

PLANNING COMMISSION AGENDA
Monday, September 30, 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. LAND USE AMENDMENT – Consider an amendment to 2035 Comprehensive Plan that would update the Recommended Land Use Plan 2035 Map from Agricultural, Rural Residential and Open Land to Commercial for 10410 Forest Hills Drive, submitted by Lentz Landscaping Inc., Owner; Ray Lentz, Applicant (Parcel No. 104- 04-22-09-053-008)
- B. REZONE – Review a request to rezone from R-2 Suburban Residential District (Unsewered) to B-3 Commercial Service District for 10410 Forest Hills Drive, submitted by Lentz Landscaping Inc., Owner; Ray Lentz, Applicant (Parcel No. 104- 04-22-09-053-008)

6. Non-Public Hearing Items

- A. CONDITIONAL USE AMENDMENT- Consider a request to expand the location of landscaping materials and stockpiles associated with Lentz Landscaping Inc. for the property directly east of 7725 STH 38, submitted by Lentz Landscaping Inc., Owner; Ray Lentz, Applicant (Parcel No. 104-04-22-09-033-000)
- B. COOPERATIVE BOUNDARY AGREEMENT REVIEW- Consider a request to construct and utilize a ±5,260 square-foot commercial building for the servicing of semi tractors and trailers and also the associated semi-tractor and trailer parking at the property directly west of 2915 W 6 ½ Mile Road, Village of Raymond, Musafar Group LLC, Owner; Scott Maier, Agent (Parcel No. 012-04-21-12-038-030)
- C. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Harley & Evelyn Dell dividing the property at 8115 Northwestern Avenue. (Parcel ID No. 151-03-22-03-021-030)
- D. CONCEPT PLAN – Review a concept plan submitted by Kailey Bauer for 7216 Foley Road. (Parcel ID No. 104-04-22-11-037-010)
- E. RECOMMENDATION – Recommendation on the release and vacation of the road reservation as set forth in **Resolution 2019-77** – Resolution Of The Village Board Of The Village Of Commencing Proceedings To Vacate A Portion Of The Public Right-Of-Way For Charles Street That Is Improved

7. Adjournment

Dated September 27, 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.