

**Village Board Meeting Minutes
October 14, 2025**

1 - Order

President Weatherston called the Village Board meeting to order at 6:00 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

President Weatherston led the board in the Pledge of Allegiance to the Flag.

3 - Roll Call

PRESENT: 7 – President Weatherston, Trustee Lambrecht, Trustee Stillman, Trustee Martin, Trustee Pierce, Trustee McManus and Trustee Wishau

EXCUSED: 0

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes, Finance Director Wayne Krueger, Human Resources Manager Amanda Ardis, Public Works Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Christopher Botsch, Fire Chief Walter Leininger, Deputy Clerk Brittany Kickland, and Village Clerk Jennifer Bass

4 – Approval of Minutes

Motion by Trustee Pierce to approve the minutes of the September 23, 2025 Village Board meeting, seconded by Trustee Lambrecht. **The motion carried 7-0.**

Direction to staff to review minutes for missing speakers and addresses from public comment section. Review of recording and minutes found all speakers and addresses were properly documented.

5 – Public Comment

The following people appeared to speak before the Village Board:

1. Paula Pintar, 7348 Botting Rd – Comments on board responsibilities
2. John Pintar, 7348 Botting Rd – Comments on hypothetical data center development
3. Michael Moore, 1014 Hialeah Dr – Comments on board member behavior and rescinded data center proposal
4. Chris Atkinson, 6205 STH 31 – Comments on citizen participation in village business
5. Jennifer Berg, 6001 6 Mile Rd – Comments on rescinded data center proposal and concerns about future land use plans
6. Jill Buchman, 6508 Pinetree Cir – Comments on committee member behavior
7. Valerie Lancelle, 10810 7 Mile Rd – Comments on rescinded data center proposal and concerns about future land use plans
8. Jerilyn Barkdell, 5147 Pinetree Cir – Comments on rescinded data center proposal
9. Prescott Balch, 7337 Foley Rd – Comments on rescinded data center proposal
10. Ron Coutts, 609 Kentwood Dr – Comments on Crawford Park funding in the proposed 2026 budget and questions about TIDs

11. Bill Streeter, 4835 Ruby Ave – Comments on rescinded data center proposal
12. Marcia Buhler, 3695 Newman Rd – Comments on rescinded data center proposal and concerns about the Special Comprehensive Plan Committee
13. Kim Hoover, 8220 Foley Rd – Comments on government transparency and future land uses

6 – Ordinances and Resolutions

- A. **Ordinance 2025-12** – To Amend Zoning Districts of the Zoning Map Adopted Under Section 16-2-3 of the Code of Ordinances of the Village of Caledonia Approving a Request to Rezone a ±42.05-Acre Parcel from A-3, General Farming III District to A-2, Agricultural District for the Parcel Located on the Northwest Corner of 4 Mile Road and Nicholson Road, Parcel Id No. 104-22-21-042-00, Village of Caledonia, Racine County, WI, Holding & Kolb Inc., Owner (*Plan 9/29/25, 5-0*)

Motion by Trustee Martin to approve the ordinance, seconded by Trustee Stillman.
Motion carried 7-0.

- B. **Resolution 2025-070** – Approving a Request for a Conditional Use Permit to Allow the Construction and Operation of a 73-Unit Senior-Living Apartment Building for the Property Located Directly East of 5333 Douglas Avenue, Alf McConnell, Applicant; Alfred G. McConnell Trust Agreement Dated August 5, 1993, Owner (*Plan 9/29/25, 6-0*)

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Stillman.
Motion carried 7-0.

- C. **Resolution 2025-071** – Approving a Request for a Conditional Use Permit to Construct Four Self-Storage Buildings on the Parcel Located on the Southwest Corner of Storage Drive and Quick Drive; Sam Modder, Owner; John Greenwood, Applicant (*Plan 9/29/25, 6-0*)

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Martin.
Motion carried 7-0.

- D. **Resolution 2025-072** – Approving a Request for a Building, Site, and Operation Plan to Construct Four Self-Storage Buildings on the Parcel Located on the Southwest Corner of Storage Drive and Quick Drive; Sam Modder, Owner; John Greenwood, Applicant (*Plan 9/29/25, 6-0*)

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Stillman.
Motion carried 7-0.

- E. **Resolution 2025-073** – Approving a Request for a Building, Site, and Operations Plan to Construct and Utilize a 0.241-Acre Ground Solar Power Array at 8332 Northwestern Ave, Sean Currie, Applicant, Racine Unified School District, Owner (*Plan 9/29/25, 7-0*)

Motion by Trustee Martin to approve the resolution, seconded by Trustee Stillman.

Motion carried 7-0.

- F. **Resolution 2025-074** – Approving a Request for a Building, Site, and Operations Plan to Expand an Electric Vehicle Charging Station at 13712 Northwestern Avenue, Village of Caledonia, Racine County, WI; Phillip Johnson, Applicant; Pilot Travel Centers LLC, Owner (*Plan 9/29/25, 7-0*)

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Pierce.
Motion carried 7-0.

- G. **Resolution 2025-075** – Approving Public Participation Procedures for Amending or Updating the Comprehensive Plan for the Village of Caledonia (*Plan 9/29/25, 6-1*)

Motion by President Weatherston to approve the resolution, seconded by Trustee Stillman.

Motion by Trustee McManus to amend the Public Participation Procedures to include monthly updates to the Committee of the Whole, seconded by Trustee Stillman. **Motion carried by the following roll call vote:**

Ayes: 7 – Weatherston, McManus, Wishau, Lambrecht, Pierce, Martin, and Stillman
Nays: 0 –

Motion to approve the resolution as amended carried by the following roll call vote:
Ayes: 5 – Weatherston, McManus, Wishau, Lambrecht, and Stillman
Nays: 2 – Pierce, Martin

- H. **Resolution 2025-076** – A Resolution Approving Certified Survey Map #_____; and a Waiver to 14-1-5(G)(3)(B) for Lot Size Ratio Exceeding 2.5:1 for Parcel Id 104-04-22-21-042-000 Located in the SE ¼ of Section 21, T4N, R22E, Village of Caledonia, Racine County, WI (*Plan 9/29/25, 7-0*)

Motion by Trustee McManus to approve the resolution, seconded by Trustee Martin.
Motion carried 7-0.

- I. **Resolution 2025-077** – Approving a Sole Source Purchase Request for the Crestview Lift Station Pump Replacement (*CoW 9/23/25, 7-0*)

Motion by Trustee Stillman to approve the resolution, seconded by Trustee Wishau.
Motion carried 7-0.

- J. **Resolution 2025-078** – Accepting Improvements in Homestead Acres Subdivision

Motion by Trustee Martin to approve the resolution, seconded by Trustee McManus.
Motion carried 7-0.

- K. **Resolution 2025-079** – Authorizing the Termination of an Agreement with EMS Management & Consultants, Inc. that Provides Billing and Collection Services for the Village

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Pierce.
Motion carried 7-0.

7 – New Business

A. Approval of A/P Checks

Motion by Trustee Wishau to approve the A/P checks, seconded by Trustee Pierce.
Motion carried 7-0.

B. Approval of US Bank Credit Card List

Motion by Trustee Wishau to approve the US Bank Credit Card List, seconded by Trustee Pierce. **Motion carried 7-0.**

C. 2026 Budget Review

8 – Adjournment

President Weatherston adjourned the meeting at 7:22 p.m.

Respectfully submitted:
Jennifer Bass
Village Clerk