried. Meeting adjourned at 6:38 p.m.

Respectfully submitted,

Tami Schimler
Admin. Asst. II