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**PLAN COMMISSION AGENDA**  
**Monday, June 26, 2025 at 6:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**  
**Caledonia, WI 53402**

**1. Meeting Called to Order**

**2. Roll Call**

**3. Approval of Minutes**

- A. Meeting Minutes – April 28, 2025
- B. Meeting Minutes – May 23, 2025

**4. Public Comment:** Provides citizens a two-minute opportunity to voice their opinions to the Plan Commission. The Plan Commission is unable to respond as any discussion may conflict with open meeting requirements.

**5. New Business**

- A. SPECIAL COMPREHENSIVE PLAN COMMITTEE FORMATION –The purpose of this committee is to assist in the development, review, and recommendation of updates to the Village’s Comprehensive Plan. This committee will serve in an advisory capacity to the Plan Commission. More Information at Caledonia ZoningHub: <https://s.zoninghub.com/M27FW7EO4I>

**6. Continuing Business**

- A. PLAN COMMISSION POSITION ELECTION – Conduct nominations and elections for the positions of Plan Commission Vice-President and Secretary. More information at ZoningHub: <https://s.zoninghub.com/FSJHJD1EGR>

**7. Adjournment**

*Dated June 19, 2025*

*Jennifer Bass*

*Caledonia Village Clerk*

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, 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 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 commission’s agenda will be discussed. Only commission members will vote. Board members who attend the commission 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 Village Board at this meeting.

**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**

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 Doeberiner, 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*

**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*

DRAFT





Meeting Date: June 23, 2025

Item No. **5A**

## PLAN COMMISSION REPORT

Proposal:	Special Comprehensive Plan Committee
Description:	The Plan Commission President will create a Special Comprehensive Plan Committee whose purpose is to assist in the development, review, and recommendation of updates to the Village's Comprehensive Plan. This committee will serve in an advisory capacity to the Plan Commission.
Applicant(s):	n/a
Address(es):	5043 Chester Lane
<b>Suggested Motion:</b>	No motion is required.

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**Background:** The Special Comprehensive Plan Committee is a temporary advisory group formed to assist the Plan Commission in updating the Village's 16-year-old Comprehensive Plan. This update is essential to ensure future planning reflects current data, community values, and emerging trends that support smart growth, resilience, and a high quality of life.

The current plan, *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*, will be updated with a focus exclusively on the Village.

The committee's main role is to provide diverse community input and help shape a long-term vision that reflects the priorities of residents, businesses, and other Village stakeholders. Acting as a bridge between the public and the planning process, the committee will offer recommendations but will not make final decisions.

Committee members will collaborate with Village staff and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the professional planning consultant for this project. SEWRPC will lead the technical work, while the committee ensures community perspectives are integrated throughout the process.

The planning effort is expected to take 18 to 24 months, resulting in an updated Comprehensive Plan to guide the Village's growth and development for the next 10 to 20 years.

Per Municipal Code Section 2-5-3(c), the Plan Commission President has the authority to appoint members to a special committee. Appointments will be made with an emphasis on achieving a diverse and representative membership drawn from various stakeholder groups throughout the Village.

**Scope of Work**

The committee's responsibilities and scope of work will include the following key components:

**1. Community Engagement and Outreach (Public Participation Plan)**

- Collaborate with staff and SEWRPC to design and implement public engagement strategies, such as surveys, workshops, open houses, and stakeholder interviews.
- Help promote engagement opportunities to ensure diverse community participation.
- Review and provide feedback on community input to ensure that it is accurately reflected in planning documents.

**2. Review of Existing Conditions**

- Evaluate existing data, reports, and background information including land use, housing, transportation, economic development, natural resources, infrastructure, and demographics.
- Identify trends, challenges, and opportunities relevant to the Village's future growth and development.

**3. Vision and Goal Setting**

- Assist in drafting a long-term vision statement that reflects community values and aspirations.
- Recommend goals and guiding principles to support the vision and inform the direction of the Comprehensive Plan.

**4. Policy and Strategy Development**

- Provide input on proposed policies, programs, and strategies related to:
  - Land use and zoning
  - Transportation and mobility
  - Housing and neighborhood development
  - Parks, open space, and environmental sustainability
  - Economic development and job creation
  - Public services and infrastructure
- Review alternatives and scenarios to help shape future land use patterns.

**5. Plan Review and Recommendations**

- Review draft sections of the Comprehensive Plan and provide comments and recommendations.
- Ensure consistency with regional plans, state requirements, and community priorities.
- Support the Plan Commission in identifying potential implementation tools and actions.

**6. Final Report and Presentation**

- Assist in preparing a summary of the committee's findings and recommendations.
- Present the final recommendations to the Plan Commission.

**Composition and Meetings**

The committee will consist of approximately seven members representing various stakeholder groups including but not limited to: residents, business owners, civic leaders, environmental advocates, developers, and institutional partners. If a Plan Commissioner is aware of a resident or stakeholder that would be a good fit for this project, please provide the name and contact information to the Village President as soon as possible. Once formed, a kickoff meeting will be scheduled sometime in mid-July.

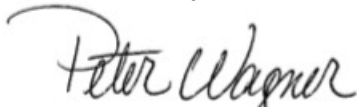
Meetings will be held on a regular basis (e.g., monthly or bi-monthly) throughout the planning process.

The committee will be disbanded upon completion of the Comprehensive Plan update.

The Special Comprehensive Plan Committee will play a crucial role in the building of a vision for the future of the Village by ensuring that the planning process is inclusive, transparent, and responsive to the needs of all community members. Through its work, the committee will help update the Village's Comprehensive Plan that will guide growth, development, and investment in a way that supports a thriving, sustainable, and equitable community.

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Respectfully submitted:

A handwritten signature in dark ink, appearing to read "Peter Wagner". The signature is fluid and cursive, with a large initial "P" and "W".

Peter Wagner, AICP  
Development Director



Meeting Date: June 23, 2025

Item No. **6A**

## PLAN COMMISSION REPORT

Proposal: Election of Plan Commission Vice President and Secretary

Description: Per Village Ordinance the Plan Commission will annually elect a vice president and secretary.

Applicant(s): Village of Caledonia

Address(es): 5043 Chester Lane

**Suggested Motion:** No motion is required.

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**Background:** Per Village Ordinance the Plan Commission will annually elect from its membership a person to be vice president and secretary. The last members who held these positions no longer are on the Plan Commission.

The role for each position is not explicitly stated in the ordinance. However, the expectation of the vice president is to conduct a Plan Commission meeting when the Plan Commission President is not present. The secretary's role is to review the Plan Commission minutes, which are taken and prepared by the Village Clerk, and approve them for review by the Plan Commission at the next meeting.

The process to elect these positions is as follows:

1. The Plan Commission President opens the nomination process.
2. Any member can nominate another to a specific position.
3. A nominated member must accept the nomination. (There can be more than one person nominated for the same position.)
4. When all nominations have been made, the President closes the nomination process.
5. If more than one person is nominated for a position, the Plan Commission will vote for their preferred candidate.
6. The President will count the votes for each candidate.
7. The member with the most votes will be elected for the specific position of vice president or secretary.
8. Election Process is complete.

No motion following the election is required.

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Respectfully submitted:

A handwritten signature in black ink that reads "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP  
Development Director