

**PLANNING COMMISSION AGENDA**  
**Monday, August 27, 2018 at 6:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

**1. Meeting called to order**

**2. Roll Call/Introductions**

**3. Approval of Minutes**

**4. Citizens' Comments**

**5. Public Hearing Items A and B followed by action by the Commission on Item C and action by the Commission on Recommendations.**

The Public Hearing on the following Items A and B will be a combined Public Hearing and is a continued public hearing from July 9, 2018 for the purpose of receiving additional information that was requested by the Plan Commission on that same date and such public hearing will be limited to the presentation of information on the following:

1. The impacts of dust and air quality from the Quarry Operation/Expansion;
2. The impact of an expanded Quarry on nearby property values; and
3. A comparison of net tax revenue generated by the Quarry versus residential uses

A. **AMENDMENT OF LAND USE PLAN FROM:** Low Density Residential (19,000 Square Feet To 1.49 Acres Per Dwelling Unit) **TO:** Extractive Part Of The SE 1/4 Of Sec. 29 And The SW 1/4 Of Sec 28, T4N, R23E, Village Of Caledonia, Racine County, WI. This Property Is Located North And East Of The Existing Quarry At 1501 3 Mile Road And Contains 26-Acres, More Or Less. Payne And Dolan Inc., Owner; Payne And Dolan Inc., Applicant

**REZONE FROM:** P-1 Institutional Park District, R-4 Urban Residential District I And R-5 Urban Residential District II **TO:** M-4 Quarrying District. Part Of The SE 1/4 Of Sec 29 And The SW 1/4 Of Sec. 28, T4N, R23E, Village Of Caledonia, Racine County, WI. This Property Is Located North And East Of The Existing Quarry At 1501 3 Mile Road And Contains 31-Acres, More Or Less. Payne And Dolan Inc., Owner; Payne And Dolan Inc., Applicant

B. Request A Conditional Use Permit, Nonmetallic Mining Permit And Explosives Use Permit To Allow For The Further Development Of An Existing Limestone Quarry Including Earthmoving, Blasting, Crushing, Sorting And Sizing, Stockpiling, Transportation And Reclamation, As Well As Those Activities Permitted In The Village's Ordinances Entitled "Regulation Of Nonmetallic Mining" (Title 7, Chapter 11) And "Explosives And Blasting" (Title 7, Chapter 10). This Property Is Located North And East Of The Existing Quarry At 1501 3 Mile Road, Sec. 28 And 29, T4N, R23E, Village Of Caledonia, Racine County, WI.

C. **Plan Commission Resolution 2018-75** – Resolution Of The Village Plan Commission Recommending Approval Of An Ordinance Amending The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia – From Low Density Residential To Extractive; Located North And East Of The Existing Quarry At 1501 3 Mile Road And Containing 26-Acres, More Or Less; And Recommending The Approval Of An Ordinance Rezoning Land From: P-1 Institutional Park District, R-4 Urban Residential District I And R-5 Urban Residential District II To: M-4 Quarrying District And Located North And East Of The Existing Quarry At 1501 3 Mile Road And Containing 31-Acres, More Or Less; Payne & Dolan, Inc. Owner

**6. Non-Public Hearing Items**

- A. Randall Kroes – Concept Plan; Parcel ID: 104-04-22-12-070-000
- B. Wiese – Concept Plan; Parcel ID: 104-04-22-11-040-000
- C. Dennis Coffey – Concept Plan - Revised; Parcel ID: 104-04-23-20-056-000
- D. Eric Ross – Concept Plan - Revised; Parcel ID: 104-04-22-06-019-000
- E. Blue Beacon International, Inc Certified Survey Map; Parcel ID 104-04-22-30-035-000
- F. **Recommendation on the release and vacation of the road reservation as set forth in Resolution 2018-74** – Resolution Of The Village Board Of The Village Of Caledonia Commencing Proceedings To Release And Vacate A Road Reservation For A Portion Of Future Public Right-Of-Way That Would Have Extended Meadowdale Lane

**7. Adjournment**

Dated this 24<sup>th</sup> of August, 2018

Karie Torkilsen  
Village Clerk