

PLAN COMMISSION

NOTICE IS HEREBY GIVEN THAT the Village of Caledonia Plan Commission will meet on Monday, June 25, 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. Request to rezone ±6.7 acres from M-2 General Industrial District to B-3 Commercial Service District; SE 1/4 of Sec. 12, T4N, R22E, 4820 Six Mile Road, Village of Caledonia, Racine County, WI. The purpose of this rezoning is to possibly accommodate the renovation of the existing building for archery equipment sales and service, the construction of a ±6,400 square-foot addition to the existing building for an indoor archery range and the construction of an outdoor archery range. BJKCLK LLC, Owner; Bernard Kupper, Applicant
 - B. Request a conditional use to renovate the existing building for archery equipment sales and service, the construction of a ±6,400 square-foot addition to the existing building for an indoor archery range and the construction of an outdoor archery range, 4820 Six Mile Road, Sec. 12, T4N, R22E, Village of Caledonia, Racine County, WI. BJKCLK LLC, Owner; Bernard Kupper, Applicant
 - C. Request a conditional use to construct and utilize a ±115,229 square-foot refrigerated warehouse building with loading docks, south of 12628 Four Mile Road, Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. WISPARK LLC, Owner; Curtis Schroeder, Agent
 - D. **Ordinance 2018-06** – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village's Code Of Ordinances By Creating Section 13-2-2(H) Adding An Amendment To The Village's Comprehensive Plan Affecting The I-94 Corridor And Adopting And Incorporating The I94 Corridor Land Use Study
- 6. Non-Public Hearing Items**
 - A. Conditional Use Amendment to expand the area and also the timeframe of approval to occupy a portion of an existing site with an online vehicle auction platform for used undamaged and damaged vehicles; 7213 Hwy 41; Hribar Holdings LLC, Owner; Copart Inc., Applicant

- B. 6 month extension request of Site Plan Review to construct and utilize a 40' x 70' pole barn for storage of items associated with R & B Carpets and Flooring Inc., 6214 Douglas Avenue, Brian Ramczyk, Applicant
- C. Request a conditional use to construct and utilize a ±18,630 square-foot multi-tenant commercial building for semi-tractor/trailer and equipment service, maintenance, sales, leasing and outside parking and display, 4730 Hwy 41, Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI. IN Auto Inc/DR Investments 5231 LLC, Owner; Nathan Remitz, Agent
- D. Conditional use amendment to clarify the permitted health care related services to be provided by Ascension Living, 5635 Erie Street, Sisters of St. Dominic, Owners, DeWitt Ross & Stevens, Agent
- E. **Resolution 2018-53** – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map – Wispark LLC / Deback Farms Business Park CSM – NE ¼ & NW ¼ Of Section 30, T4N, R22E, Village Of Caledonia, Racine County, WI – Owner Wispark LLC
- F. **Resolution 2018-54** – Resolution Of The Village Plan Commission Approving An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia – I94 Corridor Land Use
- G. Appointment of Vice President
- H. Recommendation of Design Guidelines

7. Adjournment

Dated this 22nd of June, 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.