



SPECIAL COMPREHENSIVE PLAN COMMITTEE AGENDA

Wednesday, January 14, 2026 at 6:30 p.m.
Caledonia Village Hall – 5043 Chester Lane
Caledonia, WI 53402

1. Meeting Called to Order

2. Approval of Minutes

- A. Meeting Minutes – September 17, 2025
- B. Meeting Minutes – October 15, 2025

3. New Business

- A. WORD CLOUD EXERCISE RESULTS** – Review results from exercises conducted with the Special Comprehensive Plan Committee, Plan Commission, Village Board, and Comprehensive Plan Pop-Up Events, used to identify common perceptions of the Village.
- B. COMPREHENSIVE PLAN S.W.O.T ANALYSIS RESULTS** – Review results from the Special Comprehensive Plan Committee, Plan Commission, Village Board, and Comprehensive Plan Pop-Up events identifying the Village’s strengths, weaknesses, opportunities, and threats (SWOT).
- C. PUBLIC PARTICIPATION PLAN UPDATE** – Staff will present an update on ongoing and planned efforts to gather public input for the Comprehensive Plan update.
- D. EXISTING COMPREHENSIVE GOALS** – Review and discussion of existing goals within the Comprehensive Plan elements.

4. Adjournment

Dated January 9, 2026
Jennifer Bass
Caledonia Village Clerk

Only Committee members are expected to attend. However, attendance by all Plan Commission and or Board members is permitted. If additional Plan Commission or Board members attend, four or more Plan Commissioners or three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that four or more Plan Commissioners or three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a “meeting” within the meaning of Wisconsin’s open meeting law. Nevertheless, only the committee’s agenda will be discussed. Only committee members will vote. Board members and Plan Commissioners who attend the committee meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Plan Commission or Village Board at this meeting.

**Special Comprehensive Plan Commission Meeting
Wednesday, September 17, 2025**

1. Meeting called to order

Committee Chair Michael Moore called the meeting to order at 6:36 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

Roll Call

PRESENT: 8 – Michael Moore, Joshua Sopzak, Nate Haigh, Chris Tribbey, Marla Wishau, Laura Million, Roger Therkelsen, Dave Pennings

EXCUSED: 3 – Robert Prochaska, Kimberly Hood, Torben Christensen

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Planner and Zoning Administrator Natalia Nery de Farias

2. Approval of minutes

A. Meeting minutes – August 6, 2025

Motion by Wishau to approve the minutes from August 6, 2025, seconded by Million.
Motion carried unanimously.

B. Meeting minutes – August 27, 2025

Motion by Million to approve the meeting minutes from August 27, 2025, seconded by Wishau. **Motion carried unanimously.**

3. New business

A. WORD CLOUD EXERCISE – Special Comprehensive Plan Committee will participate in a word-cloud exercise with the purpose of gathering one-word descriptors reflecting how the committee views the Village today and what qualities define the Village.

Staff presented on the item, explaining how Committee members could engage with the Word Cloud platform. Once submissions were complete, staff asked members to reflect on the results in preparation for the next exercise.

B. COMPREHENSIVE PLAN S.W.O.T. ANALYSIS – Special Comprehensive Plan Committee members will participate in a structured discussion of the Village’s strengths, weaknesses, opportunities, and threats (SWOT), serving as a key step in assessing current conditions and identifying community priorities.

Staff presented on the item, explaining the purpose and structure of the SWOT exercise. Committee members then identified and made suggestions concerning the Village’s strengths, weaknesses, opportunities, and threats.

4. Adjournment

Committee Chair Michael Moore adjourned the meeting at 7:38 p.m.

Respectfully submitted:

Natalia Nery de Farias

Planner & Zoning Administrator

DRAFT

**Special Comprehensive Plan Commission Meeting
Wednesday, October 15, 2025**

1. Meeting called to order

Committee Chair Michael Moore called the meeting to order at 6:36 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

Roll Call

PRESENT: 5 – Michael Moore, Nate Haigh, Laura Million, Robert Prochaska, Dave Pennings

EXCUSED: 6 – Kimberly Hood, Torben Christensen, Roger Therkelsen, Joshua Sopzak, Chris Tribbey, Marla Wishau

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Planner and Zoning Administrator Natalia Nery de Farias

2. Approval of minutes

Action on this item was deferred due to insufficient quorum.

