



PLAN COMMISSION AGENDA
Monday, January 27, 2025 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting Called to Order

2. Roll Call

3. Approval of Minutes

A. Meeting Minutes – November 25, 2024, and December 16, 2024

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. 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.

More information at ZoningHub: <https://s.zoninghub.com/8D7P1ZYTSG>

6. New Business

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)

More information at ZoningHub: <https://s.zoninghub.com/ESBFHH16XP>

7. Adjournment

Dated January 24, 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, Vice President Joe Kiriaki, Ron Bocciardi, Ami May, Jeff Hintz, and Michael Moore

EXCUSED: 1 – Trustee Nancy Pierce

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Village Attorney Elaine Ekes, and Village Clerk Jennifer Olsen

3. Public Comment

The following people appeared to speak before the Commission:

1. Joe Minorik, 6009 Finch Lane – Concerns about zoning density. Commented on agenda setting, timing, and transparency.
2. Rachel Cortez, 1907 5 Mile Rd – Concerns about increased density and traffic issues.
3. Janet Mrazek, 6020 Charles St – Concerns about traffic and environmental issues. Would like to see the development zoned R3.
4. Kristi Heuser, 4116 12th St Kenosha – Root-Pike Watershed Initiative Network stated multiple projects the organization is working on how it impacts the Klema Ditch and that any development of the Thomas Tree Farm should take these projects into consideration and not negatively impact the watershed.
5. Joel Lechner, 1615 5 Miles Rd – Concerns about increased traffic and safety
6. Margie Carranza, 6043 Dublin Ct – Safety concerns with increased traffic and water drainage
7. Leslie Shepherdson, 1601 5 Mile Rd – Concerns about traffic and density, watershed pollution.
8. Dan Jesion, 1818 Shore Dr – Concerns about the zoning density.
9. Fran Martin, 5630 5 Mile Rd - Concerns about residential development in TID 6 competing with homes sales in TID 5, delaying its closing. Reiterated that changes in land use and zoning should not be approved until the Village Board makes a determination regarding the 40% common green space requirement, and traffic issues.

4. Continuing Business

- A. LAND USE MAP AMENDMENT REVIEW** – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the two parcels located along 5 Mile Road north of 1913 5 Mile Road, changing the land use category from Low Density Residential to Medium Density Residential to accommodate the rezoning of the parcels for future single-family

residential development submitted by Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)

Staff explained the procedural rules for a tie vote according to state statutes. State Statute requires that a majority of the Plan Commission take action on the resolution before the land use change request can go before the Village Board for final review. At the November Plan Commission meeting there was a 3-3 vote to adopt a resolution recommending approval of the land use change. In this case, a vote with a minimum of four votes either for or against is required. As this requirement was not met, the review by the Plan Commission for the requested land use change was rescheduled for December 16th.

Motion by Weatherston to adopt Resolution 2024-04 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Low Density Residential to Medium Density Residential for the two properties located north of 1913 5 Mile Road (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000), 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 R-5, Single Family Residential District for the future single-family residential development.

Seconded by Moore.

Motion passed by the following roll call vote:

Ayes: 4 – Weatherston, Moore, Bocciardi, Hintz

Nays: 2 – Kiriaki, May

B. REZONE REVIEW – Review a request to rezone ±27.4 acres consisting of two parcels located directly north of 1913 5 Mile Road from R-3, Single-Family Residential District to R-5, Single-Family Residential District for the future single-family residential development Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)

Motion by Weatherston to recommend to the Village Board that the two properties located North of 1913 5 Mile Road (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000) be rezoned from R-3, Single-Family Residential District, to R-5, Single-Family Residential District for the following reasons:

1. The rezone promotes flexible density and is in an area with existing infrastructure and services.
2. The 2035 Land Use Plan designates this property as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Seconded by Michael Moore.

Motion passed by the following roll call vote:

Ayes: 4 – Weatherston, Moore, Bocciardi, Hintz

Nays: 2 – Kiriaki, May

5. Adjournment

Meeting adjourned at 6:53 PM.

