

**1. Meeting called to order**

President Weatherston called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Pierce, Ron Bocciardi, President Weatherston, Amy Mai, Joseph Kiriaki, Michael J. Moore.

Also Present: Development Director Peter Wagner, Public Services Director Anthony Bunkelman, P.E., and Ryan Schmidt, P.E., Engineer.

**3. Approval of Minutes**

Approval of April 29, 2023, meeting minutes.

**Motion by Trustee Pierce** to approve the minutes as presented.

**Seconded by Knitter.**

**Motion carried unanimously.**

**4. Citizens' Comments**

Real estate agent Jason Lawrence, 2255 43<sup>rd</sup> St., Caledonia, WI, spoke on behalf of a perspective buyer of 6929 5 Mile Road regarding Item E, Concept Certified Survey Map. He explained the reason for submitting a concept plan is so the buyer would have an idea whether a waiver modification would be considered because the two newly created lots would exceed the 2.5:1 length to width ratio.

**5. Public Hearings and Possible Action on Items set for Public Hearing**

**A. REZONE REVIEW** – Review a request to rezone the parcel located at USH 41, directly south of 6009 USH 41 from B-4 & A-2 to B-3 & A-2 submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner. (Parcel ID No. 104-04-22-19-037-000)

President Weatherston opened the Public Hearing at 6:05.

Wagner read from his report submitted with the Plan Commission packet.

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

None.

Weatherston asked three times if there was anyone who wished to speak against the proposal.

None.

Weatherston closed the Public Hearing at 6:08.

**5A. Commission Deliberation**

**Motion by Trustee Pierce** That the Plan Commission recommends to the Village Board that the western ±25.0 acres of the property located directly south of 6009 USH 4, Parcel ID No. 104-04-22-19-037-000,

be rezoned from B-4, Planned Business District and A-2 Agricultural District to B-3, Highway Business District as illustrated in Exhibit A for the following reasons:

1. Due to the subject property's proximity to I-94, commercial uses should be encouraged in this area.
2. The 2035 Land Use Plan designates this area of the property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.
3. The rezoning will reclassify the legacy zoning district, B-4, Planned Business District to the current B-3, Highway Business District.

**Seconded by Knitter.**

**Motion carried unanimously.**

**B. CONDITIONAL USE AMENDMENT REVIEW** – Review a request for a conditional use amendment for the parcel located on USH 41, directly south of 6009 USH 41, amending Section 7: Time of Compliance, allowing the applicant an additional twelve months to begin construction of a commercial building to operate a commercial trailer sales and service business with outdoor display and storage of merchandise submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner. (Parcel ID No. 104-04-22-19-037-000)

Wagner read from his report submitted with the Plan Commission packet.

President Weatherston opened the Public Hearing at 6:10.

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

Weatherston asked three times if there was anyone who wished to speak against the proposal.

None

Weatherston closed the Public Hearing at 6:11.

**5B. Commission Deliberation**

**Motion by Bocciardi** That the Plan Commission recommends to the Village Board that a conditional use amendment to Section 7 of the conditional use, extending the time of compliance for an additional 12 months, to construct a ±20,671 square-foot commercial building to operate a commercial trailer sales and service business with outdoor display of merchandise for the property located directly south of 6009 USH 41, Parcel ID No. 104-04-22-19-037-000, be approved.

**Seconded by Kiriaki.**

**Motion carried unanimously.**

**C. REZONE REVIEW** – Review a request to rezone a parcel from B-4, Highway Business District (Legacy) to B-2, Community Business District for the future commercial use of a hair salon located at 3947 USH 41 submitted by Betty Luebke-Solfest, Applicant, Gregory & Betty Solfest, Owners. (Parcel ID No. 104-04-22-30-048-000)

Wagner read from his report submitted with the Plan Commission packet.

President Weatherston opened the Public Hearing at 6:15.

Weatherston asked three times if there was anyone who wished to speak in favor of the proposal.

Faylene Solfest, 3947 USH 41, spoke on behalf of the applicant. She described the proposed hair salon business, which would be operated out of the house on the property. The pole barn would not be used for business and no site changes are needed.

Weatherston asked three times if there was anyone who wished to speak against the proposal.

None

Weatherston closed the Public Hearing at 6:19.

