

**Planning Commission Meeting
Monday, August 26, 2024**

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, Ron Bocciardi, Jeff Hintz, Michael Moore, and Ami May

EXCUSED: 0

STAFF: Development Director Peter Wagner, Planner/Zoning Administrator Todd Roehl, Village Engineer Ryan Schmidt, and Village Clerk Jennifer Olsen.

3. Approval of Minutes

Motion by Pierce to approve the minutes from July 29, 2024, seconded by **Bocciardi**.
Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the commission:

1. Dan Jesion, Shore Dr – Concerns about lot sizes and alley in proposed subdivision
2. Fran Martin, 5 Mile Road – Concerns about approving a concept plan before public hearing and an overreliance on residential taxes and that the Village should not fund residential development with TID 6 financing.
3. Thomas Billman, 5 Mile Rd - Concerns about proposed subdivision
4. Duncan Cortez, 5 Mile Rd - Concerns about proposed subdivision
5. Sandra Eppers, Charles St - Concerns about lot sizes and alley in proposed subdivision
6. Lesley Shepardson, 5 Mile Rd - Concerns about lot sizes in proposed subdivision
7. Joel Lechner, 5 Mile Rd - Concerns about potential road changes and safety with proposed subdivision
8. Michelle Laycock, Sunshine lane – Concerns about tax increases due to proposed subdivision and the effect on wildlife
9. Dustin Shrank, 5 Mile - Concerns about potential affect on wildlife and pollution with proposed subdivision

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

- A. **REZONE – Review a request to rezone ±1.25 acres of land on three parcels located on Chester Lane from R-6, Two-Family Residential District (Legacy District) to Rd-1, Two-Family Residential District, for the purpose of reclassifying the district to reflect the current zoning code district category submitted by Jeffrey Kerekes, Applicant and Owner. (Parcel ID Nos. 104-04-23-20-124-011, 104-04-23-20-124-012, & 104-04-22-23-20-124-013)**

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

Public Hearing opened at 6:20 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 6:20 PM

Staff clarified that property owner rezoning fees have been waived for this request.

Motion by Pierce to recommend to the Village Board that the three parcels located along Chester Lane be rezoned from R-6, Two-Family Residential District (Legacy District) to RD-1, Two-family Residential District for the following reason:

1. The rezoning of the parcels will maintain existing property rights to develop the properties as a two-family residential development.

Seconded by Kiriaki.

Motion carried 7-0.

6. New Business

A. CONCEPT SUBDIVISION PLAT REVIEW - Review a concept subdivision plat creating 64 lots for the two parcels located north of 1913 5 Mile Road submitted by Daniel Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-077-000 & 104-04-23-17-081-000)

Staff presented on the item, summarizing the material in the Plan Commission packet. SR Mills of Bear Development presented on the item, answering questions raised during the public comment period.

- Lots sizes are comparable to the surrounding areas
- Reason for alley/private road is to avoid driveway cuts on 5 Mile Road
- Estimated 2-3 years to build out, approximately 20-30 homes/year

Staff advised that this is just a concept plat, looking at density and general layout of the subdivision. Further along in the review process, the applicant will submit a preliminary plat, a final plat, and enter into a development agreement. This process does not require a public hearing.

Motion by Kiriaki to lay the item over until the next meeting and asked the applicant to hold a neighborhood meeting with a revised plat that takes into account residents' concerns.

Seconded by May.

Motion carried 6-1. Peirce voted nay.

B. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±24,900 square-foot bio-solid storage facility located at 13308 Golf Road submitted by Hintz Development LLC, Applicant, Hintz

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Real Estate Development Company, Owner. (Parcel ID Nos. 104-04-22-31-007-000 & 104-04-22-31-021-000)

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

Motion by Kiriaki to recommend to the Village Board that the building, site, and operation plan for the construction of a 72'x420' storage building to operate a bio-solid storage facility with no outdoor storage for the parcels located at 13038 Golf Road and the parcel directly east of 13038 Golf Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
2. The proposed use is consistent with the approved conditional use permit allowing for the construction and utilization of a bio-solids storage facility.
3. There is little to no visibility anticipated of the structure and use from rights-of-way, including Interstate 94.
4. The proposed use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

Seconded by Moore.

Motion carried 7-0.

7. Adjournment

Meeting adjourned at 6:57 PM

Respectfully submitted,

*Jennifer Olsen
Village Clerk*