

Due to technical difficulties, the audio recording begins at Item 6A

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, Vice President Joe Kiriaki, Trustee Nancy Pierce, Ron Bocciardi, and Ami May

EXCUSED: 2 – Jeff Hintz, Michael Moore

STAFF: Development Director Peter Wagner, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, and Village Clerk Jennifer Olsen

3. Approval of Minutes

Motion by Pierce to approve the minutes from August 26, 2024, seconded by **Bocciardi**
Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the Commission:

1. Joe Minorik, Finch Lane – Spoke against Item 6A citing issues with the variances
2. Tom Bauer, Dublin Court - Spoke against Item 6A citing issues with the drainage
3. Z. Randolph, Shore Dr - Spoke against Item 6A citing issues with the density
4. Dan Jesian, Shore Dr - Spoke against Item 6A citing issues with the variances
5. David Dubinsky, Meadow Dale Lane – Spoke against Item 6A citing issues with the density
6. Tom Brolyen Kant, Shore Dr - Spoke against Item 6A citing issues with the density
7. Fran Martin, 5 Mile Road - Spoke against Item 6A citing issues with the variances
8. Lesley Shepardson, 5 Mile Road - Spoke against Item 6A citing issues with the density
9. Dustin Schrank, 5 Mile Road - Spoke against Item 6A citing issues with the variances
10. Duncan Cortez, 5 Mile Road - Spoke against Item 6A citing issues with the variances
11. Thomas Billman, 5 Mile Road – Spoke against Item 6A citing issues with the variances and density
12. Joel Lechner, 5 Mile Road - Spoke against Item 6A citing issues with the variances

5. New Business

A. **CERTIFIED SURVEY MAP REVIEW - Review a proposed certified survey map creating two lots for the parcel located at 4238 Nicolson Road**

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

Motion by Kiriaki to recommend the Village Board approve the Certified Survey Map subject the 10 conditions listed in Exhibit A of the Village Engineer's Memo.

Seconded by Pierce.

Motion carried 5-0.

B. **BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a site plan for the expansion of a telecommunication tower and ground equipment with fencing for the property located at 8451 USH 41**

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

Motion by Kiriaki to recommend the Village Board approve the building, site, and operation plan for the expansion of ground telecommunications equipment located at 8451 USH 41 be approved for the following reason:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.

Seconded by Bocciardi.

Motion carried 5-0.

6. Continuing 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**

The developer held an open house to hear resident's concerns. Changes were made to the concept plan as specified in the agenda packet. Staff informed the Plan Commission of existing goals and policies that are part of the adopted comprehensive plan that should be applied when considering the proposed concept subdivision plat.

The concept plan is consistent with the following goals of the 2035 Multi-Jurisdictional Comprehensive Plan for Racine County:

- Land uses and densities that promote efficient development patterns and relatively low municipal costs
- Provides adequate infrastructure and supply of developable land to meet existing and future demand for residential uses
- Balances individual property rights with community interests and goals
- Promotes redevelopment and infill development in areas with existing infrastructure/services and enhances existing residential uses

The concept plan is consistent with the following Comprehensive Plan Housing Policies:

- Supports the full range of and variety of housing types at flexible densities as appropriate
- Encourages the use of conservation design for residential development in areas to minimize impacts on farming areas and environmentally sensitive areas

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- Encourages motorized and non-motorized travel connectivity between adjacent housing developments (the proposed plat will also include a section of recreation trail along the Klema Ditch on the west end of the development which will provide connectivity to school and eventually to Crawford Park)
- Encourages infill development that benefits existing residents, prevents their displacement, and improves the tax base, availability of jobs, and community facilities

Public Safety: Village of Caledonia Fire Department and Police Department have advised that this addition would not have a negative impact on their capacity to serve the neighborhood, nor require additional financial resources. Response times would likely improve in the area with the connection of 5 Mile Road.

Sanitary and Storm Sewer Utilities: The current priority is to increase storm water capacity where possible. Storm water management is a requirement for this development, and it was not required on nearby developments. Additional sanitary sewer lines will not be connected to the lines where existing issues have occurred.

Motion by Pierce to move to the Village Board with no recommendation.
Seconded by May
Motion carried 5-1.

7. Adjournment

Meeting adjourned at 7:00 PM.

Respectfully submitted,

*Jennifer Olsen
Village Clerk*