

**Planning Commission Meeting Minutes**  
**Monday, November 24, 2025**

**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**

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

**EXCUSED:** 0

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

**3. Approval of Minutes**

**Motion by** Moore to approve the minutes from October 27, 2025 meeting, seconded by Pierce.  
**Motion carried 6-0.**

**4. 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, part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, changing the land use category from Medium Density Residential to High Density Residential for the parcel located on the northeast corner of 4 Mile Road and Erie Street submitted by Matthew Coury, Applicant, John Coury, Owner. (Parcel ID No. 104-04-23-21-321-000). <https://s.zoninghub.com/GIQKA8YF23>

**Public Hearing opened at 6:01 p.m.**

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

Commissioner Hintz arrived at 6:04

Recording begins at 1:41

1. Susan Willing, 5027 Erie St – Spoke against the item
2. Paul Egan, 5034 Erie St – Spoke against the item
3. Patti Glass, 4905 Erie St - Spoke against the item
4. John Burke, 524 4 Mile Rd – Spoke against the item
5. Sharon Leiber, 4825 Alcyn Dr – Spoke against the item
6. Jessica Cox, 4212 Mona Park Dr – Spoke against the item
7. Kathy Villareal, 4910 Alcyn Dr. – Spoke against the item
8. Teri Baker, 416 West Point Lane– Spoke against the item
9. Joshua Hansen, 5015 Erie St - Spoke against the item
10. Charlotte Langefeld, 5051 Erie St – Spoke for the item
11. John Urban, 4830 Alcyn Dr – Spoke against the item only if it will be a rental property

**Public Hearing closed at 6:23 PM**

Staff summarized the material provided in the packet. The applicants answered questions asked by Commissioners and by residents during the Public Hearing.

**Motion by Hintz** to adopt Resolution PC2025-04 which recommends that the Village Board approve an amendment to the 2035 Land Use Plan Map to change the land use category for the property located on the northeast corner of 4 Mile Road and Erie Street (Parcel ID No. 104-04-23-21-321-000) from Medium Density Residential to High Density Residential, 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 the subject property to the RM-1, Multi-Family Residential District for a future four-family residential development.

**Seconded by Bruhn. Motion carried unanimously.**

**5. New Business**

- A. **SITE, AND OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a ±8,060 square-foot industrial building located on a parcel 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).  
<https://s.zoninghub.com/GIQKA8YF23>

Staff summarized and clarified the material provided in the packet.

**Motion by Pierce** to recommend to the Village Board that the building, site, and operation plan for the construction of a ±8,060 square-foot industrial building located on the parcel directly north of 4005 Quick Drive be approved 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 Cook. Motion carried unanimously.**

**6. Adjournment**

President Tom Weatherston adjourned the meeting at 6:55 p.m.

*Respectfully submitted:*  
*Jennifer Bass*  
*Village Clerk*