

**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, Ron Bocciardi, Ami May, and Michael Moore

**EXCUSED:** 1 – Jeff Hintz

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

**ALSO IN ATTENDANCE:** Trustee Fran Martin, Trustee Dale Stillman, and Trustee Wishau

**3. Approval of Minutes**

**Motion by Kiriaki** to approve the minutes from November 25, 2024, and December 16, 2024, seconded by Pierce. **Motion carried unanimously.**

**4. Public Comment**

The following people appeared to speak before the Commission:  
None

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

- A. COMPREHENSIVE PLAN AMENDMENT REVIEW** – Consider Resolution PC2025-01 approving an amendment to the Village’s Land Use Plan as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 creating a new land use category, Transition Light Industrial, for the purpose of providing opportunities for low-traffic industrial, and employment uses including data centers within the Village. submitted by the Village of Caledonia, Applicant.

Staff presented on the item, summarizing material provided in the packet.

**Public Hearing opened at 6:04 PM**

President Weatherston asked three times if anyone wanted to speak in favor of this proposal.

**Neutral:**

1. Fran Martin, 5630 5 Mile Rd – Not for or against, but would like to see some changes defining categories more clearly, and fines for violating terms.
2. Marla Wishau, 8345 Foley Rd – Has concerns that some terms are not defined, and that the “Transition Light Industrial” category is too broad. Data centers should have their own land use category.

**In Favor:**

None

President Weatherston asked three times if anyone wanted to speak against this proposal.

**Against:**

None

**Public Hearing closed at 6:13 PM**

Staff answered questions proposed by the commissioners and explained to that a land use category in a comprehensive plan and a zoning ordinance in a zoning code serve different but related purposes. A land use category is designed to be broad and flexible and to provide guidance not regulation. What is being proposed is the creation of a new land use category that proposes a narrower land use designation for industrial land use. The Transition Light Industrial category will limit the types of industrial uses to what is considered light industrial uses and is defined in the report.

Following the release of the staff report, staff proposes some modifications to the language proposed to describe the Transition Light Industrial land use category. They include:

1. Reassign contractor from core use to conditional use and include language prohibiting outdoor storage.
2. Include solar power production facility as a core use.
3. Add additional language to design characteristics as outlined in the staff report. Also to say industries and businesses will operate within environments incorporating large open spaces, establishing forests, or thickly vegetated buffers, and ensuring visual screening from roads and adjacent developments.

**Motion by Bocciardi** to adopt Resolution PC2025-01, subject to the proposed modifications to Exhibit A, which recommends to the Village Board an amendment to the 2035 Land Use Plan to create a land use category, Transition Light Industrial, for the purpose of providing opportunities for low-traffic industrial and employment uses including data centers within the Village for the following reasons,:

3. This Land Use category can provide a buffer between heavy industrial areas and less intense land use categories.
4. This land use category provides opportunities for light industrial uses with minimal noise, pollution, and/or traffic impacts without the environmental impacts of more intense industrial uses and can help maintain the Village's character.

**Seconded by Moore.**

**Motion passed 5-0. Joe Kiriaki abstained.**

**6. New Business**

**Planning Commission Meeting  
Monday, January 27, 2025**

- 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)

**Motion by Kiriaki** to lay the item over until the next meeting, due to the absence of the applicant.

**Seconded by May.**

**Motion carried 6-0.**

**1. Adjournment**

Meeting adjourned at 6:45 PM.

*Respectfully submitted,*

*Jennifer Olsen  
Village Clerk*