

**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 – President Tom Weatherston, Trustee Nancy Pierce, Tom Knitter, Ron Bocciardi, and Michael Moore

**EXCUSED:** 1 – Joe Kiriaki

**ABSENT:** 1 – Ami May

**STAFF:** Development Director Peter Wagner, Director of Public Services Tony Bunkelman, Village Engineer Ryan Schmidt, Village Attorney Elaine Ekes, and Village Clerk Jennifer Olsen.

**3. Approval of Minutes**

Motion by Pierce to approve the minutes from March 25, 2024. Seconded by Moore. Motion carried unanimously.

**4. Public Comment**

The following people appeared to speak before the commission:  
*None*

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

- A. REZONE REVIEW – Consider a request to rezone ±223 acres on four abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District for the future development of a business park submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000).**
  
- B. PLANNED UNIT DEVELOPMENT REVIEW – Consider a request to approve a planned unit development overlay district for four parcels, consisting of ±223.115 acres, to provide flexibility in the design of a future business park as outlined in the proposed concept development plan located on four parcels at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000).**

Staff presented on the two items, summarizing material provided in the packet.

**Public Hearing opened at 6:09PM**  
*President Weatherston asked three times if anyone wanted to speak in favor of this proposal.*

**In Favor:**

*None*

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

**Against:**

1. John Jacyna, 13448 Golf Road – Expected this to be more of a business park rather than industrial, and doesn't understand why Racine County didn't buy and run the golf course. Expressed a need for recreational opportunities in the Village.
2. Brent Anderson, 12511 Golf Road – Concerns about speed limit and traffic issues, and also would like the golf course to remain. Stated he doesn't want the business park nor does he want municipal water.

**Public Hearing closed at 6:15PM**

Christopher Rubacha and Joe Podge from Ashley Capital presented on the item, applicants and staff answered questions raised by the Commission.

**Motion by Bocciardi** to recommend to the Village Board that ±223 acres on four abutting parcels located at 3301 & 3047 USH 41 and two parcels located east of 3047 USH 41 be rezoned from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District for the following reasons:

1. The proposed rezoning is consistent with the industrial use recommendation in the 2018, I-94 Corridor Land Use Study.
2. The proposed rezoning is in accord with the 2035 Land Use Plan industrial/business park land use designation for the subject property.

**Seconded by Moore.**

**Motion carried 5-0.**

**Motion by Pierce** to recommend that the Village Board approves the creation of a Planned Unit Development Overlay District for the parcels located at 3301 & 3047 USH 41 and the two parcels located east of 3047 USH 41 consisting of ±223 acres with conditions outlined in Exhibit A and a Concept Development Plan in Exhibit B for the following reasons:

1. The proposed use is allowed by underlying zoning through the planned unit development review process.
2. The proposed planned unit development district is consistent with the 2035

**Seconded by Moore.**

**Motion carried, 5-0.**

**6. New Business**

- A. **CERTIFIED SURVEY MAP – Consider a certified survey map combining four parcels into one parcel located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000).**

**Motion by Bocciardi** to recommend approval of the Certified Survey Map combining lots 104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000

subject to the 6 Conditions listed in the Village Engineer's Memo dated 4-17-2024.

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

- B. LAND TRANSFER REVIEW – Review a resolution approving the sale of a Village owned parcel located at 6040 Douglas Avenue, the former Caledonia Fire Station No. 12, submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID No. 10404-23-18-300-230)**

Staff presented on the item, summarizing the Resolution and listing the deed restrictions.

**Motion by Pierce** to adopt Resolution PC2024-02 approving the sale of a Village owned parcel located at 6040 Douglas Avenue, the former Caledonia Fire Station No. 12 for future commercial use.

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

- C. PLAN COMMISSION POSITION ELECTION – Conduct nominations and elections for the positions of Plan Commission Vice-President and Secretary.**

Nominations for Vice-President:

- Joe Kiriaki – Approved

Nominations for Secretary:

- Ron Bocciardi - Approved

**7. Adjournment**

Meeting adjourned at 6:48PM

*Respectfully submitted,*

*Jennifer Olsen  
Village Clerk*