

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:** 7 – President Tom Weatherston, Vice President Joe Kiriaki, Trustee Nancy Pierce, Ami May, Ron Bocciardi, Jeff Hintz and Michael Moore

**EXCUSED:** 0

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

3. **Approval of Minutes**

**Motion by Bocciardi** to approve the minutes from May 20, 2024. Seconded by **Trustee Pierce**  
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. LAND USE MAP AMENDMENT REVIEW – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the parcel located at 6040 Douglas Avenue changing the land use category from Governmental & Institutional to Commercial to accommodate the rezoning of parcel for future business development submitted by Village of Caledonia, Applicant & Owner. (Parcel ID No. 104-04-23-18-300-230)**
- B. REZONE REVIEW – Review a request to rezone a ±1.23-acre parcel located at 6040 Douglas Avenue from M-1, Light Manufacturing District to B-2, Community Business District for the future commercial redevelopment of the old Caledonia Fire Station No. 12 submitted by Village of Caledonia, Applicant & Owner. (Parcel ID No. 104-04-23-18-300-230)**

Staff presented on items 5A and 5B, summarizing material provided in the packet. Staff reviewed the deed restrictions that have been recorded on the property for the Commission.

**Public Hearing opened at 6:06 PM**

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

**In Favor:**

1. Miles Mulligan, 5 Mile Rd – Would like to see a business on the property that enhances the community, and also expressed support for the deed restrictions.

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

**Against:**

None

**Public Hearing closed at 6:11 PM**

Staff responded to various questions stated as part of the public hearing and from Commissioners.

**Item 5a) Motion by Bocciardi** to adopt Resolution 2024-03 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change land use category from Governmental and Institutional to Commercial for the property located at 6040 Douglas Avenue (Parcel ID No. 104-04-23-18-300-230), for the following reasons:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-2, Community Business District for the future redevelopment of the former Caledonia Fire Station No. 12.

**Seconded by Kiriaki**

**Motion carried 7-0.**

**Item 5b) Motion by Bocciardi** to recommend to the Village Board that the property located at 6040 Dougals Avenue (Parcel ID No. 104-04-23-18-300-230) be rezoned from M-1, Light Manufacturing District, to B-2, Community Business District for the following reasons:

1. Due to the subject property's proximity to STH 32 and nearby commercial uses, commercial uses should be encouraged in this area.
2. The 2035 Land Use Plan designates this property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

**Seconded by Kiriaki**

**Motion carried 7-0.**

- C. REZONE REVIEW – Review a request to rezone a ±3.05-acre parcel located at 7930 Hagemann Road from A-2, Agricultural District to B-3, Highway Business District for the future commercial development submitted by Greg Thompson, Applicant and Owner. (Parcel ID No. 104-04-22-07-053-000)**

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

**Public Hearing opened at 6:18 PM**

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

**In Favor:**

1. Jesse James, Hagemann Rd – Would like to see some kind of a fence to block the view.
2. Jerry Lueneburg, 7 Mile Rd – Would like to see trees along the property or fence to block access to residential area.
3. Jacob Voigt, 7 Mile Rd – Would like to know what kinds of restrictions will be imposed, if any (noise, hours of operation), fencing, and if there will be restrictions on types of businesses.

**Planning Commission Meeting  
Monday, June 24, 2024**

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

**Against:**

None

Applicant responded to various questions stated as part of the public hearing. Explained that there will be a 40 foot buffer zone that will be landscaped heavily, but no fence. Not typical rental storage, they are sold units for workshops and small businesses.

**Public Hearing closed at 6:27 PM**

Applicant responded to various questions of Commissioners. There are no restrictions on renting out the units, but there are rules to follow.

**Motion by Pierce** to recommend to the Village Board that the ±3.05-acre parcel located at 7930 Hagemann Road be rezoned from A-2, Agricultural District to B-3, Highway Business District for the future commercial development, Parcel ID No. 104-04-22-07-053-000, 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 Moore.**

**Motion carried 7-0.**

- D. CONDITIONAL USE AMENDMENT AND BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a request for a conditional use amendment for the parcel located on USH 41, directly south of 6009 USH 41, 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 and approve the associated building, site, and operation plan submitted by Luke Sebald, Applicant, Caledonia Trailers LLC, Owner. (Parcel ID No. 104-04-22-19-037-000)**

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

**Public Hearing opened at 6:37 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:**

None

**Public Hearing closed at 6:38 PM**

Luke Sebald, the applicant, responded to various questions of the Commission. There were delays due to budget constraints and market conditions.

**Motion by Kiriaki** to recommend the Village Board approves the proposed conditional use amendment extending the time of compliance by twelve months to begin construction of a 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 as outlined in Exhibit A for the following reasons:

1. The proposed use is permitted by conditional use permit in the B-3 Highway Business District through the conditional use review process.
2. The proposed conditional use is in accordance with the purpose and intent of Title 16 of Municipal Code and complies with all its sections.

**Seconded by Pierce**  
**Motion carried 7-0.**

**Motion by Kiriaki** to recommend to the Village Board that a building, site, and operation plan for the construction of a ±10,000 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 for the following reasons:

1. The proposed use is consistent with the conditions of the conditional use permit.
2. The proposed meets the criteria for approval as stated in Sec. 16-4-1 (Required Plans) of Municipal Code.

**Seconded by Pierce.**  
**Motion carried 7-0.**

**6. New Business**

- A. CERTIFIED SURVEY MAP - Review a proposed certified survey map creating two lots for the parcel located along 7 Mile Road submitted by Ken Rusch, Applicant, Paul Thomas & Hasan Salem, Owners. (Parcel ID No. 104-04-22-08-005-000)**

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

**Motion by Kiriaki** to recommend approval of the Certified Survey Map subject to the 4 conditions listed in the Village Engineer's Memo dated June 17, 2024.

**Seconded by Pierce.**  
**Motion carried 7-0.**

- B. CERTIFIED SURVEY MAP – Review modifications to the conditions of approval for the 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 Ashely 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 item, summarizing material provided in the packet. The reason for the request is to accommodate proper grading for the project.

**Motion by Kiriaki** 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 Conditions 1-5 listed in the Village Engineers Memo dated 4-17-2024 and amending Condition 6 to be as follows:

1. A 12' Slope Easement is to be provided along the 33' Right-of-Way Dedication along Golf Road. A separate exhibit with legal description shall be provided prior to the recording of the CSM.

**Seconded by Moore.**  
**Motion carried 7-0.**

**C. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review a building, site, and operation plan for construction of a ±4,875 square-foot addition to an existing commercial building located at 3039 27th Street, Village of Raymond, submitted by Sukhi Singh, Applicant, Musafar Group LLC, Owner. (Parcel ID No. 168-04-21-12-038-400)**

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

**Motion by Pierce** to recommend to the Village Board that the building, site, and operation plan for the construction of a ±4,875 square-foot addition located at 3039 W. 6½ Mile Road in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond

**Seconded by Kiriaki.**  
**Motion carried 7-0.**

**D. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review a request to rezone a 10.25-acre parcel from B-3, Commercial Service District and M-3, Heavy Industrial District to B-5, Highway Business District; a request for a conditional use to expand a parking lot and operation of a logistics business; and review a site plan of the expanded parking lot and two ±4,920 square-foot commercial buildings for the property located at 405 27th Street, Village of Raymond, submitted by Predrag Maric, Applicant, Maric Investments LLC, Owner. (Parcel ID No. 168-04-21-01-005-000)**

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

**Motion by Kiriaki** to recommend to the Village Board that the rezoning, conditional use, and building, site, and operation plan for the operation of a truck transportation business and the construction of two ±4,920 square-foot buildings and expanded parking lot located at 405 27th Street in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the rezoning, conditional use, and building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.

**Seconded by May.**  
**Motion carried 7-0.**

**E. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review a 172-square-foot wall sign for the commercial building located at 195 27th Street, Village of Raymond, submitted by August Hoppe, Applicant**

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

**Motion by Bocciardi** to recommend to the Village Board that the sign plan for construction and utilization of a ±172 square-foot wall building located at 195 27th Street in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond granted approval of the proposed wall sign in accordance with plans received on May 22, 2024.
2. The proposed sign meets the intent of the Village of Caledonia development standards in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any modification of the sign will require review by the Village of Raymond and the Village of Caledonia.

**Seconded by Pierce.**  
**Motion carried 7-0.**

**7. Adjournment**

Meeting adjourned at 7:07PM

*Respectfully submitted,*

*Jennifer Olsen*  
*Village Clerk*

DRAFT