



PLAN COMMISSION AGENDA
Monday, July 28, 2025 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane
Caledonia, WI 53402

1. Meeting Called to Order

2. Roll Call

3. Approval of Minutes

A. Meeting Minutes – June 23, 2025

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. 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)
More Information at Caledonia ZoningHub: <https://s.zoninghub.com/SI6D9WAFLE>

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)
More Information at Caledonia ZoningHub: <https://s.zoninghub.com/79D91XD0CC>

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.
More Information at Caledonia ZoningHub: <https://s.zoninghub.com/M27FW7EO4I>

7. Adjournment

Dated July 24, 2025

Jennifer Bass

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.

The Village of Caledonia complies with the Americans with Disabilities Act (ADA). All meetings are wheelchair accessible.
Contact the Village Clerk for special accommodations at 262-835-6414.

**Planning Commission Meeting
Monday, May 19, 2025**

1. Meeting called to order

President Tom Weatherston called the meeting to order at 6:01 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call

PRESENT: 4 – President Tom Weatherston, Ami May, Michael Moore, and Fred Bruhn

EXCUSED: 3 - Jeff Hintz, Michelle Cook, and Trustee Nancy Pierce

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Village Engineer Ryan Schmidt, Deputy Village Clerk Norgie Metzinger, and Village Clerk Jennifer Bass

3. Approval of Minutes

No quorum for approving meeting minutes from April 28, 2025. Layed over until the next meeting.

4. Public Comment

The following people appeared to speak before the Commission:
None

5. New Business

- A. BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a 6,713 square-foot industrial located on a parcel located 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).

Staff summarized the material provided in the agenda packet.

Motion by Moore to recommend that the Village Board approves the building, site, and operational plan for the construction of a ±6,713 square-foot industrial building located on the parcel directly north of 4005 Quick Drive subject to the condition that the applicant modify the eastern portion of the building to include additional masonry on the façade and adding shielding to the proposed exterior lighting, 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 May.

Motion carried 4-0.

- B. BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a site plan for the expansion of a telecommunication tower and ground equipment with fencing for the

property located at 6922 Nicholson Road submitted by Daniel Adams, Applicant, Village of Caledonia, Owner. (Parcel ID No. 104-04-22-16-004-000).

Staff summarized the material provided in the agenda packet.

Motion by May to recommend to the Village Board that the building, site, and operation plan for the expansion of ground telecommunications equipment located at 6922 Nicholson Road be approved for the following reason:

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

Seconded by Moore.

Motion carried 4-0.

- C. TEMPORARY USE REVIEW** – Consider a request to utilize a 30’ x 60’ canopy tent and 8’ x 40’ cargo container for the sale of fireworks from June 19, 2025, through July 6, 2025 located in the Pick n’ Save parking lot located at 5111 Douglas Avenue submitted by Dustin Hein, Applicant; Greentree Station LLC., Owner (Parcel ID No. 104-04-23-20-103-110)

Staff summarized the material provided in the agenda packet.

Motion by May to recommend that the Village Board approves a temporary use with conditions listed in Exhibit A, for fireworks sales in a 30’ x 60’ canopy tent and the storage of fireworks in an 8’ x 40’ shipping container located on the property, as illustrated on the submitted site plan, at 5111 Douglas Avenue 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.

Seconded by Moore.

Motion carried 4-0.

- D. FINAL CONDOMINIUM PLAT REVIEW** – Review a condominium subdivision plat creating 22 units for the parcel located at 7930 East Frontage Road submitted by Greg Thompson, Applicant, StorageShopUSA-Caledonia LLC, Owner. (Parcel ID No. 104-04-22-07-053-000).

Staff summarized the material provided in the agenda packet.

Motion by May to recommend that the Village Board approves the Final Condominium Plat subject to the 5 conditions listed in the Village Engineer’s Memorandum.

Seconded by Moore.

Motion carried 4-0.

- E. PLAN COMMISSION POSITION ELECTION** – Conduct nominations and elections for the positions of Plan Commission Vice-President and Secretary.

Motion by May to table the item until the next meeting.
Seconded by Moore.
Motion carried 4-0.

6. Adjournment

President Tom Weatherston adjourned the meeting at 6:22 p.m.

Respectfully submitted:
Jennifer Bass
Village Clerk

DRAFT



Meeting Date: July 28, 2025

PLAN COMMISSION REPORT

Item No. **5A & 5B**

Proposal: Land Use Amendment & Rezone

Description: The purpose of the proposed land use plan amendment is to change the land use category from agricultural, rural residential, & open land and low-density residential to Transition Light Industrial to allow for the future rezoning of the site to M-1, Light Manufacturing & Office District, creating an opportunity for future development of high-quality, low-traffic light industrial development, i.e. datacenter, along Douglas Avenue, west of the WE Energies power plant encompassing approximately 244 acres.

Applicant(s): Rich Brittingham

Address(es): 8591, 8414, 8127 Botting Road, 8632 Douglas, 6005 County Line Road, Multiple parcels without numeric addresses along Douglas Avenue

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2025-03 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.

REZONE

That the Plan Commission recommends 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).

Owner(s):	WE Energies, Anthony Palivoda		
Tax Key(s):	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		
Lot Size(s):	244.24 acres		
Current Zoning District(s):	A-2, Agricultural District		
Overlay District(s):	None		
Wetlands:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Floodplain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comprehensive Plan:	Agriculture, Low Density Residential & Open Lands and Isolated Natural Resource Area And Low-Density Residential		

Overview Land Use Amendment and Rezone Request

The applicant is requesting a Land Use Amendment and subsequent rezoning for the development of a light industrial facility, a datacenter, on approximately ±244 acres spanning multiple parcels located west of the WE Energies power plant along Douglas Avenue and Botting Road. Included with this report is a concept plan of where potential datacenter buildings would be constructed. The applicant is requesting a land use category change for the areas identified as Agriculture, Rural Residential & Open Lands, and Low-density residential to Transition Light Industrial. The remaining areas identified as Isolated Natural Resources would not be changed. Furthermore, the applicant is requesting this area to be rezoned from A-2, Agricultural District to M-1, Light Manufacturing & Office District to allow for the future development of a datacenter.