3. New business

A. DRAFT PLAN REVIEW – Review draft Chapters 1 and 2 of the Village of Caledonia Comprehensive Plan: 2050 update.

Bryan, the Village’s consultant from SEWRPC, presented the draft of Chapters 1 and 2 of the Village of Caledonia Comprehensive Plan: 2050 update. Throughout the presentation, Bryan asked if Committee members had any questions. Committee members asked about specific concepts, local industry mix, and unemployment trends, which the consultant clarified.

B. STAKEHOLDER GROUP IDENTIFICATION – Discuss and identify key stakeholder groups to be engaged in public input activities during the Comprehensive Plan update process.

Staff outlined the expectations for the discussion and asked Committee members to identify potential stakeholder groups to be included in public engagement activities. Staff also provided examples to illustrate potential stakeholder groups within the Village context. Committee members suggested interest groups to be included in the initial list, which is detailed below:

- Abutting municipalities
- Caledonia Business Association
- Caledonia Conservancy
- Caledonia Historical Society
- Developers
- Eco-justice center

- Farmers and large landowners
- Home-Owner Associations
- Institutional groups
 - Racine Unified School District (Olympia Brown and Gifford School)
 - Parent-Teacher Organization
 - Local churches
 - Medical facilities
- Local businesses
- Non-profit groups
 - United Way
- Pony Club
- Racine Area Soccer Association (RASA)
- Racine County Tavern Association
- Senior population
 - St. Monica's Senior Living
 - Parkview Senior Housing Apartments
 - The Woods
 - Sienna

4. Adjournment

Committee Chair Michael Moore adjourned the meeting at 7:35 p.m.

*Respectfully submitted:
Natalia Nery de Farias
Planner & Zoning Administrator*



Community Engagement

Preliminary Results and Updates

Village of Caledonia **2050 Comprehensive Plan Update**

Special Comprehensive Plan Committee

January 14, 2026

Word Cloud

- › Visual exercise performed with four main groups:
 - › Special Comprehensive Plan Committee (SCPC)
 - › Plan Commission
 - › Village Board
 - › Village residents (Pop-up events)
- › Predefined prompt

In one word, how would you describe the Village of Caledonia?

Word Cloud | SCPC



**Number of responses: 21*

Word Cloud | Plan Commission



Word Cloud | Village Board



**Number of responses: 17*

Word Cloud | Pop up events

Beer garden

Peaceful

Questionable

Home

Quaint

Rural

Beautiful

Nostalgic

Developmentally Friendly

Welcoming

*Number of responses: 75

Word Cloud | Final results



S.W.O.T. Analysis

- › Exercise performed with the same groups in addition to the Word Cloud to analyze the Village's **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats.
 - › **Strengths:** What is working well in the Village today?
 - › **Weaknesses:** What doesn't work well right now?
 - › **Opportunities:** What opportunities are we missing?
 - › **Threats:** What challenges should we watch for?

*Number of comments: 46

S.W.O.T. | SCPC

Natural beauty	Public services	Central location	Good business parks	I-94 land available	Accessibility to Lake Michigan	East-West major roadways	Travel to nearby communities to shop	No central location ("Main Street")	Some traffic congestion on Douglas Ave
North-South trail system	Little traffic congestion	Strong farming / equestrian community	Modern infrastructure	Sports programs	Many auto dealerships on Douglas Ave	Fewer high-end restaurant options	Vacant K-Mart	Few dog parks	Pedestrian connectivity
Senior apartment options	River Bend Nature Center	Access to Municipal Airport	Eco-justice Center	Siena Center	Underutilized green space	No higher education institutions	Public transportation to major employers	Shortage of multi-family housing	
Gifford and Olympia Brown	Public safety	Access to higher education	Existing campgrounds	Caledonia Conservancy					
			Strengths					Weaknesses	
Post trail maps online	Attract different restaurant options	Vacant K-Mart redevelopment	Connect neighborhoods through sidewalks	Optimize zoning regulations	Housing costs	Tax base is mostly residential	Loss of farmland	Loss of private trail connectivity	
Reevaluate public transportation demands	Develop mixed-use projects	Build a unique identity	Opportunities						Threats

