

**Planning Commission Meeting Minutes
Monday, September 29, 2025**

1. Meeting called to order

President Tom Weatherston called the meeting to order at 6:03 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call

PRESENT: 7 – President Tom Weatherston, Michael Moore, Trustee Nancy Pierce, Fred Bruhn, Ami May, and Michelle Cook. Jeff Hintz excused late arrival.

EXCUSED: 0

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes, Development Director Peter Wagner, Planner and Zoning Administrator Natalia Nery de Farias, Village Engineer Ryan, Human Resources Director Amanda Ardis, Deputy Clerk Brittany Kickland, and Village Clerk Jennifer Bass

3. Approval of Minutes

Motion by Pierce to approve the minutes from July 28, 2025 meeting, seconded by Bruhn.
Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the Commission:

1. Fran Martin, 5630 5 Mile Rd – Comments on the Comprehensive Plan Online Survey

5. New Business, Public Hearing and Possible Action on Items set for Public Hearing

- A. **REZONE REVIEW** – Review a request to rezone 42.047 acres currently zoned A-3, General Farming III (Legacy District) to A-2, Agricultural District updating the zoning classification to the current agricultural zoning district located on the northwest corner of 4 Mile Road and Nicholson Road, submitted by Holding & Kolb Inc, Applicant and Owner. (Parcel ID No. 104-04-22-21-042-000).

Public Hearing opened at 6:14 p.m.

Staff summarized and clarified the material provided in the packet.

President Weatherston asked three times if anyone wanted to speak for or against the item:

No speakers.

Public Hearing closed at 6:19 PM

Motion by Cook to recommend to the Village Board that the parcel located between Nicholson Road and 4 Mile Road be rezoned from A-3, General Farming III District to A-2, Agricultural District for the following reason:

1. The rezoning of the parcel will maintain existing property rights for agricultural uses and develop the property as a single- or two-family residential development.

Seconded by Bruhn. Motion carried 5-0. Trustee Pierce abstained.

- B. CONDITIONAL USE REVIEW** – Review a request for a two-year extension for a conditional use allowing the applicant to construct a 73-unit apartment building located on a ±4.29-acre parcel located east of 5333 Douglas Avenue submitted by Alf McConnel, Applicant, McConnell Trust Alfred G, Owner. (Parcel ID No. 104-04-23-20-102-131).

Public Hearing opened at 6:22 PM

Staff summarized the material provided in the packet.

President Weatherston asked three times if anyone wanted to speak for or against the item:

1. Mike Wasnewski, 4149 Brandywine Ave – Spoke in favor of the item.

Public Hearing closed at 6:24 PM

Motion by Pierce to recommend to the Village Board that they reapprove the conditional use allowing an additional two years to begin the construction and utilization of a 73-unit senior-living apartment building for the parcel located directly east of 5333 Douglas Avenue with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is consistent with the 2035 Land Use Plan designating high density residential land use for the parcel.
3. The proposed use is consistent with the approved Planned Unit Development Overlay District regulations.

Seconded by Moore. Motion carried unanimously.

- C. CONDITIONAL USE & BUILDING SITE AND OPERATION PLAN REVIEW** – Review a request for a conditional use allowing the applicant to utilize a parcel for the operation of a self-storage facility and review a proposed a building, site, and operation plan for the construction of four self-storage buildings on a ±2.164-acre parcel located at the southwest corner of Storage Drive and Quick Drive submitted by John Greenwood, Applicant, Sam Modder, Owner. (Parcel ID No. 104-04-22-27-018-060).

Public Hearing opened at 6:26 PM

Staff summarized the material provided in the packet.

President Weatherston asked three times if anyone wanted to speak for or against the item:

1. Applicant Mark Eberle, 1458 Horizon Blvd, Mt. Pleasant – Available for questions
2. Applicant Josh Obert, 840 Brady St, Burlington – Available for questions

Public Hearing closed at 6:32 PM

Motion by Moore to recommend to the Village Board that the building, site, and operation plan for the construction of four self-storage buildings on the parcel located on the southwest corner of Storage Drive and Quick Drive be approved with conditions 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 industrial/business park.

Seconded by Pierce. Motion carried unanimously.

Motion by Pierce to recommend to the Village Board that the conditional use request allowing the applicant to construct four self-storage buildings located on the southwest corner of Storage Drive and Quick Drive be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use will not negatively impact neighboring parcels.

Seconded by Bruhn. Motion carried unanimously.

- D. **COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REVIEW** – Continued Public Hearing and consideration of 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).

Public hearings for items 5D and 5E were held simultaneously.

- E. **REZONE REVIEW** – Continued Public Hearing and review of 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 and Office 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 the material provided in the packet. Presentations were given by several representatives for the applicant, RCEDC, and others.

Commissioner Hintz arrived to the meeting at 7:10 p.m.

President Weatherston asked three times if anyone wanted to speak for or against items 5C and/or 5D:

Public hearing comments begin at 1:41:00 of the audio recording.

