

**Planning Commission Meeting
Monday, May 19, 2025**

1. Meeting called to order

President Tom Weatherston called the meeting to order at 6:01 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call

PRESENT: 4 – President Tom Weatherston, Ami May, Michael Moore, and Fred Bruhn

EXCUSED: 3 - Jeff Hintz, Michelle Cook, and Trustee Nancy Pierce

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Village Engineer Ryan Schmidt, Deputy Village Clerk Norgie Metzinger, and Village Clerk Jennifer Bass

3. Approval of Minutes

No quorum for approving meeting minutes from April 28, 2025. Layed over until the next meeting.

4. Public Comment

The following people appeared to speak before the Commission:
None

5. New Business

- A. BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a 6,713 square-foot industrial located on a parcel located directly north of 4005 Quick Drive submitted by Nathan Remitz, Applicant, RA Domanik Investments LLC, Owner. (Parcel ID No. 104-04-22-27-018-070).

Staff summarized the material provided in the agenda packet.

Motion by Moore to recommend that the Village Board approves the building, site, and operational plan for the construction of a ±6,713 square-foot industrial building located on the parcel directly north of 4005 Quick Drive subject to the condition that the applicant modify the eastern portion of the building to include additional masonry on the façade and adding shielding to the proposed exterior lighting, for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of manufacturing.

Seconded by May.

Motion carried 4-0.

- B. BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a site plan for the expansion of a telecommunication tower and ground equipment with fencing for the

property located at 6922 Nicholson Road submitted by Daniel Adams, Applicant, Village of Caledonia, Owner. (Parcel ID No. 104-04-22-16-004-000).

Staff summarized the material provided in the agenda packet.

Motion by May to recommend to the Village Board that the building, site, and operation plan for the expansion of ground telecommunications equipment located at 6922 Nicholson Road 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 Moore.

Motion carried 4-0.

- C. TEMPORARY USE REVIEW** – Consider a request to utilize a 30’ x 60’ canopy tent and 8’ x 40’ cargo container for the sale of fireworks from June 19, 2025, through July 6, 2025 located in the Pick n’ Save parking lot located at 5111 Douglas Avenue submitted by Dustin Hein, Applicant; Greentree Station LLC., Owner (Parcel ID No. 104-04-23-20-103-110)

Staff summarized the material provided in the agenda packet.

Motion by May to recommend that the Village Board approves a temporary use with conditions listed in Exhibit A, for fireworks sales in a 30’ x 60’ canopy tent and the storage of fireworks in an 8’ x 40’ shipping container located on the property, as illustrated on the submitted site plan, at 5111 Douglas Avenue 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 4-0.

- D. FINAL CONDOMINIUM 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).

Staff summarized the material provided in the agenda packet.

Motion by May to recommend that the Village Board approves the Final Condominium Plat subject to the 5 conditions listed in the Village Engineer’s Memorandum.

Seconded by Moore.

Motion carried 4-0.

- E. PLAN COMMISSION POSITION ELECTION** – Conduct nominations and elections for the positions of Plan Commission Vice-President and Secretary.

Motion by May to table the item until the next meeting.
Seconded by Moore.
Motion carried 4-0.

6. Adjournment

President Tom Weatherston adjourned the meeting at 6:22 p.m.

Respectfully submitted:
Jennifer Bass
Village Clerk