

**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, Trustee Nancy Pierce, Jeff Hintz, Ami May, and Michael Moore

**EXCUSED:** 1 – Ron Bocciardi (participated by phone)

**STAFF:** Village Administrator Todd Willis, Development Director Peter Wagner, Deputy Village Clerk Norgie Metzinger, and Village Clerk Jennifer Olsen

**ALSO IN ATTENDANCE:** Trustees Fran Martin and Dale Stillman

**3. Approval of Minutes**

**Motion by Pierce** to approve the minutes from January 27, 2025, seconded by Kiriaki.  
**Motion carried unanimously.**

**4. Public Comment**

The following people appeared to speak before the Commission:

1. Marissa Shultz, 5491 Short Rd – Drainage issue along road from storm damaged trees clogging.
2. Martha Hutsick, 4502 Harvest Ln – Gave thanks to the Planning Department and the Village for taking care of property clean up issues on Highway 31.

**5. Public Hearing and Possible Action on Items Set for Public Hearing**

**A. PARK & OPEN SPACE PLAN REVIEW** – Review and make a recommendation on the proposed update to the Park & Open Space Plan for the Village of Caledonia: 2050. Its purpose is to help guide the future development, preservation, and enhancement of parks, trails, and recreational spaces within the Village; submitted by the Village of Caledonia, Applicant.

Staff presented on the item, summarizing the material provided in the packet. Brian Walter from SEWRPC Wisconsin Southeast Regional Planning Commission gave a presentation.

**Public Hearing opened at 6:22 PM**

1. Martha Hutsick, 4502 Harvest Ln – Requests delaying a vote on the item to allow her and others to finish reading it.
2. Marissa Schultz, 5491 Short Rd – Has questions about the survey respondent demographics. Approves of the recognition of the Caledonia Conservancy in the

plan, but would like to see it mentioned that horse trails are maintained by volunteers and what, if anything, is planned for them.

3. Maureen Wolff, 7617 Michna Rd – Requests delaying a vote on the item to allow her and others to finish reading it. Thinks parks are not maintained well enough now, and doesn't think more parks are a good idea.
4. Charles Michna, 4326 7 Mile Rd – Recommends bike trail connection between 6 and 7 Mile road be reconsidered, and to look for federal assistance on lakeside cliff erosion.
5. Fran Martin, 5630 5 Mile Rd – Requests delaying a vote on the item to allow her and others to finish reading it.
6. Sandy Welsher, 8804 Foley Rd – Requests delaying a vote on the item to allow her and others to finish reading it. Would like to see the horse community included more.
7. Wendy McC, 5825 Richmond Dr – Requests delaying a vote on the item to allow her and others to finish reading it. Would like to see the horse community included more.

President Weatherston asked three times if anyone else wanted to speak for or against.

- None

**Public Hearing closed at 6:44 PM**

**Motion by Kiriaki** to table the item until the next meeting and to keep public comment open until the next meeting.

**Seconded by Pierce. Motion passed by the following roll call vote:**

Ayes: 4 – Joe Kiriaki, Nancy Pierce, Ami May, Ron Bocciardi

Nays: 3 – Tom Weatherston, Jeff Hintz, Michael Moore

**6. New Business**

- A. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a 32-acre private solar utility located at 7444 CTH V submitted by Peter Murphy, Applicant, J&L Trading-Investments LLC, Owner. (Parcel ID No. 104-04-22-07-033-000)

**Motion by Kiraki** to recommend to the Village Board that the building, site, and operation plan for the constructions of a ±32-acre solar power generation facility located at 7444 CTH V 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 Pierce.**

**Motion carried 6-0.**

- B. BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a 13,542 square-foot building addition to Gifford School with parking lot and school interior modifications located at

**Planning Commission Meeting  
Monday, February 24, 2025**

8332 Northwestern Avenue submitted by Jeffrey Bridleman, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-22-34-064-000)

**Motion by Kiriaki** to recommend to the Village Board that the site plan for the construction of a 13,542 square-foot school addition to Gifford School with parking lot and school interior modifications at 8332 Northwestern Avenue be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is compatible with the existing use of a school on the property.

**Seconded by Hintz.**

**Motion carried 6-0.**

**7. Continuing Business**

- A. TEMPORARY USE REVIEW** – Consider a request to utilize a 20’ x 40’ canopy tent and 8’ x 20’ cargo container for the sale of fireworks from June 7, 2025, through July 7, 2025 located at 7952 USH 41 submitted by Jacob Zamora, Applicant; Kidangayil, Inc., Owner (Parcel ID No. 104-04-22-07-076-000) (*Plan 1/27/25 layed over*)

**Motion by Pierce** approve a temporary use with conditions listed in Exhibit A, for fireworks sales in a 20’ x 40’ canopy tent and the storage of fireworks in an 8’ x 20’ shipping container located on the property, as illustrated on the submitted site plan, at 7952 USH 41 for the following reasons:

1. The temporary use is allowed by underlying zoning.
2. The proposed temporary use is absent of detriment to the uses in the zoning district.

**Seconded by Moore.**

**Motion carried 6-0.**

**8. Adjournment**

Meeting adjourned at 7:24 PM.

*Respectfully submitted,*

*Jennifer Bass  
Village Clerk*