

1. **Meeting called to order**

Vice-President Joe Kiriaki called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. **Roll Call/Introductions**

**PRESENT:** 6 – Vice President Joe Kiriaki, Trustee Nancy Pierce, Ron Bocciardi, Jeff Hintz, Ami May, and Michael Moore

**EXCUSED:** 1 – President Tom Weatherston

**STAFF:** Development Director Peter Wagner, Village Engineer Ryan Schmidt, and Village Clerk Jennifer Olsen

3. **Approval of Minutes**

**Motion by Peirce** to approve the minutes from October 28, 2024, seconded by Moore.

**Motion carried unanimously.**

4. **Public Comment**

The following people appeared to speak before the Commission:

**Comments made here were repeated during Public Hearing.**

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 two parcels located along 5 Mile Road north of 1913 5 Mile Road, changing the land use category from Low Density Residential to Medium Density Residential to accommodate the rezoning of the parcels for future single-family residential development submitted by Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)

**Public Hearing opened at 6:10 PM**

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

Vice-President Kiriaki asked three times if anyone wanted to speak in favor of this proposal.

**In Favor:**

None

Vice-President Kiriaki asked three times if anyone wanted to speak against this proposal.

**Against:**

**Planning Commission Meeting  
Monday, November 25, 2024**

1. Michelle Miller, 2427 5 Mile Road – Concerns about run-off flooding and creek pollution, and the possibility of eminent domain being used to widen road. Thinks that 5 Mile Road going through will make it unsafe.
2. Dustin Schrank, 1515 5 Mile Road – Concerns about an increase in traffic and decrease in safety.
3. Joel Lechner, 1615 5 Mile Road – Concerns about the high construction cost and decreased home diversity. Questions whether the infrastructure on 5 Mile Rd and Charles St was built to handle traffic.
4. Duncan Cortez, 1907 5 Mile Road – Does not want density changed because low density was why he moved there.
5. Dan Jesion, 1818 Shore Dr – Concerns that the home density is too high in the proposed development, and that the roads are not capable of handling traffic.
6. Lesley Shepardson, 1601 5 Mile Road – Would like more conversations on how this helps the community and the people already living here, and how this will help bring in commerce. Also wants to know how long construction will take.
7. Joe Minorik, 6007 Finch Lane – Concerns regarding the extension of 5 Mile Road. Would like to see a fully developed master plan for the extension before any development in the areas is approved. Currently the road has varied widths, and in many places it is very narrow and barely allows 2 vehicles to pass at the same time.
8. Liz Alvarado, 2737 5 Mile Road – Would like to be more informed on how the decisions are being made, and what the environmental impact will be. Would also like more information on how this development will entice businesses to bring more retail/commerce to the area.

**Public Hearing closed at 6:30 PM**

- B. REZONE REVIEW** – Review a request to rezone ±27.4 acres consisting of two parcels located directly north of 1913 5 Mile Road from R-3, Single-Family Residential District to R-5, Single-Family Residential District for the future single-family residential development Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)

**Public Hearing opened at 6:31 PM**

Vice-President Kiriaki asked three times if anyone wanted to speak in favor of this proposal.

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

**In Favor:**

None

Vice-President Kiriaki asked three times if anyone wanted to speak against this proposal.

**Against:**

**Planning Commission Meeting  
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1. Dan Jesion, 1818 Shore Dr – His property is zoned R3 and thinks having a neighboring R5 is too dense. Would like to consider at least R4.
2. Joe Minorik, 6007 Finch Lane – Was on the Commission when the previous Land Use Plan was approved and thinks that this development is not consistent with that.
3. Dustin Schrank, 1515 5 Mile Road – Would feel better with it going to an R4 instead of R5

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

Staff answered questions asked by the Commission, including,

- Charles St and 5 Mile Rd is classed as a principle thoroughfare
- A Comprehensive Plan is scheduled for 2025

The developer gave a short presentation and answered question asked by the Commission. They reiterated that the average lot size and width of the proposed development is in line with the existing three neighborhoods.

**Item 5A -Motion by Hintz** to adopt Resolution 2024-04 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Low Density Residential to Medium Density Residential for the two properties located north of 1913 5 Mile Road (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000), for the following reasons:

4. This land use amendment is compatible with the land use classifications of abutting properties.
5. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
6. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the R-5, Single Family Residential District for the future single-family residential development.

**Seconded by Moore.**

**Motion does not pass by the following roll call vote:**

**Ayes: 3 – Moore, Bocciardi, Hintz**

**Nays: 3 – Kiriaki, May, Pierce**

**Item 5B - Motion by Hintz** to table the item, seconded by Pierce.

**Motion carried 6-0.**

**6. New Business**

- A. **CERTIFIED SURVEY MAP REVIEW** – Review a certified survey map creating two lots for the parcel located at 5628 CTH H submitted by Elizabeth D. Proeber, Applicant, Harold & Susan Proeber, Owners. (Parcel ID No. 104-04-22-20-047-000)

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

**Motion by Hintz** to recommend approval of the CSM subject to the 9 conditions listed in the Village Engineers Memo dated November 12, 2024 to the Village Board.  
**Seconded by Pierce.**  
**Motion carried 6-0.**

- B. **RIGHT-OF-WAY VACATION** – Review a right-of-way vacation request for the portion of unimproved road right-of-way identified as North St. Clair Street abutting Royal Park Road submitted by Glenn Stritchko and Shane and Dawn Willison.

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

**Motion by Pierce** to recommend to the Village Board that the Right-of-Way of N. St. Clair Street be vacated and the Village Board schedule a Public Hearing.  
**Seconded by May.**  
**Motion carried 6-0.**

7. **Adjournment**

Meeting adjourned at 7:28 PM.

*Respectfully submitted,*  
  
*Jennifer Olsen*  
*Village Clerk*