**5C. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that the ±1.25 acres, for the property located at 3947 USH 41 be rezoned from B-4, Planned Business District to B-2, Community Business District as illustrated in Exhibit A for the following reasons:

1. Due to the subject property's proximity to I-94, commercial uses should be encouraged in this area.
2. The 2035 Land Use Plan designates this area of the property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

**Seconded by Knitter.**

**Motion passed unanimously.**

**Motion by Pierce** to move **Item C** up to the first order of new business.

**Seconded by May.**

**C. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan to construct an electric charging station located at 13712 Northwestern Avenue submitted by Douglas Walkup, Applicant, Pilot Travel Centers LLC, Owner. (Parcel ID No. 104-04-22-30-022-001)

Wagner explained the development proposal and the need for Plan Commission approval to amend the site plan for the proposed project.

**6C. Commission Deliberation**

**Motion by Kiriaki** That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of an electric charging station located in the southeast portion of the

existing parking lot of the Pilot Travel Center located at 13712 Northwestern Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing use of the property.

**Seconded by Pierce.**

**Motion carried unanimously.**

**6. New Business**

**A. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a ±20,671 square-foot commercial building for the operation of a commercial trailer business with outdoor storage and display of merchandise located on the parcel directly south of 6009 USH 41 submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner. (Parcel ID No. 104-04-22-19-037-000).

Wagner read from his report submitted with the Plan Commission packet.

**6A. Commission Deliberation**

**Motion by Trustee Pierce** That the Plan Commission recommends to the Village Board that the building, site, and operations plan for the construction of a ±20,671 square-foot commercial building to operate a commercial trailer sales and service business with outdoor display of merchandise for the property located directly south of 6009 USH 41, Parcel ID No. 104-04-22-19-037-000, be approved with conditions as outlined in the conditional use permit..

**Seconded by Kiriaki.**

**Motion carried unanimously.**

**B. MASTER SIGN PLAN REVIEW** – Review a proposed sign plan for Right Trailers allowing for an oversized pole sign and wall sign on the parcel directly south of 6009 USH 41, submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner ((Parcel ID No. 104-04-22-19-037-000)

Wagner read from his report submitted with the Plan Commission packet.

**6B. Commission Deliberation**

**Motion by Kiriaki** That the Plan Commission recommends that the Village Board approve the sign plan submitted by Luke Sebald as presented for the property located south of 6009 USH 41 for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall signs will not create sign clutter or confusion along the freeway corridor.

**Seconded by Bocciardi.**

Discussion ensued about the proposal for a pole sign that exceeds the maximum allowable square footage. Wagner explained the Commission is able to approve variations to the code.

**Motion by Kiriaki** to amend the motion to include the staff's recommendation to readjust the proposal on the pole sign to accommodate the reduction that the staff is recommending.

**Seconded by Knitter**

Members further discussed the proposal and asked questions of Wagner about what was being requested. Wagner clarified his recommendation is to reduce the cabinet size of the wall sign, not the size of the letters.

**Motion by Kiriaki** withdraw the amendment.

**Seconded by Knitter.**

**Motion by Kiriaki** to make an amendment to the motion to approve with a reduction of 3 feet on each side of the sign as recommended by staff.

**Seconded by Pierce.**

**Motion carried unanimously.**

**President Weatherston called for a vote** on the original motion by Kiriaki, as amended.

**Motion carried unanimously.**

**D. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a ±42,300 square-foot addition to the existing building located at 12725 4 Mile Road for the expanded operation of a cold storage distribution facility submitted by Curtis Schroeder, Applicant, Central Storage & Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)

Wagner read from his report submitted with the Plan Commission packet.

**6D. Commission Deliberation**

**Motion by Kiriaki** that the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±42,300 square-foot addition with loading docks on the west side of the building located at 12725 4 Mile Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing use of the property.

**Seconded by Moore.**

Wagner noted that prior to any building permits being issued, the property owner must have a Quit Claim Deed recorded at Racine County to combine the parcel at 12725 4 Mile Road with the parcel directly south of the subject parcel.

**Motion carried unanimously.**

**E. CONCEPT CERTIFIED SURVEY MAP** – Review a concept certified survey map creating two lots for the parcel located at 6929 5 Mile Road submitted by Jason Lawrence, Applicant and Janet Feest, Owner. (Parcel ID No. 104-04-22-23-010-000)

Schmidt read from his report submitted with the Plan Commission packet.

**Motion by Kiriaki** that the Plan Commission approve the Concept CSM subject to the 15 Conditions of Approval provided by staff.

Schmidt explained the conceptual approval includes the Modification Waiver for the 2.5:1 ratio.

**Seconded by Pierce.**

**Motion carried unanimously.**

**7. - Adjournment**

**Motion by Pierce** to adjourn.

**Seconded by May.**

**Motion carried unanimously.**

Meeting adjourned at 6:55 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician