

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:** 4 – President Tom Weatherston, Trustee Nancy Pierce, Ron Bocciardi, and Jeff Hintz

**EXCUSED:** 3 – Michael Moore, Ami May and Vice President Joe Kiriaki

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

3. **Approval of Minutes**

**Motion by Pierce** to approve the minutes from June 24, 2024. Seconded by **Hintz** 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. TEXT AMENDMENT – Review a proposed text amendment that will amend Section 16-12 related to off-street parking clarifying language and fixing typographical errors.**

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

**Public Hearing opened at 6:05 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 6:05 PM**

The Commission asked staff if the proposed changes modified the existing number of parking stall requirements. Staff responded that the proposed changes did not modify requirements pertaining to the number of required parking stalls but did add language providing flexibility relating to the number of required parking stalls with a  $\frac{3}{4}$  Plan Commission approval for any requested reduction in required number parking stalls for a proposed development.

**Motion by Bocciardi** to recommend to the Village Board that Municipal Code Title 16 Chapter 12: Off-Street Parking be repealed and recreated as presented.

**Seconded by Pierce.**

**Motion carried 4-0.**

**6. New Business**

- 1. BUILDING, SITE, AND OPERATION PLAN REVIEW - Review a building, site, and operation plan for 11, ±2,500 square-foot commercial buildings located at 7930 Hagemann Road, submitted by Greg Thompson, Applicant and Owner. (Parcel ID No. 104-04-22-07-053-000)**

A typo in the agenda item is corrected above.

**Motion by Pierce** to recommend to the Village Board that the building, site, and operation plan for the construction of 11, ±2,500 square-foot commercial buildings for the operation of various small businesses with landscape plan modifications as recommended by staff located at 7930 Hagemann 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. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Mixed Use – Commercial and Residential.

**Seconded by Hintz.**

**Motion carried 4-0.**

- 2. COOPERATIVE BOUNDARY AGREEMENT REVIEW – Review a master sign plan allowing for the construction and display of one, 84 square-foot wall sign for an existing commercial building located at 215 27th Street, Village of Raymond submitted by Adam Smikowski, Applicant, JAAV Property I LLC, Owner. (Parcel ID No. 168-04-21-01-007-000)**

**Motion by Bocciardi** to recommend to the Village Board that the sign plan for construction and installation of a ±84 square-foot wall building as illustrated in Exhibit A, located at 215 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 June 24, 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 4-0.**

**7. Adjournment**

Meeting adjourned at 6:11 PM

*Respectfully submitted,*

**Planning Commission Meeting  
Monday, July 29, 2024**

*Jennifer Olsen  
Village Clerk*