

## PLAN COMMISSION

**NOTICE IS HEREBY GIVEN THAT** the Village of Caledonia Plan Commission will meet on Monday, April 30, 2018 at 6:00 p.m., at the Village Hall, 5043 Chester Lane, 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. Ordinance 2018-04 – An Ordinance To Amend Chapter 1 Of Title 14 And Chapter 3 Of Title 14 Of The Code Of Ordinances For The Village Of Caledonia Pertaining To Minor Land Divisions In The Village And The Number Of Land Divisions That Can Be Accomplished Utilizing A Certified Survey Map Before A Plat Is Required.
- B. Request to rezone ±0.54 of an acre from B-4 Planned Business District to A-2 General Farming and Residential District II; NW 1/4 of Sec. 6, T4N, R22E, 8627 Hwy 41, Village of Caledonia, Racine County, WI. The purpose of this rezoning is to place one zoning district designation on the entire parcel and to recognize the use of the existing two-family residence. JPeter Group Inc., Owner; Abin Joy Peter, Applicant.
- C. Request a conditional use to park a commercial vehicle (dump truck), 13140 4 Mile Road, Sec. 19, T4N, R22E, Village of Caledonia, Racine County, WI. Applicants are subject to Art. VI. Div. 24 A-2 General Farming and Residential District II and Sec. 20-1226 Uses permitted conditionally, Chap. 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Caledonia. Mark Gracyalny, Applicant.
- D. Request a conditional use to construct and utilize a ±35,600 square-foot addition and renovation to the existing Village of Caledonia Highway Department garage building, 6922 Nicholson Road, Sec. 16, T4N, R22E, Village of Caledonia, Racine County, WI. Applicants are subject to Art. VI. Div. 13 P-1 Institutional Park District and Sec. 20-1336 Public and semipublic uses, Chap. 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Caledonia. Village of Caledonia, Applicant.

**6. Non-Public Hearing Items**

- A. Site Plan Review to occupy an existing ±12,800 square-foot commercial building and site with a construction equipment rental, sales, and service business known as Ahern Rentals; 3516 Ten Point Lane, Top Flight LLC, Owner; Dan Oakes, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia.
- B. Mordja Concept CSM – Parcel ID 51-104-04-22-07-096-000 – NE ¼ Section 7, T4N, R22E, 6 ½ Mile Road, Village of Caledonia, Racine County, WI – Owner Susanne Mordja
- C. Discussion concerning 2017 Wisconsin Act 67 and Village planning by Representative Tom Weatherston.

**7. Adjournment**

Dated this 27<sup>th</sup> of April, 2018

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.