S.W.O.T. | Plan Commission

Central location (“Green gem between MKE and CHI”)	Natural resources	Successful small businesses	Homes in unsewered areas	Nature centers w/ environ. education	Overpriced grocery store	Many different patterns of residential growth	No mixed-use development	Blighted areas (K-Mart)	Distance between business corridors
Easy access to healthcare facilities	State Highway access	Equestrian community	Easy access to arts, culture, restaurants	Great restaurants	Status of 5 TIDs	Residential development in unsewered areas	Lack of public transportation	Lack of walkability	No solid vision statement for the Village
Good public services	Lower tax rates	Environmental corridors	Farming community		No motel / hotel	Lack of access to Lake Michigan	Lack of promotion of tourist attractions	Rural vs. urban priorities	Lack of sewer / water throughout the Village
Commercial growth in designated areas	Pursue mixed-use development	Encourage appropriate development in all TIDs	Commuter rail (MARK)	Attract new businesses from out of county area	Growth pressure (Racine & Oak Creek)	Blighted areas (K-Mart)	Uncertainty for developers	Status of school district	No adopted East/West transportation plan
Bring in homeowners looking for larger parcels	Create access to Lake Michigan	Intergovernmental cooperation			Competing interests (diff. parts of the Village)	Residential development pressure	Lack of vision (city vs. Village)	State funding mechanisms	Price of new construction

Strengths

Weaknesses

Opportunities

Threats

S.W.O.T. | Village Board

Rural area w/ easy access to MKE and CHI	Public safety services	Friendly people	Conservation subdivisions	Nature centers / outdoor recreation	Lack of East / West connectivity	Lack of retail / business	Perceived high cost of water / sewer	Limited public transportation	Only one grocery store
Engaged citizens	Dpt. of Public Works	Civic / Non-Profit Organizations	I-94 commercial corridor	Good / distinct identity	Lack of access to Lake Michigan	Focus on west side of the Village (East side neglect)			
Quality of staff in the Village	Restaurants	Third spaces (e.g., Milaeger's)	Caledonia Conservancy trails	Public trails					
Parks	Farming community	Civic pride	Strengths		Weaknesses				
Commuter rail expansion	Increase number of restaurants	Expand outdoor recreation							
Larger homes on larger lots	Consolidation of public services		Opportunities		Aging infrastructure	Fire-fighting funding regulation (state level)	Threats		

S.W.O.T. | Pop up events

*Number of unique comments: 53
Total number of comments: 112

Decent tax rates +4	Jellystone Campground +1	Depot (restaurant)	Beer garden +6	Milaeger's Farmers Market +8	Rural feel (no sidewalks) +2	Not pedestrian friendly	Noise from warehouse (K + I-94)	Not enough places for families	Too much construction	
Crawford Park +1	Gifford School +1	Safe community +1	Great public services +4	Recycle yard +1	Pickleball courts	Disconnect between VB and residents	Speeding enforcement	Road work done = congestion on 4 Mile Rd	Lack of PD patrol along 4 Mile Rd	
No lead pipes +1	Village asking for input	Love of nature in Village	Snow removal	Strengths		K-Mart empty +6	3 and 4 Mile Roads – inadequate infrastructure +1	Taxes too high +2	Weaknesses	
Caledonia school district +2	More restaurants +6	Fenced-in dog park +3	Mall			Grocery stores	Data center +1	Security		
Educate residents on garbage services +1	Snow removal	More industrial development	More flowers displayed in Village	Year-round garbage at Chapla Park	Expand water service	Erosion at Chapla Park				
Big box store +4	Affordable housing +1	Protect environment	Activities for seniors - multigenerational	Multigenerational housing	Community center					
Use solar / renewable energy +1	Parkview expansion	Opportunities to safely walk/run	Caledonia downtown / community place	Opportunities					Threats	

S.W.O.T. | Summary

› **Strengths:**

- › **Public services and governance**
- › **Community life, events, and civic pride**
- › **Green spaces, outdoor recreation, and natural assets**
- › **Rural identity**
- › **Local economy / Business community**
- › **Access to amenities and services outside the community**

› **Weaknesses:**

- › **Economic development, investment & retail gaps**
 - › **Vacant commercial properties (K-Mart)**
 - › **Lack of retail options**
- › **Lack of connectivity and public transportation**
 - › **Walkability**
- › **Patterns of residential development and lack of housing options**

