

1. **Meeting called to order**

President Weatherston called the meeting to order at 6:14 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. **Roll Call/Introductions**

**PRESENT:** 5 – President Tom Weatherston, Joe Kiriaki, Trustee Nancy Pierce, Ami May and Michael Moore

**EXCUSED:** 1 – Ron Bocciardi

**STAFF:** Development Director Peter Wagner, Zoning Administrator/ Planner Todd Roehl, and Village Clerk Jennifer Olsen

3. **Approval of Minutes**

**Motion by Pierce** to approve the minutes from April 29, 2024. Seconded by Moore. Motion carried unanimously.

4. **Public Comment**

The following people appeared to speak before the commission:

- Kate Flynn, Nature Dr. – Concerns over the cell tower proposed in Item 5A Public Hearing.

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

- A. **CONDITIONAL USE AND BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a request for a conditional use and approval of a building, site, and operation plan to allow the construction and utilization of a 160-foot telecommunication pole within a ±5,120 square-foot fenced compound with mechanical equipment located at 3426 Stephan Road submitted by Diamond Communications LLC, Applicant, Curtis Studey, Owner. (Parcel ID No. 104-04-23-18-006-000)**

Staff presented on the item, summarizing material provided in the packet.

**Public Hearing opened at 6:24 PM**

*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. Sue Howbel-Keller, 6352 Nature Dr. – Stated concerns about the residential location of the tower, road access during construction, and the possibility of more towers in the future.
2. Stacey Schmierer, 3206 Pleasant View Cir. – Stated concerns about the look of the tower, effects on property values, and possible health effects.

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3. Randy Visser, 6358 Nature Dr. – Stated concerns about the look of the tower and possible health effects
4. Greg Miller, 6627 Bobolink Rd. – Stated concerns about the look of the tower and decreased property values
5. Chris Nitka, 6744 Westlake Dr. – Stated concern about the decreased property values
6. Tim Johnson, 6918 Bay wood Dr. – Stated concern over decreased value of property due to the tower
7. Jeff Smith, 6764 Bay Wood Dr. – Mentioned other locations that he feels would be better suited for the tower
8. Nick Gasau, 6639 Bobolink Rd. – Asked why we are rezoning such a large area instead of only the tower area, concerns of further development.

**Public Hearing closed at 6:37 PM**

The applicant responded to various questions stated as part of the public hearing. The following were responses from the applicant:.

- This property is not being rezoned.
- Construction would take approximately 45-60 days, during which disruption would be minimal and non-continuous.
- In the opinion of the applicant familiar with real estate marketing, property values historically are not negatively effected by proximity to a telecommunications tower.
- As the applicant is leasing the land from a private owner, not the village, there will be no village revenue from the project.
- The applicant stated it is likely other nearby sites were considered, but property owners were not interested. In addition, WE Energies no longer leases their towers for telecommunications equipment.

Staff and the Commission also clarified that this body is limited in its decision-making ability in regard to the conditional use application. If the applicant meets the Village's regulations and requirements, state laws prohibit them from denying a recommendation to the Village Board.

**Motion by Pierce** to recommend that Village Board approves a conditional use for the construction and use of a 160-foot monopole (plus two-foot lightning rod) mobile service support structure and a ±5,120 square foot compound for the property located at 3624 Stephan Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use will not adversely affect the surrounding properties.

**Seconded by Kiriaki.**

**Motion carried 5-0.**

**Motion by Pierce** to recommend that the Village Board approves a building, site, and operation plan for the construction of a 160-foot monopole (plus two-foot lightning rod) mobile service support structure and a ±5,120 square foot equipment compound for the property located at 3624 Stephan Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use will not adversely affect the surrounding properties.

**Seconded by Moore.**

Motion carried, 5-0.

6. **New Business**

- A. **CONDITIONAL USE EXTENSION AND NONMETALLIC MINING PERMIT RENEWAL REVIEW** – Review a request for the renewal of the nonmetallic mining permit and conditional use permit allowing 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 Title 16, Chapter 6, M-4 Quarrying District as applicable to the Village of Caledonia. Payne and Dolan Inc., Owner and 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)

**Motion by Pierce** recommend to the Village Board that the nonmetallic mining permit be renewed and that the conditional use permit allowing the continuing use of the area as a quarry that includes earthmoving, blasting, crushing, sorting, sizing, stockpiling, transportation, and reclamation, as well as those activities permitted in the Village’s ordinance entitled “Regulation of Nonmetallic Mining” and “Explosives and Blasting” be extended for two years subject to the conditions attached hereto as Exhibit A for the quarry located at 1501 3 Mile Road be approved for the following reasons:

1. The applicant agrees to meet all the requirements and conditions to be imposed by the Village; and
2. For the same reasons set forth in Plan Commission Resolution Nos. 2018-75, 2018-78, 2020-62, and 2022-66.

**Seconded by May.**

**Motion carried 5-0.**

- B. **CONSULTATION** – Presentation of a concept commercial development for the property located at 7930 Hageman Road submitted and presented by Greg Thompson. (Parcel ID No. 104-04-22-07-053-000)

Greg Thompson presented a business concept for commercial development to determine if this is an acceptable plan under the Village’s current rules and regulations. Mr. Thompson stated this concept is not standard self-storage units, but rather “small business incubators.” These duplex units will be individually owned and used for light commercial purposes. This plan would require a zone change to B3. The Commission expressed enthusiasm for the concept.

7. **Adjournment**

Meeting adjourned at 7:29PM

*Respectfully submitted,*

*Jennifer Olsen  
Village Clerk*