

**PLANNING COMMISSION AGENDA**  
**Monday, April 29, 2019 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 followed by Commission Recommendations**

The Public Hearing on the following Item A is a continued public hearing from March 25, 2019 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 lights on and in the proposed Parkview IV;
2. The impacts of increased traffic caused by the proposed Parkview IV, future buildings, and the current Parkview Campus;
3. The impact of the landscape buffer and potential berms on adjacent property owners along 4 ½ Mile Road;
4. The impacts on property values of the adjacent property owners;
5. The impacts of drainage associated with the proposed Parkview IV and future buildings;
6. A potential shared access point between the Parkview Campus, Parkview IV, and adjacent property owners located on Douglas Avenue;
7. Future plans with treeline currently located on the north of the current Parkview Campus; and
8. Providing a 3D drawing or drawings that illustrates the natural lighting (sunlight) impacts on adjacent property owners along 4 ½ Mile Road by the proposed Parkview IV building.

- A. Request to rezone ±15.2 acres from R-3 Suburban Residential District (Sewered) and R-4 Urban Residential District I to R-7 Multifamily Residential District/PUD Planned Unit Development Overlay District and request a conditional use to construct a three-story senior apartment building (Phase I) including conceptual approval for additional future phases (three additional three-story senior apartment buildings and eight two-unit buildings); SW ¼ of Sec. 20, T4N, R23E, vacant parcel directly north of the existing Parkview Campus, Village of Caledonia, Racine County, WI. Parkview Commons LLC, Owner; Alf McConnell, Applicant.

**6. Non-Public Hearing Items**

- A. Conditional Use to construct a ±50' x ±104' commercial building and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC); 4365 27th Street; Anderson Trailers LLC, Owner; Kevin Anderson, Applicant; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia
- B. Conditional Use to change occupancy of the existing auto sales showroom and prep building; relocate existing auto sales, with auto repair remaining in the existing pole barn; and allow outside storage/parking of vehicles for adjacent auto auction business; 405 27th Street; Richard

Zarate, Owner and applicant; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia

- C. Conditional Use to construct and utilize a ±4,970 square-foot commercial building; W. Frontage Road directly west of 3873 27<sup>th</sup> Street; Javco Realty LLP, Owner; Josh Obert, Agent; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia
- D. Site Plan Review to construct and utilize two 40' x 140' self-service storage facility buildings at an existing self-service storage facility; 2941 27<sup>th</sup> Street; Self Storage Consultants LLC, Owner; Jerry Seubert, Applicant; Cooperative Boundary Agreement Village of Raymond and Village of Caledonia
- E. 6 month extension request of conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Road; 2825 Four Mile Road LLC, Owner; Great Lakes Partners LLC, Applicant
- F. Kenneth Schmidt – Concept Plan, Parcel ID's: 104-04-22-01-048-000

## 7. Adjournment

Dated April 26, 2019

Karie Torkilsen  
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows:

If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body.

To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.