S.W.O.T. | Summary

› **O**pportunities:

- › **Economic development opportunities**
 - › Attract more restaurant options
- › **Natural resources, outdoor recreation, and community spaces**
 - › Access to Lake Michigan
 - › Caledonia downtown/community space
- › **Housing options & residential growth**
- › **Connectivity & transportation options**

› **T**hreats:

- › **Development pressures**
- › **Economic / fiscal threats**
 - › State funding regulations
- › **Community identity & competing interests**
- › **Housing affordability**
- › **Connectivity and transportation**

Next steps – Public Participation Plan update

› Comprehensive Plan Online Survey

- › **338 responses** (as of January 08)
- › Survey open until **March 31, 2026**

› Focus groups

› Residents

- › 01/28 | 2:00PM and 6:00PM*
- › 02/11 | 2:00PM*

› Local schools (Date: TBD)

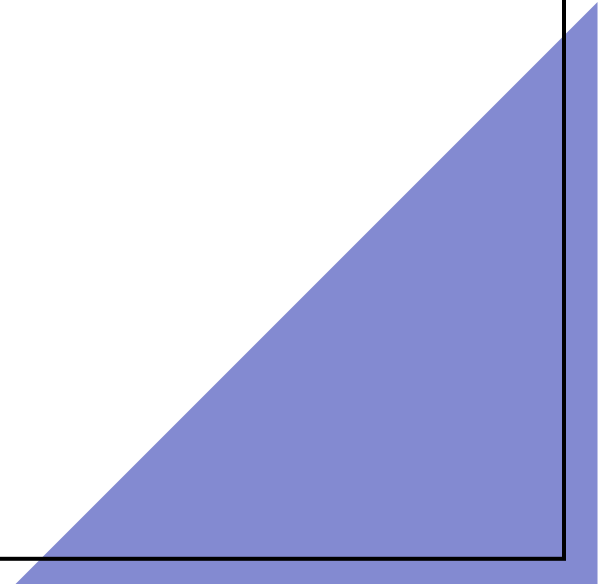
› Caledonia Conservancy (TBD)

› Developers (02/14 | 6:00PM*)

› Business community (02/18 | 6:00PM*)

› Churches/non-profits (02/25 | 6:00PM*)

*Tentative schedule









Comprehensive Plan Goals





Racine County Multi-Jurisdictional Comprehensive Plan: 2035

Comprehensive Plan Goals

-  Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.
-  Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems, and utilize existing public utilities and services.
-  Maintain the agricultural base, preserving productive farmland and related environmentally sensitive areas.
-  Maintain the environmental assets of the community and develop methods to protect and preserve valuable natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.

 Land Use  Transportation  Housing  Utilities and Community Facilities
 Agricultural, Natural, and Cultural Resources  Economic Development

Comprehensive Plan Goals

-  Preserve open space to enhance the total quality of the environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.
-  Protect and enhance cultural structures, historic sites and districts, and archaeological sites.
-  Provide opportunities for an adequate housing supply that will meet the needs of all residents and a broad range of choice among housing designs, sizes, types, and costs, recognizing changing trends in age-group composition, income, and household types.
-  Promote the coordination between land use and housing design that supports a range of transportation choices.

 Land Use  Transportation  Housing  Utilities and Community Facilities
 Agricultural, Natural, and Cultural Resources  Economic Development

Comprehensive Plan Goals

 Provide a multi-modal transportation system that provides appropriate types of transportation needed by all residents of the County at an adequate level of service, provides choices among transportation modes, and provides inter-modal connectivity.



 Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.

 Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.

 Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

 Land Use  Transportation  Housing  Utilities and Community Facilities
 Agricultural, Natural, and Cultural Resources  Economic Development

Comprehensive Plan Goals

-  Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.
-  Encourage intercommunity planning efforts to make effective use of resources and to resolve conflicts.
 - > Review, revise, or create the regulatory ordinances necessary to ensure consistency with the comprehensive plan and implementation of the objectives, including zoning ordinances, land division ordinances, and official mapping ordinances.
 - > Reevaluate the comprehensive plan regularly (at least once every 10 years) to ensure that it continues to reflect current County and community objectives.

 Land Use  Transportation  Housing  Utilities and Community Facilities
 Agricultural, Natural, and Cultural Resources  Economic Development