Respectfully submitted,

*Jennifer Olsen
Village Clerk*

DRAFT



PLAN COMMISSION REPORT

Proposal: Land Use Amendment

Description: Consider 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.

Applicant(s): Village of Caledonia

Address(es): N/A

Suggested Motions: That the Plan Commission adopts Resolution 2025-01 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:

1. This Land Use category can provide a buffer between heavy industrial areas and less intense land use categories.
2. 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.

Owner(s): Village of Caledonia

Tax Key(s): N/A

Lot Size(s): N/A

Current Zoning District(s): N/A

Overlay District(s): None

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: N/A

Background

Last fall, staff proposed a text amendment to the M-1, Light Industrial District, redefining "warehousing" to include establishments used for the storage, management, processing, and transmission of digital data. This redefinition specifically incorporates facilities housing computer network equipment for digital data storage and operation, commonly known as data centers, as a permitted use within the Village. Since the adoption of this ordinance, staff has identified interest from potential users in locating such facilities within the Village.

As the Comprehensive Plan is currently written, any parcel proposed for a data center would need to be rezoned to M-1. This rezoning would require the parcel to be designated within the Industrial land use category on the Village's Land Use Map. However, using the broader Industrial land use category could create challenges for future land use planning, as it would permit heavy industrial uses that may conflict with neighboring properties.

Introduction of the Transition Light Industrial Land Use Category

The creation of a "Transition Light Industrial" land use category in the Village's Comprehensive Plan provides a proactive solution to address evolving community needs, economic trends, and land use compatibility. This new category establishes a framework for sustainable growth, economic diversification, and the integration of industrial activities in harmony with surrounding land uses.

To mitigate concerns regarding how parcels can be rezoned for industrial purposes, staff proposes the addition of this new category, titled "Transition Light Industrial." This designation would limit industrial uses to light industrial operations and require large open-space buffers and heavily landscaped areas for any proposed developments. Furthermore, adopting this category would restrict property owners from requesting a rezoning to more intense industrial classifications, such as M-2 (General Manufacturing District) or M-3 (Heavy Manufacturing District).

This approach aligns with best practices, such as those implemented in Loudoun County, Virginia—a region known for hosting the highest concentration of data centers in the world. Below is a proposed description of the Transition Light Industrial land use category, which could be adopted as part of the Village's Comprehensive Plan:

Transition Light Industrial

Purpose: Transition Light Industrial areas provide opportunities for low-traffic industrial and employment uses. Predominant uses include data centers, contractor establishments, and small-scale assembly or production operations. Suitable uses do not generate excessive noise or air pollution and avoid outdoor storage. Developments in this category will incorporate significant open space and landscaping to create effective visual buffers, reduce noise, and ensure environmental protection. Trails and passive parks may also be included.

Core Uses:

- Light Production
- Data Centers
- Flex Space
- Contractor Establishments

Complementary Uses:

- Ancillary Retail and Service Commercial
- Institutional Uses

- Civic, Cultural, and Community Facilities
- Public Facilities
- Parks and Recreation

Conditional Uses:

- Special Activities

Design Characteristics:

- Industries and businesses will operate within environments dominated by open spaces, established forests, or thickly vegetated buffers, ensuring effective visual screening from roads and adjacent developments.
- Buildings will maintain heights that transition appropriately to less intense residential uses.
- Noise-generating activities and outdoor operations will be separated from residential areas by buildings, berms, and vegetative buffers.
- Developments will include large, wooded buffers, berms, and setbacks from adjacent residential uses and sensitive environmental or water supply areas.

Benefits of the Transition Light Industrial Category

By defining this category, the Village positions itself to adapt to future growth and technological advancements. The category enables the creation of tailored zoning regulations and development standards that evolve with changing needs, without compromising long-term planning goals.

Additionally, the Transition Light Industrial category will act as a critical buffer between traditional heavy industrial zones and residential or commercial areas. By encouraging light industrial uses with strict design and operational standards, the Village can reduce potential land use conflicts such as noise, odor, traffic, and visual disruptions, promoting harmonious coexistence.

