



CALEDONIA

VILLAGE OF CALEDONIA  
6922 Nicholson Road  
Caledonia, Wisconsin 53108  
262-835-4451  
262-835-2388 Fax  
www.caledoniawi.com

**AMENDED**

**Joint Meeting - Caledonia Village Board and  
Land Use Plan Management Team  
August 2, 2011**

President Coutts called the meeting to order at 6:05 p.m., at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin. Present were:

Board Members: Trustee Griswold, Trustee Burton, Trustee Wanggaard, Trustee Weatherston, Trustee Dobbs and President Coutts.

Absent: Trustee Wishau was excused.

Staff/Others: Village Administrator Tom Lebak, Attorney Elaine Ekes and Julie Anderson.

Land Use Plan  
Management Team: Bill Folk and Elizabeth Kocjan.

**1. Discussion and possible action on recommendation from the Land Use Plan Management Team on priority list of revisions to the Village's land use plan addressing specific areas and corridors, standards and definitions**

Trustee Weatherston stated the team is still waiting for the report from Elhers. He proceeded to discuss the list of corridors the committee determined should be reviewed/revised. (List is attached).

They discussed matching up the Land Use Plan and Title 16 of the code of ordinances.

Trustee Griswold addressed the committee make-up. He felt staff people should not be voting members of the committee and should be there for questions and guidance only. He said more citizens and board members should be on it. He also felt the attorney should not be attending all the meetings and a secretary should be taking minutes. Ekes explained that she is there for legal guidance only and is not a voting member. He also felt the meetings should not be open to the public because it interferes with the responsibilities of the committee. He supported most of the LUPMT's recommendations, with added comments such as addressing the open space requirements for residential and commercial. Taking 4,000 sq. ft. of open space and adding it to the back yards of the old R-5 lots to make them more desirable and that the meat of the Land Use Plan falls with the map code tables.

Trustee Dobbs stated that he would like to see some of the roads as an in and out for traffic without any slow downs.

The lists of priorities from the LUPMT and Village Board were as follows:

Trustee Weatherston – Hwy K and I-94 Corridor  
Trustee Burton - Hwy 31 and Hwy 32 North of Seven Mile Road  
Trustee Wanggaard - The Industrial Park, Hwy K and Hwy 31  
Jim Folk - Hwy K, I94 and Hwy 31

Some comments from the audience were as follows:

Wendy McCalvy asked the board to think about what kind of development is wanted.  
David Gottardo stated that Hwy 38 has been addressed by the DOT and already funded for, so the expansion of 794 is probably a pipe dream.

Fran Martin asked for a copy of the Ehlers report as soon as it was complete and before the board could make changes to it.

The LUPMT will continue to meet and will review the Ehlers report as soon as it's complete.

Trustee Wanggaard moved, seconded by Trustee Burton to adjourn the meeting. **Motion carried unanimously.** Meeting adjourned at 7:03 p.m.

Respectfully submitted,



Karie Tokilsen  
Village Clerk

## **Proposed Possible Review/Revisions to Land Use Plan**

**Village Board Meeting  
August 2, 2011 at 6:00 p.m.**

### **A. List of Corridors/Areas to Address.**

1. VC-M. -- Village Center Metra at State Highway 32 and Four Mile Road.
2. 4 Mile Road between Highway 31 and Highway 32 (possibly extending to Charles Street).
3. Highway 32 generally North of Seven Mile Road to Boundary Line with Oak Creek; consider industrial uses along east side of Highway 32 and possibly west side of Highway 32. West side corridor "depth" to be determined.
4. Highway K -- generally the Corridor west of Highway H and the railroad tracks to I94; Change plan to reflect commercial and explore commercial up to Adams Road.
5. Highway 38 Corridor, Realignment Plan and Access to Nicholson Business/Industrial Park.
6. I94 Corridor; Review of possible uses with or without sewer/water.
7. Highway 38 between Six Mile Road and the Boundary Line with Oak Creek; planned for Four Lanes; Potential for commercial instead of low density residential.
8. Highway 31 Corridor Generally; Potential for Commercial instead of/or in addition to residential; Define Corridor.
9. Highway 32 between 6 Mile Road and 7 Mile Road to better address Northern Gateway to Caledonia.

**B. List of Concepts to Address.**

1. Plan for commercial development where sewer/water infrastructure exists.
2. Reduce commercial impervious surface limitations.
3. Review whether 5 acre minimum density should be modified in CE and CW areas and also whether this density requirement for land splits is too restrictive; also review benefits of green/open space development.
4. Review building types, with a focus on multi-use structures.
5. Review possible incentives for green construction.
6. Consider the implication of traffic counts to suggest development patterns.
7. Study whether the Village can implement an open space mitigation program.

**C. List of Definitions to Address**

1. Country Crossroad
2. Village Center