1. Morgan Phillips, 3520 30th Ave Kenosha (Gateway Technical College) – Spoke in favor of the items.
2. Alexa Haigh, 2000 Dominik Dr, Racine (United Way) – Spoke neutrally for the items on behalf of their partnership with Microsoft.
3. Gail Kudla, 8724 7 Mile Rd – Spoke against the items.
4. Susan Schlieve, 8531 7 Mile Rd – Spoke against the items.
5. Mike Wasniewski, 4149 Brandywine Ave – spoke against the items.
6. Mark Lewis, 300 5th St, Racine (Racine Area Manufacturers and Commerce) – Spoke in favor if the items.
7. John Loontjens, 10420 Caddy Lane – Spoke against the items.
8. Scott Schemming, 5525 7 Mile Rd – Spoke against the items.
9. Hope Otto, 1717 Taylor Ave, Waterford (on behalf of Racine County Executive Ralph Malicki) – Spoke in favor of the items.
10. Ray Leffler, 111 Lamplighter Ln – Spoke in favor of the items.
11. Joanne Stys, 1810 Newberry Ln – Spoke against the items.
12. Amanda Koski, 2645 Moraine Ct – Spoke against the items.
13. Mike Kirchner, 1017 Riva Ridge – Spoke against the items.
14. Robert Villarreal, 11925 CTH K (Racine County Director of Information Technology) – Spoke for the items.
15. Jennifer Berg, 6001 6 Mile Rd – Spoke against the items.
16. Dr. Elizabeth King, 1326 5 Mile Rd – Spoke against the items.
17. Jeff Wilkowski, 7141 7 Mile Rd – Spoke against the items.
18. Valerie Lancelle, 10810 7 Mile Rd – Spoke against the items.
19. Paula Pintar, 7348 Botting Rd – Spoke against the items.
20. Sandy Welsher, 8804 Foley Rd – Spoke against the items.
21. John Pintar, 7348 Botting Rd – Spoke against the items.
22. Marcia Buhler, 3695 Newman Rd – Spoke against the items.
23. Amy Appel, 415 Heritage Ct – Spoke against the items.
24. Michelle Manthey, 442 Hialeah Dr. – Spoke against the items.
25. Chelsea Schlicht, 7720 W. River Rd – Spoke against the items.
26. Greg Berg, 6001 6 Mile Rd – Spoke against the items.
27. Kat Newbauer, 5553 Short Rd – Spoke against the items.
28. Chris Atkinson, 6205 STH 31 – Spoke against the items.
29. Prescott Balch, 7337 Foley Rd – Spoke against the items.

30. Kim Hoover, 8820 Foley Rd – Spoke against the items.
31. Patricia Morrill, 4911 Mary Drew Dr – Spoke against the items.
32. Fran Martin, 5630 5 Mile Rd – Spoke against the items.
33. Sydney Peterson, 1218 Springfield Ln – Spoke against the items.
34. Jeffery Wright, 8302 7 Mile Rd – Spoke against the items.
35. Jerilynn Barkdall, 5147 Pinetree Cir – Spoke against the items.
36. Will Meyers, 8450 Foley Rd – Spoke against the items.
37. Steve Wicklund, 270 Will Ave (Union Grove Village President) – Spoke in favor of the items.
38. Martha Hutsick, 4502 Harvest Ln – Spoke against the items.
39. Josh Birong, 7724 17th Ave, Kenosha (Southeastern Wisconsin Building & Construction Trades Council) – Spoke in favor of the items.
40. Wendy McCalvy, 4825 Richmond Dr – Spoke against the items.
41. Kjell Erlandsson, 6208 STH 31 – Spoke against the items.
42. Alyssa Poniatowski, 1424 Lathrop Ave, Racine – Spoke against the items.
43. Cameron Geddes, 509 E. Arbor Circle, Oak Creek – Spoke against the items.
44. Mitchum Taylor, 5744 S Indiana Ave (city?) – Spoke against the items.
45. Joseph Finley, 4735 Ruby Ave – Spoke against the items.
46. Valerie Vanderbrook, 8907 Foley Rd – Spoke against the items.
47. Phil Krebs, 5840 Winstar Ln – Spoke against the items.
48. Andrew Hendricks, 5644 Aaron Trail (city?) – Spoke against the items.
49. Ernie Rossi, 3332 N. Elmwood Dr, Elmwood Park (County Supervisor) – Spoke in favor of the items.

Public Hearing closed at 10:10 PM

5D: Land Use Amendment

Motion by President Weatherston to adopt Resolution PC2025-03 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category for multiple parcels located along Douglas Avenue and Botting Road , west of the WE Energies power plant, encompassing approximately 244 acres from agricultural, rural residential, & open land and low-density residential to Transition Light Industrial, creating an opportunity for future development of a datacenter (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), for the following reasons:

1. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
2. This Land Use Plan amendment will lay the foundation for rezoning the subject property to the M-1, Light Manufacturing & Office District for future light industrial uses.