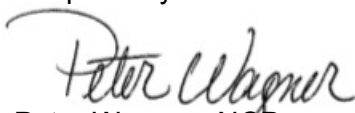
The Comprehensive Plan's overarching goal is to ensure balanced development that enhances the Village's quality of life. The Transition Light Industrial category aligns with this vision by fostering responsible economic activity, protecting neighboring properties, and supporting a vibrant, sustainable community.

Conclusion

The introduction of the Transition Light Industrial category represents a forward-thinking approach to planning that balances economic opportunity with environmental and social responsibility. Its creation is a vital step to ensure that the Village remains competitive, attractive, and livable for current and future generations.

If the Plan Commission is comfortable with the proposed creation of the new land use category, staff recommends adopting a resolution approving the Comprehensive Plan amendment.

Respectfully submitted:



Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2025-01

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CREATING AND DEFINING A NEW LAND USE CATEGOARY, TRANSITION LIGHT INDUSTRIAL IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village Board adopted “A Multi-Jurisdictional Comprehensive Plan for Racine County, 2035” as the Village Comprehensive Plan on June 22, 2009 (the “Comprehensive Plan”) and has amended the Comprehensive Plan from time-to-time; and

WHEREAS, the Village of Caledonia has proposed an amendment to the Comprehensive Plan to create a new land use category, Transition Light Industrial, for the purpose of providing opportunities for low-traffic industrial and employment uses including data centers as part of the Comprehensive Plan as adopted by the Village Board, as depicted on the attached Exhibit A; and

WHEREAS, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on January 27, 2025, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the Comprehensive Plan, with the proposed amendment, is internally consistent and is in the public’s best interest.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan.

Adopted this _____ day of January, 2025.

Ayes _____ Noes _____ Absent _____

VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
Thomas Weatherston
Plan Commission President

Attest: _____
Joe Kiriaki
Plan Commission Vice-President

EXHIBIT A

“(w) Transition Light Industrial

Transition Light Industrial areas provide opportunities for low-traffic industrial, and employment uses. Predominant uses are data centers, contractor establishments, and small-scale assembly or production. Appropriate uses do not generate excessive noise or air pollution or require outdoor storage. Open space with landscaping that creates effective visual buffers, reduces noise, and environmental protection on the site will encompass the business. Trails and passive parks are also appropriate.

Core Uses	Complementary Uses	Conditional Uses
<ul style="list-style-type: none">• Light Production• Data Centers• Flex Space• Contractor	<ul style="list-style-type: none">• Retail & Services Commercial (Ancillary retail)• Institutional	<ul style="list-style-type: none">• Civic, Cultural, & Community• Public Facilities• Special Activities• Parks & Recreation

DESIGN CHARACTERISTICS

Industries and businesses within an environment dominated by open space of established forests or thickly vegetated buffers that screen such uses from roads and adjacent development.”



PLAN COMMISSION REPORT

Proposal: Temporary Use

Description: Review of a request to utilize a 20' x 40' canopy tent and 8' x 20' shipping container for storage and sales of fireworks from June 7, 2025 through July 7, 2025 located at 7952 USH 41.

Applicant(s): Jacob Zamora

Address(es): 7952 USH 41

Suggested Motion: That the Plan Commission recommends that the Village Board approve a temporary use with conditions listed in Exhibit A, for fireworks sales in a 20' x 20' canopy tent and the storage of fireworks in an 8' x 20' shipping container located on the property, as illustrated on the submitted site plan, at 7952 USH 41 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.

Owner(s): KIDANGAYIL, INC.

Tax Key(s): 104-04-22-07-076-000

Lot Size(s): 1.192 acres

Current Zoning District(s): B-4, Planned Business (Legacy)

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background: The applicant is requesting approval for the temporary operation of fireworks sales in a 20' x 40' canopy tent on the property located at 7952 USH 41. When not operating, the product will be securely stored on site in an 8' x 20' shipping container. The location of the tent and shipping container is illustrated on the submitted site plan included with this report.

