

PLAN COMMISSION

NOTICE IS HEREBY GIVEN THAT the Village of Caledonia Plan Commission will meet on Tuesday, March 28, 2017 at 6:00 p.m., at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin for the purpose of the following:

1. Meeting called to order

2. Roll Call/Introductions

3. Approval of Minutes

4. Citizens' Comments

5. Public Hearing Items followed by Commission Recommendations

- A. Request to rezone the westerly ± 2.5 acres from M-2 General Industrial District to B-3 Commercial Service District; SW 1/4 of Sec. 20, T4N, R23E, 5144 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to place one zoning district designation on the entire parcel and to further accommodate an automotive sales business known as Innovative Auto LLC. Innovative Auto LLC, Applicant.
- B. Request a conditional use to construct and utilize a park known as King's Corner Land Legacy Project, 4813 Five Mile Rd., Sec. 24, T4N, R22E, Village of Caledonia, Racine County, WI. Wendy McCalvy, Applicant.
- C. Request to rezone ± 1.62 acres from M-2 General Industrial District to B-3 Commercial Service District; SW 1/4 of Sec. 20, T4N, R23E, 5236 Douglas Ave., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to allow for the expansion of Finishing Touch Auto Body Inc. Robert Konecko, Applicant.
- D. Request a conditional use to expand the vehicle parking area associated with Finishing Touch Auto Body Inc., incorporate vehicle towing into the business and increase the number of used cars for sale to twenty-five, 5336, 5306, 5246 and 5236 Douglas Ave., Sec. 20, T4N, R23E, Village of Caledonia, Racine County, WI. Robert Konecko, Applicant.
- E. Amendment Of Land Use Plan From: Governmental and Institutional TO: Commercial Part of the SE 1/4 of Sec. 18, T4N, R23E, Village of Caledonia, Racine County, WI. This property is located at 6156 Douglas Avenue & contains 0.92 of an acre, more or less. Village of Caledonia, Owner/Applicant
REZONE FROM: M-1 Light Industrial and Office District TO: B-3 Commercial Service District Part of the SE 1/4 of Sec 18, T4N, R23E, Village of Caledonia, Racine County, WI. This property is located at 6156 Douglas Avenue & contains 0.92 of an acre, more or less. Village of Caledonia, Owner/Applicant.
- F. Request to rezone ± 11.1 acres from A-2 General Farming and Residential District II and M-3 Heavy Industrial District to P-1 Institutional Park District; NE 1/4 of Sec. 16, T4N, R22E, 6922 Nicholson Rd., Village of Caledonia, Racine County, WI. The purpose of this rezoning is to place the proper zoning district designation on these parcels consistent with the adopted 2035 Village of Caledonia Land Use Plan. Village of Caledonia, Applicant.

6. Non-Public Hearing Items

- A. Christian Faith Fellowship Church Concept CSM - Nicholson Rd
- B. Request Site Plan Review to utilize a 20' x 40' temporary canopy tent for sales of fireworks from June 11 through July 11, 2017; 13600 7 Mile Road; Dolan Pomrening/American Fireworks, Applicant.
- C. Request Site Plan Review to utilize a 30' x 45' temporary canopy tent for sales of fireworks from June 11 through July 11, 2017; 4838 Douglas Avenue; Dolan Pomrening/American Fireworks, Applicant.

- D. Request a Conditional Use Amendment to expand the vehicle service area to the west portion of the existing building and to expand the vehicle parking area to include an area west of the existing building, 5144 Douglas Avenue; Innovative Auto LLC, Applicant.
- E. Request Site Plan Review to expand the truck and trailer parking area at Amston Supply Inc.; 7213 Hwy 41; Hribar Holdings LLC. Applicant.
- F. **Resolution PC 2017-01** - Resolution Of The Plan Commission For The Village Of Caledonia Recommending The Sale By The Village Of A Parcel Of Land With Parcel No. 104-04-23-18-300-190, 6156 Douglas Avenue Known As The East Side Community Center, And A Parcel Of Land Adjacent Thereto Known As Woodland Park With Parcel No. 104-04-23-18-122-010

7. Adjournment

Dated this 24th day of March, 2017

Karie Torkilsen
Village Clerk

NOTE: A quorum of the Village Board may be present at this meeting for informational purposes only. No action from the board will be taken at this meeting.