Seconded by Bruhn.

Motion carried by the following roll call vote:

Ayes: 5 – Weatherston, Moore, Bruhn, Cook, and Hintz

Nays: 2 – Pierce and May

5E: Zoning

Motion by President Weatherston to recommend to the Village Board that multiple parcels located along Douglas Avenue and Botting Road encompassing approximately 244 acres, as illustrated in Exhibit A, and with conditions stated in Exhibit B, be changed from A-2, Agriculture to M-1, Light Manufacturing allowing for the opportunity for future development of a datacenter, 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 for the following reasons:

1. The proposed rezoning to the M-1 Light Industrial Zoning District for the purpose of constructing the proposed Data Center Development appears to fit with surrounding uses, especially its close proximity to WE Energies facilities that will be necessary for the transmission of high voltage electrical energy required for the operation of the Data Center Development.
2. The proposed rezoning is in compliance with the contemporaneously proposed amendment of the Village's adopted comprehensive plan and land use map as contained in the Village of Caledonia's 2035 Comprehensive Plan from Agricultural, Rural Residential, and Open Land to a Transition Light Industrial designation for the subject property (Isolated Natural Resource Area designation not to change).

Seconded by Bruhn.

Motion carried by the following roll call vote:

Ayes: 5 – Weatherston, Moore, Bruhn, Cook, and Hintz

Nays: 2 – Pierce and May

6. New Business

- A. **CERTIFIED SURVEY MAP** – Review a proposed certified survey map creating three parcels located on the southwestern corner of 4 Mile Road and Nicholson Road submitted by Holding & Kolb Inc., Applicant and Owner. (Parcel ID No. 104-04-22-21-042-000).

Staff summarized the material provided in the packet.

Motion by Pierce to recommend that the Village Board

1. Approve a waiver to 14-1-5-(g)(3)(b) for exceeding the lot size ratio of 2.5:1.
2. Approve the Certified Survey Map (CSM) for Parcel ID 104-04-22-21-042-000 subject the 15 conditions listed in Exhibit A of the Village Engineers Staff Report.

Seconded by Moore. Motion carried unanimously.

- B. **BUILDING SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for a proposed 0.241-acre, ground solar array for Gifford School located at 8332 Northwestern Avenue submitted by Sean Currie, Applicant, Racine Unified School District, Owner. (Parcel ID No. 104-04-22-34-064-000).

Motion by Moore to recommend to the Village Board that the building, site, and operation plan for the constructions of a 0.241-acre ground solar power array located at 8332 Northwestern be approved for the following reason:

1. The proposed accessory use is allowed by underlying zoning through the building, site, and operation plan review process.

Seconded by Pierce. Motion carried unanimously.

- C. **BUILDING, SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan that expands an electric charging station located at 13712 Northwestern Avenue submitted by Philip Johnson, Applicant, Pilot Travel Centers LLC, Owner. (Parcel ID No. 104-04-22-30-022-001).

Motion by Pierce to recommend to the Village Board that the building, site, and operation plan for the expansion of an electric charging station located in the southeast portion of the existing parking lot of the Pilot Travel Center located at 13712 Northwestern Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing use of the property.

Seconded by Moore. Motion carried unanimously.

- D. **COOPERATIVE BOUNDARY AGREEMENT REVIEW** – Review a proposed building, site, and operation plan for the construction of a ±9,440 square-foot commercial building for the purpose of storing and repairing tractor trailers located at USH 41, Village of Raymond, submitted by Scott Truehl, Applicant, STI LLC, Owner (Parcel ID No. 168-04-21-25-004-200).

Motion by Pierce to table the item until the next meeting, at the applicant's request.

Seconded by Hintz. Motion carried unanimously.

Motion by Pierce to table the items E through G until the next meeting.

No second.

Staff recommends that the Commission consider item E.

- E. **COMPREHENSIVE PLAN PUBLIC PARTICIPATION PLAN REVIEW** – Review the proposed plan outlining engagement activities as it pertains to gathering public input as it relates to the update to the Village's Comprehensive Plan.

Motion by Moore to recommend that the Village Board approve the proposed public participation plan outlining engagement activities and strategies for engaging residents and stakeholders in the Comprehensive Plan update process as presented.

Seconded by Cook. Motion carried 6-1. Pierce voted nay.

Motion by Pierce to table items F and G until the next meeting.

Seconded by Hintz. Motion carried unanimously.

- H. **PLAN COMMISSION CONSULTATION** – Listen to a proposal to modify the Village’s Land Use Map and a rezone request allowing for a property owner to construct a 4-unit multi-family dwelling on the parcel located on the northeast corner of Erie Street and 4 Mile Road by Jack Coury, Applicant John Coury, Owner. (Parcel ID NO. 104-04-23-21-321-000).

Presentation given by the applicant.

7. **Adjournment**

President Tom Weatherston adjourned the meeting at 11:05 p.m.

Respectfully submitted:
Jennifer Bass
Village Clerk