Staff has reviewed and determined that the proposed temporary use is allowed by the underlying zoning and complies with zoning requirements. Approval is recommended subject to the following proposed conditions:

EXHIBIT A: Temporary Use Conditions of Approval 7952 USH 41

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Plans.** The proposed 20' x 40' temporary canopy tent, 8'x20' shipping container, and parking area must be located and utilized in accordance with the plan and documents received by the Village Planning Department. All areas disturbed by the canopy tent and shipping container must be restored to their condition previous to the temporary use.
3. **Performance Standards.** The applicant must comply with the provisions of Sec. 16-10-5 Other Temporary and Accessory Use Restrictions, Village of Caledonia Code of Ordinances.
4. **Duration of Temporary Use.** This temporary fireworks sales activity may be conducted from June 7, 2025 through July 7, 2025. The tent, shipping container, and all associated fireworks must be removed from the subject site within 10 working days after July 7, 2025.
5. **Hours of Operation.** Firework sales are limited to 8am - 8pm, seven days a week.
6. **Compliance with Law.** The applicant must obtain all necessary approvals and licenses from the Village of Caledonia. The applicant must also obtain all necessary federal, state, and local permits, approvals, and licenses, and they must comply with all applicable codes and regulations.
7. **No on-site demonstrations of fireworks are permitted.** No on-site demonstrations of fireworks are permitted.
8. **Fire Department Approval.** The applicant must contact the Village of Caledonia Fire Department for review and approval prior to occupying the site with the proposed temporary use. The Caledonia Fire Chief is requiring that there are "No Smoking" signs posted in the tent and on the storage container, a fire extinguisher is hung in the tent and readily accessible to customers and attendants, the storage container remains locked at all times and unlocked only to move product in and out of storage for sale, and a tent/site inspection is conducted by the Caledonia Fire Department prior to the stand opening for business.
9. **Parking.** All parking for this operation must be on-site as illustrated on the submitted plan. There must be no parking associated with the proposed temporary use within the right-of-way of 7 Mile Road or USH 41.
10. **Village of Caledonia Accepts No Liability.** The Village of Caledonia accepts no liability through the issuance of this temporary approval for this site, or any proposed operations or fireworks sales.
11. **Signage.** All signage will require a permit and must be in compliance with Sec. 16-11-6 Temporary Sign Regulations. No signs are allowed in the right-of-way of 7 Mile Road or USH 41.
12. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's implementation, operation, or maintenance.
13. **Amendments to Temporary Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in

writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

14. **Certificate of Insurance.** The applicant must provide a certificate of insurance indicating that the Village of Caledonia is named as an additional insured by specific endorsement.
 15. **Agreement.** Your accepting of the temporary use approval and beginning the temporary use means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Pyro Paradise Fireworks, Jacob Zamora and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
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Respectfully submitted by:



