

PLANNING COMMISSION AGENDA
Monday, July 27, 2020 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

THIS WILL NOT BE AN IN-PERSON MEETING

AUDIO & VIDEO CONFERENCE VIA ZOOM

ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 821-0847-5317 OR

ACCESS VIA ONE-TOUCH TELEPHONE IS: +16465588656,,82108475317# OR

ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/82108475317>

- 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/BSO REVIEW** – Review a request for a conditional use to construct a 160-foot cell tower located at 7706 W. River Road submitted by Keith Nyman, Applicant, Ken McKellips, Owner. (Parcel ID No. 104-04-22-10-008-000)
 - B. **CONDITIONAL USE/BSO REVIEW** – Review a request for a conditional use and site plan to construct a multi-tenant commercial building located at 4959 Douglas Avenue, Lee Jaramillo, Agent, WisDOT & Johnson Financial Group, Owners. (Parcel ID Nos. 104-04-23-29-138-000 & 104-04-23-29-151-000)
 - C. **CONDITIONAL USE & NONMETALLIC MINING PERMIT** – Review a request for conditional use permit and nonmetallic mining permit to allow for the continued operation 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). Applicants are subject to Art. VI. Div. 30 M-4 Quarrying District (partially existing and partially proposed), Sec. 20-1228 Mineral extraction, Chap. 20, Zoning, and Chapter 12.5 Nonmetallic Mining Reclamation, Racine County Code of Ordinances, as applicable to the Village of Caledonia. Payne And Dolan Inc., Owner; Payne And Dolan Inc., Applicant. (Parcel ID Nos. 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000, & 104-04-23-28-071-000)
- 6. Non-Public Hearing Items**
 - A. **BSO REVIEW** – Review a proposal to construct a 51,756 square-foot addition to an existing building located at 12725 4 Mile Road submitted by, Curtis Schroeder, Central Storage & Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)
 - B. **EXTENSION** – Review a request for a 3-year extension of the preliminary plat approval for Hunter's Reserve Subdivision submitted by Harold DeBack.

- C. RESOLUTION PC2020-02 – Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Proposed Sale Of A Village Owned Property Located At Parcel No. 104-04-22-04-258-000, 10201 Caddy Lane Is Not Inconsistent With Village Plans And To Recommend The Sale
- D. CONCEPT PLAN – Review a concept plan for a certified survey map (CSM) submitted by Jerome Bartly for the parcels located along 5725 Charles Street. (Parcel ID Nos. 104-04-23-21-29-000, 104-04-23-21-030-000 & 104-04-23-21-031-000)
- E. CONCEPT PLAN – Review a concept plan for a certified survey map (CSM) submitted by Kevin Novak for the parcel located at 4218 5 Mile Road. (Parcel ID No. 104-04-23-18-300-070)

7. Adjournment

Dated July 23, 2020

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.