

**1. Meeting called to order**

President Tom Weatherston called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

**2. Roll Call/Introductions**

**PRESENT:** 6 – President Tom Weatherston, Vice President Joe Kiriaki, Ron Bocciardi, Ami May, Jeff Hintz, and Michael Moore

**EXCUSED:** 1 – Trustee Nancy Pierce

**STAFF:** Village Administrator Todd Willis, Development Director Peter Wagner, Village Attorney Elaine Ekes, and Village Clerk Jennifer Olsen

**3. Public Comment**

The following people appeared to speak before the Commission:

1. Joe Minorik, 6009 Finch Lane – Concerns about zoning density. Commented on agenda setting, timing, and transparency.
2. Rachel Cortez, 1907 5 Mile Rd – Concerns about increased density and traffic issues.
3. Janet Mrazek, 6020 Charles St – Concerns about traffic and environmental issues. Would like to see the development zoned R3.
4. Kristi Heuser, 4116 12<sup>th</sup> St Kenosha – Root-Pike Watershed Initiative Network stated multiple projects the organization is working on how it impacts the Klema Ditch and that any development of the Thomas Tree Farm should take these projects into consideration and not negatively impact the watershed.
5. Joel Lechner, 1615 5 Miles Rd – Concerns about increased traffic and safety
6. Margie Carranza, 6043 Dublin Ct – Safety concerns with increased traffic and water drainage
7. Leslie Shepherdson, 1601 5 Mile Rd – Concerns about traffic and density, watershed pollution.
8. Dan Jesion, 1818 Shore Dr – Concerns about the zoning density.
9. Fran Martin, 5630 5 Mile Rd - Concerns about residential development in TID 6 competing with homes sales in TID 5, delaying its closing. Reiterated that changes in land use and zoning should not be approved until the Village Board makes a determination regarding the 40% common green space requirement, and traffic issues.

**4. Continuing Business**

- 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)

Staff explained the procedural rules for a tie vote according to state statutes. State Statute requires that a majority of the Plan Commission take action on the resolution before the land use change request can go before the Village Board for final review. At the November Plan Commission meeting there was a 3-3 vote to adopt a resolution recommending approval of the land use change. In this case, a vote with a minimum of four votes either for or against is required. As this requirement was not met, the review by the Plan Commission for the requested land use change was rescheduled for December 16th.

**Motion by Weatherston** 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:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
3. 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 passed by the following roll call vote:**

**Ayes: 4 – Weatherston, Moore, Bocciardi, Hintz**

**Nays: 2 – Kiriaki, May**

**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)**

**Motion by Weatherston** to recommend to the Village Board that 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) be rezoned from R-3, Single-Family Residential District, to R-5, Single-Family Residential District for the following reasons:

1. The rezone promotes flexible density and is in an area with existing infrastructure and services.
2. The 2035 Land Use Plan designates this property as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

**Seconded by Michael Moore.**

**Motion passed by the following roll call vote:**

**Ayes: 4 – Weatherston, Moore, Bocciardi, Hintz**

**Nays: 2 – Kiriaki, May**

**5. Adjournment**

Meeting adjourned at 6:53 PM.

*Respectfully submitted,*

*Jennifer Olsen  
Village Clerk*

DRAFT