

**Planning Commission Meeting Minutes
Monday, July 28, 2025**

1. Meeting called to order

President Tom Weatherston called the meeting to order at 6:30 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call

PRESENT: 5 – President Tom Weatherston, Michael Moore, Jeff Hintz, and Trustee Nancy Pierce. Michelle Cook excused late arrival.

EXCUSED: 2 – Fred Bruhn and Ami May

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes, Development Director Peter Wagner, Planner and Zoning Administrator Natalia Nery de Farias, Public Services Director Tony Bunkelman, Deputy Clerk Norgie Metzinger, and Village Clerk Jennifer Bass

3. Approval of Minutes

Motion by Pierce to approve the minutes from June 23, 2025 meeting, seconded by Moore.
Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the Commission:

1. Wendy McCalvy, 4825 Richmond Dr – Concerns about the make up of the Plan Commission and the Special Comprehensive Plan Review Committee

5. New Business, 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 parcels located along Douglas Avenue and Botting Road, west of the WE Energies power plant, encompassing approximately 244 acres, changing the land use category from Agricultural, Rural Residential, & Open Land, and Low-Density Residential to Transitional Light Industrial. (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000)

B. REZONE REVIEW – Review a request to rezone ±244 acres covering multiple parcels located along Douglas Avenue and Botting Road, west of the WE Energies power plant, from A-2, Agriculture District to M-1, Light Manufacturing District. (Parcel ID Nos. 104-04-22-01-013-000, 104-04-22-01-026-000, 104-04-22-01-029-000, 104-04-22-02-097-000, 104-04-22-01-025-011, 104-04-22-01-036-010, 104-04-22-01-025-020, 104-04-22-01-045-000 and 104-04-22-01-033-000)

Public Hearing opened at 6:36 PM

Staff summarized and clarified the material provided in the packet and a representative from Dewberry Engineers, Inc. gave a presentation. The applicant has requested that we keep the public hearing open until next month's meeting (8/25/2025) in order to continue a dialogue with the public.

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

1. Ted Voskuil, 7821 Botting Rd – Concerns about development in agricultural area.
2. Barbara Hugier, 8741 Foley Rd – Concerns about preserving wetlands.
3. Sandy Welsher, 8804 Foley Rd – Against all development in that area.
4. Vanessa Luther, 8907 Foley Rd – Concerns about loss of natural land uses.
5. Diana Lesnjak, 4421 Harvest Ln – Against any industrial development in the area.
6. David Payment, 7833 Botting Rd – Against any development in that area.
7. Chris Lehnert, 3531 Partridge Terrace – Against data centers being built.
8. Valerie Lancelle, 10810 7 Mile Rd – Against development in the area.
9. Ken Schmidt, 7526 Botting Rd – Concerns about issues with similar development in Mt. Pleasant.
10. Jerilynn Barkdull, 5147 Pine Tree Cir – Against development in the area.
11. Martha Hutsick, 4502 Harvest Ln – Listed several questions to be answered by the applicant and/or staff.
12. Jill Buchman, 6508 Running Horse – Concerns about data centers in general.
13. Marla Wishau, 8345 Foley Rd – Recommended a new Innovation and Technology zoning category instead of M-1; environmental concerns.
14. Ryan Clementz, 4722 Bay Filly – Environmental concerns.
15. Nancy Mayer, 6401 Running Horse – Environmental concerns.
16. Helen Knoll, 6621 County Line Rd – Concerns about water drainage.
17. Lee Wishau, 8345 Foley Rd – Would prefer to see development in existing TIDs.
18. Wendy McCalvy, 4825 Richmond Dr – Environmental concerns.
19. Andrew Hendricks, 4644 Acorn dr – Concerns about water
20. Tiffany Hammond, 8937 Foley Rd – Against development in the area.
21. John Pintor – 6400 Running Horse - Against development in the area.

Public Hearing closed at 7:42 PM

Motion by Hintz to adjourn the public hearing to the August 25, 2025 meeting on these two items for the limited scope of receiving input on the draft proposed conditions and any proposed deed restriction from the applicant, seconded by Pierce. **Motion carried unanimously.**

Commissioner Cook arrived at the meeting.

6. Continuing Business

A. SPECIAL COMPREHENSIVE PLAN COMMITTEE APPOINTMENTS –

Approve appointments to the Special Comprehensive Plan Review Committee for the

purpose 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.

Appointees:

1) Michael Moore 2) Josh Sobczak 3) Laura Million 4) Dave Pennings
5) Chris Tribbey 6) Marla Wishaw 7) Bob Prochaska 8) Kim Hood
9) Roger Therkelsen 10) Torben Christensen 11) Nate Haig

Motion by President Weatherston to approve the proposed appointments to the Special Comprehensive Plan Review Committee as presented, seconded by Moore.

Motion carried by the following roll call vote:

Ayes: 4 – Weatherston, Moore, Cook, and Hintz

Nays: 1 – Pierce

Absent: – Fred Bruhn and Ami May

7. Adjournment

President Tom Weatherston adjourned the meeting at 8:01 p.m.

Respectfully submitted:

Jennifer Bass

Village Clerk

**Statement from Trustee Fran Martin,
received by the Village Clerk on 7/28/2025**

As often happens, we are putting the cart before the horse. We don't know any specifics of the proposed data center, -who would the owners be, what their reputation is, what economic benefit it would bring the Village in terms of tax base, jobs, likely number and pay scale of jobs. Nor do we know what any objectionable side effects would be-in terms of energy cost to the public, noise pollution or others . For example, I have recently heard from people who live near one in Mequon that it is very loud and disturbing to neighbors.

Most importantly, if this is rezoned and the land use plan changed, and the investors behind this proposal decide against it, it would very difficult to oppose any other "light industry" use. I do understand that some safeguards would be put in place but those safeguards as I understand them could be dismantled by a vote of just 4 members of the Village Board.

If more information and greater certainty, including certainty of very great benefit to the tax base, elimination of side effects, limitation to only a data center, degree and distance of buffering from adjacent properties were presented, It is possible that it might be more acceptable .

**Statement from Trustee Fran Martin,
received by the Village Clerk on 7/28/2025**

Although President Weatherston has said that he spoke with over 40 people about being on the Planning Commission's special committee on long range planning, it is not clear to me why none of the 5 very well qualified people whose names and contact information I forwarded him were even contacted to discuss their participation. Those people included a business owner who is also past president of both RCEDC and RAMAC, an engineer who ran his own successful business, and equally qualified others. I am puzzled by the inclusion instead of a member who was rejected by the voters as trustee, and rejected as vice chair by his own committee . Regardless of this ,I do wish the committee well, and hope and trust it will fulfill the heavy public participation required by state statute.