

**PLANNING COMMISSION AGENDA**  
**Monday, August 26 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**

- A. **CONDITIONAL USE REVIEW**– Request for a conditional use to construct a three-story senior apartment building (Phase I Parkview V) on a vacant parcel directly north of the existing Parkview Campus, Village of Caledonia, Racine County, WI, submitted by Parkview Commons, LLC, Owner; Alf McConnell, Applicant (Parcel No. 104-04-23-20-091-000)

**6. Non-Public Hearing Items**

- A. **CONDITIONAL USE AMENDMENT**– Consider a request to amend the conditional use to occupy a portion of the existing site with an online vehicle auction platform for used undamaged and damaged vehicles for 7213 US Hwy 41, submitted by Hribar Holdings LLC, Owner; Copart of Connecticut Inc., Applicant (Parcel No. 104-04-22-07-100-000)
- B. **CONDITIONAL USE EXTENSION**– Consider a request to extend the conditional use to construct and utilize a +/- 66,508 square foot industrial building with loading docks for 4011 Nicholson Road, submitted by Majestic North Development Inc., Owner; Masuda, Funai, Eifert & Mitchell Ltd., Agent (Parcel No. 104-04-22-27-017-000)
- C. **COOPERATIVE BOUNDARY AGREEMENT REVIEW** – Consider a request to construct and utilize 14,784 square-foot, precast concrete building for a trade and contractor's office and landscape yard at 1331 S. 27<sup>th</sup> Street, Raymond, Wisconsin; Mortle Properties LLC, Owner (Parcel No. 012-04-21-12-038-400)
- D. **WAIVER MODIFICATION REQUEST** – Bluffside Drive Area - Waiver Modification Request – Applicant, Ray Leffler – Owners, Charles Kotas, Leslie Ann Black Trust Dated 10/18/2006 & Warren C. Knuth Trust Dated 10/18/2006
- E. **PC RESOLUTION 2019-04** – Resolution Of The Plan Commission Of The Village Of Caledonia Recommending The Acceptance Of Title To A Parcel Of Land Located At 7209 Douglas Avenue In The Village Of Caledonia From Racine County (Parcel ID No: 104-04-22-12-123-000)
- F. **PC RESOLUTION 2019-05** – Resolution Of The Plan Commission Of The Village Of Caledonia Recommending The Acceptance Of Title And Ownership Through The Offer To Sell Property Received From Armin Clobes On Behalf Of Millennium Trust Company LLC For Approximately 9.3+/- Acres Located Adjacent To The Village Hall/Crawford Park (No Address Assigned/Four Mile Road (Parcel ID No: 104-04-23-20-132-000)

**7. Adjournment**

Dated August 23, 2019

Karie Pope  
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.