

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: 7 – President Tom Weatherston, Trustee Nancy Pierce, Jeff Hintz, Ami May, Ron Bocciardi, Vice President Joe Kiriaki, and Michael Moore

ABSENT: 0

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Deputy Village Clerk Norgie Metzinger, and Village Clerk Jennifer Olsen

ALSO IN ATTENDANCE: Trustee Fran Martin

3. Approval of Minutes

Motion by Pierce to approve the minutes from February 24, 2025, seconded by Moore.

Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the Commission:

1. Fran Martin, 5630 5 Mile Road - Concerns that population projection is inaccurate in the proposed Park & Open Space Plan.
2. Lisa Christensen, 2901 5 1/2 Mile Rd – Concerns about erosion control at end of 5 ½ Mile Road, would like native replanting, and would like an overpass at 7 Mile Road overpass to connect trails. Would also like to maintain open space requirements in subdivisions.
3. Marissa Schultz, 5491 Short Road – Would like to see fewer new parks and focus on developing existing ones. Would like to see more about horse trails in the Parks and Open Space Plan.
4. Joel Lechner, 1615 5 Mile Road – Concerns about subdivisions being built and how long will it take.

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

- A. CONDITIONAL USE REVIEW – Review a request for a conditional use allowing the applicant to construct a detached accessory building that consists of a storage area on the first floor and an agricultural laborer’s quarters (not for rent) on the second floor of the building located at 6208 STH 31 submitted by Kjell Erlandsson and Elizabeth Cameron, Applicants and Owners. (Parcel ID No. 104-04-22-13-042-000)**

Staff summarized the material provided in the packet.

Public Hearing opened at 6:15 PM

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

- Howard Stacey, 5750 5 Mile Rd - in favor
- Fran Martin, 5630 5 Mile Road - in favor
- Kjell Erlandsson, 6208 Highway 31 (applicant) - in favor

Public Hearing closed at 6:17 PM

Motion by Kiriaki to recommend that the Village Board approves the Conditional Use request allowing the applicant to construct a detached accessory building that consists of a storage area on the first floor and an agricultural laborer's quarters (not for rent) on the second floor of the building for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use will not negatively impact neighboring parcels.

Seconded by Pierce. Motion carried 7-0.

6. New Business

A. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating three lots for the parcel located directly west of 5015 3 Mile Road submitted by Christin Cech, Applicant & Owner. (Parcel ID No. 104-04—22-36-013-020)

Motion by Moore to recommend that the Village Board approves:

1. A waiver to 14-1-5-(g)(3)(b) for exceeding the lot size ratio of 2.5:1
2. A waiver to 18-1-4-(d)(1)-(4) for allowing multiple access points onto a principal thoroughfare
3. The Certified CSM for Parcel ID 104-04-22-36-013-020 subject to the 11 conditions listed in Exhibit A of this report.

Seconded by Pierce.

Motion carried 7-0.

B. FINAL SUBDIVISION PLAT REVIEW – Review a final subdivision plat for Phase 1 of the Homestead Acres Subdivision creating 21 lots located along Northwestern Avenue north of 7208 Northwestern Avenue submitted by Nancy Washburn, Applicant, Newport Group LTD, Owner. (Parcel ID No. 104-04-22-35-029-030)

Motion by Kiriaki to recommend that the Village Board approves the Final Plat for the Homestead Acres subdivision subject to the 7 conditions listed in Exhibit A of this report.

Seconded by Pierce.

Motion carried 7-0.

C. PRELIMINARY SUBDIVISION PLAT REVIEW - Review a preliminary subdivision plat creating 62 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)

Motion by Moore to recommend that the Village Board approves the Preliminary Plat for the Thomas Farms subdivision subject to the 23 conditions listed in Exhibit A of this report.

Seconded by Hintz.

Motion carried 5-1. Pierce voted nay, Kiriaki abstained.

D. COOPERATIVE BOUNDARY AGREEMENT PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±53,000 square-foot commercial building located at 3030 CTH K submitted by Mark Molinaro Jr., Applicant, Top Flight LLC, Owner. (Parcel ID Nos. 168-14-21-25-005-010 & 168-14-21-25-005-020)

Motion by Kiriaki to recommend to the Village Board the proposed building, site, and operation plan for the construction and utilization ±53,000 square-foot commercial building located at 3030 CTH K in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and finds that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Seconded by Pierce.

Motion carried 7-0.

7. Continuing Business

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 addressed questions and concerns raised during the public comment period, submitted in writing prior to the meeting, and submitted on social media.

Motion by Moore to recommend that the Village Board that the Park & Open Space Plan for the Village of Caledonia: 2050 be adopted as presented.

Seconded by Bocciardi.

Motion passed by the following roll call vote:

Ayes: 6 – Nancy Pierce, Ami May, Ron Bocciardi, Tom Weatherston, Jeff Hintz, Michael Moore

Nays: 1 – Joe Kiriaki

8. Adjournment

Meeting adjourned at 7:33 PM.

*Respectfully submitted,
Jennifer Bass
Village Clerk*