

1. Meeting called to order

President Weatherston called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call/Introductions

PRESENT: 5 – Joe Kiriaki, Michael Moore, Trustee Nancy Pierce, Tom Knitter, and President Tom Weatherston.

EXCUSED: 2 – Ron Bocciardi and Ami May

STAFF: Development Director Peter Wagner, Planner/Zoning Administrator Todd Roehl, Village Engineer Ryan Schmidt, Director of Public Services Tony Bunkelman, Village Attorney Elaine Ekes, Village Administrator Kathy Kasper, and Village Clerk Jennifer Olsen.

3. Approval of Minutes

Motion by Pierce to approve the minutes from February 26, 2024. Seconded by Knitter Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the commission:

1. Leon Goff, 13113 Adams Rd – Concerns regarding construction issues near his home

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

- A. CREATION OF TAX INCREMENTAL DISTRICT 6 – Review the proposed creation of Tax Incremental District No. 6, the proposed boundaries of the district, and the proposed Project Plan for the District and consider Plan Commission Resolution PC2024-01 adopting the proposed boundaries and project plan for Tax Incremental District No. 6.**

Harry from Ehlers presented on the item summarizing contents of the Plan Commission packet.

Public Hearing opened at 6:18PM

President Weatherston asked three times if anyone wanted to speak in favor of this proposal.

In Favor:

Jim Ladwig, 5715 Randall Ln – The TID will be a tool in the toolbox. The Village Board will need to be good stewards of the TID by carefully reviewing developments as they come.

President Weatherston asked three times if anyone wanted to speak against this proposal.

Against:

Fran Martin, 5630 5 Mile Road – Concerns that this TID would be competing with TID 5, would like to see it more commercial rather than residential development.

Public Hearing closed at 6:26PM

Staff responded to questions and clarified that all taxes, including other taxing districts' portions, are withheld during the life of the TID. The TID will provide funding for

development incentives to promote both residential and commercial development and redevelopment. The area identified for residential development cannot exceed 35% of the mixed use TID. The proposed TID will contain 31% of the area within the boundary as residential.

Motion by Knitter to adopt Resolution PC2024-01 approving the proposed TID boundary and project plan for the district as outlined in Exhibit A and recommends that the Village Board approve the creation of TID No. 6 as presented.

Seconded by Moore. Motion Caried by the following vote:

Ayes: 3 – Weatherston, Moore, Knitter

Nays: 2 – Kiriaki, Pierce

Excused: 2 – May, Bocciardi

6. New Business

A. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a proposed building, site, and operations plan for the construction of a ±109,636 square-foot addition to the existing industrial building located at 12725 4 Mile Road submitted by Curtis Schroeder, Applicant, Central Storage & Warehouse LLC, Owner. (Parcel ID No. 104-04-22-30-015-201)

Staff presented on the item, summarizing the material in the Plan Commission packet. Project architect, Curtis Schroeder, was present to answer questions.

Motion by Kiriaki to recommends to the Village Board that the building, site, and operational plan for the construction of a ±109,636 square-foot addition to the existing building located at 12725 4 Mile Road 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 conditional use permit approved in 2018.
3. The proposed use is consistent with the existing use on the property.

**Seconded by Pierce.
Motion carried 5-0.**

B. FINAL CONDOMINIUM PLAT – Review a final condominium plat for Phase 1 of the Water’s Edge Place Condominiums creating 10 units and a clubhouse facility located at 5915, 5919, 5945 Erie Street (now Water’s Edge Drive) submitted by Aaron Koch, Applicant, CCM-Caledonia LLC, Owner. (Parcel ID Nos. 104-04-23-21-003-010, 104-04-23-21-003-020, 104-04-23-21-003-030).

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Pierce to recommend approval of Phase 1 of the Final Condominium Plat for Water’s Edge Place Condominiums subject to the 12 conditions listed in the Village Engineer’s Memo dated March 19, 2024.

Seconded by Kiriaki
Motion carried 5-0.

C. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating four lots for the parcel located at 7840 W. River Road submitted by Mark Madsen, Applicant, Charles & Valerie Michna, Owners. (Parcel ID No. 104-04-22-10-001-000)

Staff presented on the item, summarizing the material in the Plan Commission packet. Property owner spoke on their reasons for the variance requests. A previous waiver request had been approved by the Plan Commission in 2019 for a similar certified survey map (CSM). The waiver allowed for one lot not to comply with Village ordinance. The concept CSM was not approved by the Village Board nor recorded with the County. The CSM before the Plan Commission is not the same as the one presented in 2019. The current CSM proposes four nonconforming lots. There are no current plans to build on the lots.

Motion by Kiriaki to recommend denial of the Certified Survey Map for 7840 West River Road for the following:

1. Lots 1-3 do not meet the 5-acre minimum requirements by code.
2. The proposed land division does not meet the minimum zoning requirements of 0.2 dwelling units per acre.
3. The proposed land division does not meet the 2035 Land Use Plan density requiring 0.2 dwelling units per acre.

Seconded by Moore.
Motion carried 5-0.

D. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating two lots for the parcel located directly west and south of 4321 Carol Road submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID No. 104-04-22-30-38-030)

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Pierce to recommend approval of the Certified Survey Map for Lot 3 of CSM 3552 subject to the 9 Conditions listed in the Village Engineer's Memo dated 3-18-2024.

Seconded by Knitter.
Motion carried 5-0.

E. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a proposed building, site, and operation plan for the construction and utilization of a ±310,561 square-foot industrial building located south of 4321 Carol Road submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID No. 104-04-22-30-38-030)

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Kiriaki to recommend to the Village Board that the building, site, and operational plan for the construction of a ±310,561 square-foot cold storage industrial building located on Northwestern Avenue, south of 4321 Carol Road, be approved with conditions in Exhibit A for the following reasons:

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1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

**Seconded by Pierce.
Motion carried 5-0.**

F. MASTER SIGN PLAN - Review a master sign plan for the Franksville Market building located at 10616 Northwestern Avenue submitted by Rajwinder Singh, Applicant, Franksville Market LLC, Owner. (Parcel ID No. 104-04-22-32-029-000)

Staff presented on the item, summarizing the material in the Plan Commission packet.

Motion by Pierce to recommend to the Village Board that the master sign plan for the total display of eight signs for the commercial development located at 10616 Northwestern Avenue be approved for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed signs do not result in an undue concentration of signage, making it difficult or confusing to read.

**Seconded by Knitter.
Motion carried 5-0.**

7. Adjournment

Meeting adjourned at 7:28PM

Respectfully submitted,

*Jennifer Olsen
Village Clerk*