

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, Trustee Nancy Pierce, Ami May, Vice President Joe Kiriaki, Jeff Hintz, and Michael Moore

ABSENT: 1 - Ron Bocciardi

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 Bass

ALSO IN ATTENDANCE: Trustee Fran Martin

3. Approval of Minutes

Motion by Pierce to approve the minutes from March 31, 2025, seconded by Moore.
Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the Commission:

1. Fran Martin, 56305 7 Mile Rd – Thanks to Commissioners Ron Bocciardi and Joe Kiriaki for their service.

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

- A. COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REVIEW** – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictions Comprehensive Plan for Racine County: 2035 for the parcel located on the southeast corner of 4 Mile Road and North Green Bay Road changing the land use category from Office Park to High Density Residential to accommodate the rezoning of the parcel for future multi-family development submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)
- B. REZONE REVIEW** – Review a request to rezone a ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road from R-4, Single-Family Residential District and M-1, Light Manufacturing District to Rm-1, Multi-Family Residential District for the future multi-family development submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)

Staff summarized the material provided in the packet.

Public Hearing opened at 6:07 PM

**Planning Commission Meeting
Monday, April 28, 2025**

President Weatherston asked three times if anyone wanted to speak for or against for either the land use amendment or rezone request.

1. Jesse James, 7919 Hagemann Rd – Has questions about the location of certain items in the development (retention pond, garbage, etc.)
2. Linda Meredith, 3012 4 Mile Rd – Does not want an apartment building next to her house.
3. Larry Schuls, 4718 N Green Bay Rd – Concerns about traffic, and apartment complex being low-income.
4. Susan Monahan, 4701 N Green Bay Rd – Concerns about additional traffic and people. Prefer houses to apartments.
5. Dennis Maller, 4740 N Green Bay Rd – Speaking on behalf of four neighbors in addition to himself. Is supportive of the existing land use and zoning and against changing it. Concerned that high density housing would be detrimental to their property values.
6. Jeff Longo, 3112 4 Mile Rd – Agreed with previous comments, concerned about traffic specifically.
7. Mary Peters, 2812 Frontier Dr – Concerns about traffic increases. Would like to see higher-end retail shops instead. Also concerned that apartments will be low-income.
8. Alyssa Kroll, 3417 3 Mile Rd – Concerns about high-density development. Prefers more retail with green space.
9. Fran Martin, 56305 7 Mile Rd – In favor of this development because of the need for residential development in TID 6, despite not being in favor of the TID itself.
10. Adam Rogan, 4241 Coachlight Dr, written submission in support of the development.
11. Peter Olesen, owner of O&H Bakery, 4917 Douglas Ave – written submission in support of the development.
12. Jacob Haman, owner of Culvers, 4542 Douglas Ave – written submission in support of the development.
13. Torben Christensen, owner of WI Products, Inc. – written submission in support of the development.
14. Ryan Rakovich, 4736 N Green Bay Rd – Agrees with previous comments against the development.
15. Kim Jentzen, 5321 4 Mile Rd – Agrees with previous comments against the development.
16. Heather Doebereiner, 1815 Fireside Dr – Concerns about traffic and high-density housing.
17. Dominic Longo, 3024 4 Mile Rd – Doesn't want more people to live by his property.
18. Laura Million, RCEDC – Commented that additional rooftops are needed if the village is to attract retail businesses, as well as local talent to support them.

Public Hearing closed at 6:43 PM

Representative from the Developer F Street spoke about the development and answered questions from the Commission. It was clarified that a traffic study would be a requirement in the later stages of planning.

Item 5A: Land Use Amendment

Motion by Kiriaki to adopt Resolution 2025-02, which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Office Park to High Density Residential for the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000), 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 Rm-1, Multi Family Residential District for the future multi-family residential development.

Seconded by Pierce. Motion carried 6-0.

Item 5B: Rezone

Motion by Kiriaki to recommend to the Village Board that the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000) be rezoned from R-4, Single-Family Residential District and M-1, Light Manufacturing District, to Rm-1, Multi-Family Residential District for the following reason:

1. The 2035 Land Use Plan designates this property as High Density Residential and the proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Seconded by Pierce. Motion carried 6-0.

6. New Business

- A. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating two lots from the ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)**

Motion by Moore to recommend that the Village Board approves the Certified Survey Map for Parcel ID 104-04-23-30-001-000 subject to the 14 conditions listed in Exhibit A of this report.

Seconded by Pierce.

Motion carried 6-0.

- B. CONDOMINIUM SUBDIVISION PLAT REVIEW – Review a condominium subdivision plat creating 22 units for the parcel located at 7930 East Frontage Road submitted by Greg Thompson, Applicant, StorageShopUSA-Caledonia LLC, Owner. (Parcel ID No. 104-04-22-07-053-000)**

Motion by Kiriaki to recommend that the Village Board approve the following:

1. Approves a Modification Waiver from Sec.14-3-4(c)(4)(b)(ii) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop with less than 40% Open Space within the Urban Service Area.
2. Approves a Modification Waiver from Sec. 14-3-5(b) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop without Conservation Easements within the Urban Service Area.
3. Approves the Net Density of the Proposed StorageShopUSA Condominium Development of 7.33 units per acre based on the limited information to date and subject to the 14 conditions listed in Exhibit A of this report.
4. Approves a waiver to Title 14-3 authorizing staff to combine the Preliminary Condo Plat and Final Condo Plat process for this Commercial Condo Plat.

Seconded by Pierce.

Motion carried 6-0.

7. Adjournment

Meeting adjourned at 7:21 PM.

*Respectfully submitted,
Jennifer Bass
Village Clerk*