Peter Wagner, AICP
Development Director



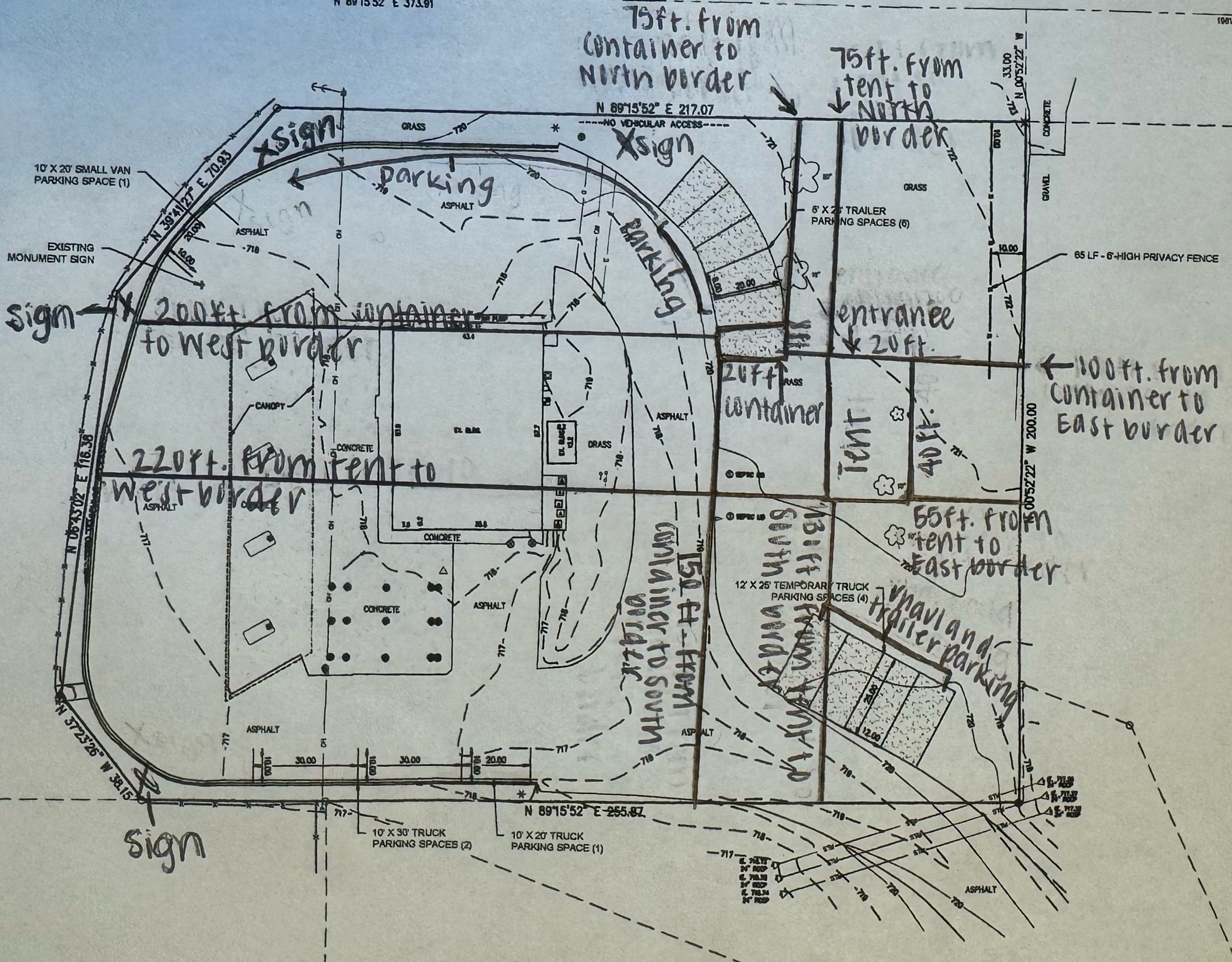
7 MILE ROAD

N 89°15'32" E 2333.78

WEST LINE NORTHWEST 1/4 OF SECTION 7-4-22

N 89°15'32" E 373.91

1987.83



E 118.04





BMOU 279916 1

22G1

GROSS 30.400 KGS
67.200 LBS

TARE 2.220 KGS
4.900 LBS

NET 28.260 KGS
62.300 LBS

CU CAP 33.2 CU.M
1.170 CU.FT.



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11-18

11-18

CMC



FIREWORKS

FIREWORKS

FIREWORKS

Fireworks

Fireworks

For Sale

Owner Approval

I, JOY PETER, the proprietor of the shall gas station off of Highway 41, address 7952 E Frontage Rd, Caledonia, WI 53108, hereby grant Pyro Paradise Fireworks LLC, permission to sell fireworks on my land. Additionally, JOY PETER, permit the staff of Pyro Paradise Fireworks LLC to use my facilities as needed.

Print Name: JOY PETER Date: 1/1/25
Signature: [Handwritten Signature] Date: 1/1/25