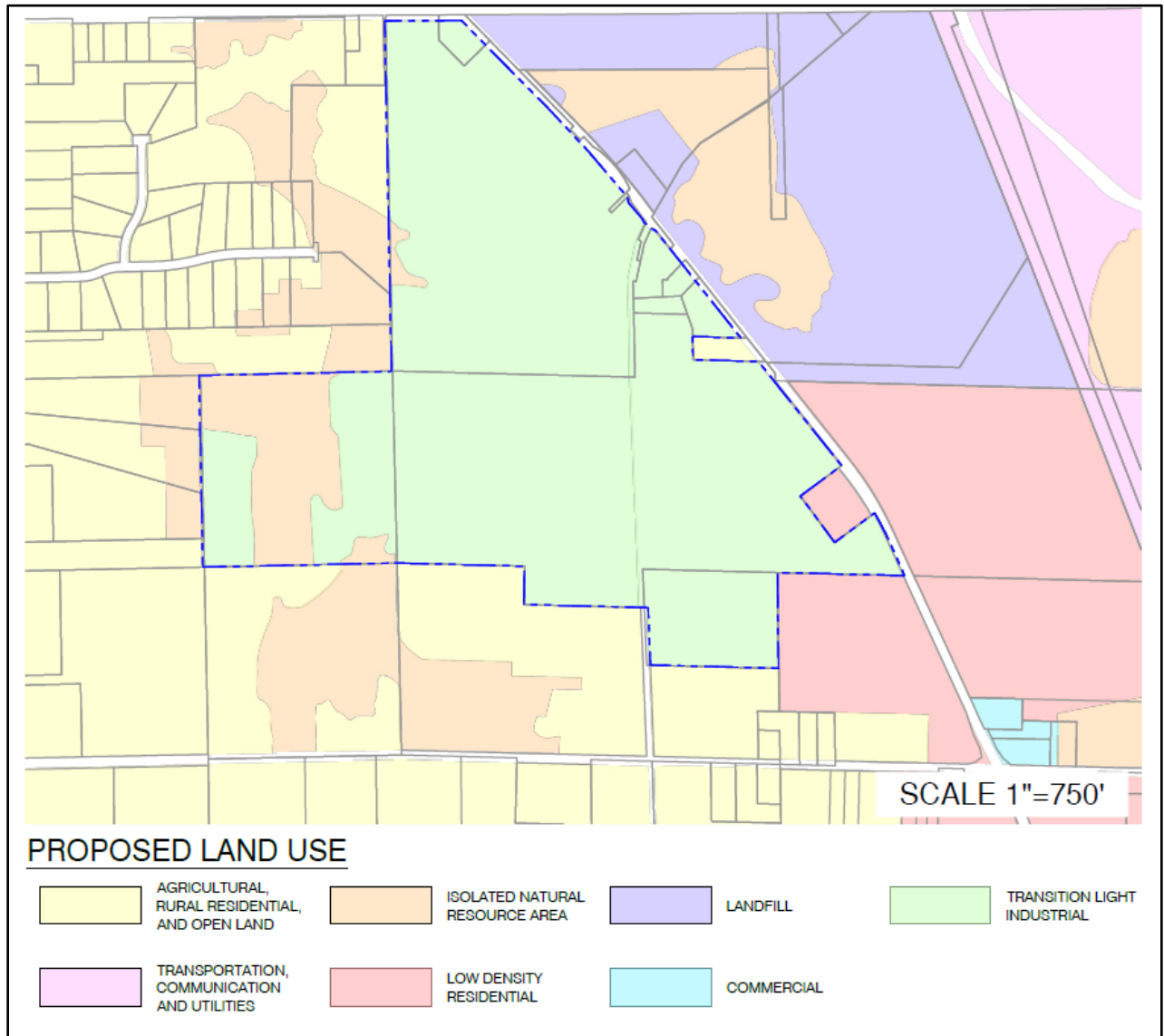
Existing Site Conditions and Adjacent Land Uses

Most parcels within the proposed area are currently vacant and are used for growing agricultural crops. One parcel currently has an existing home and is occupied. This resident granted the applicant authority to request to reclassify the land use and zoning district of their property.

There are two parcels abutting the proposed area to the east and currently used for single-family residential use. Further east is the WE Energies power plant. West and south of the proposed area exist large-lot, low density, residential homes. Overall, eight parcels with homes are adjacent to the proposed area.

The current land use category prohibits the rezoning of the property for light industrial development as the Wisconsin Smart Growth Law requires that all local land use decisions be consistent with land use categories adopted for the area on the Village's Land Use Plan Map. Earlier this year, the Village adopted a new land use category, Transition Light Industrial. This land use category is explained in detail in the January 2025 staff report included with this report.

Figure 1: Proposed Land Use Map Amendment



As part of this review, the applicant submitted a concept development plan. This plan is preliminary plan and not a final proposal; it will be subject to further site plan review. The Land Use Plan Map amendment is the first step in changing the land use designation for the parcels. The Plan Commission's decision on this amendment will determine whether the next step—rezoning the parcel—can proceed. Specific details and potential impacts, including traffic, lighting, landscaping, stormwater management, and building size and scale, will be evaluated for compliance during the building, site, and operational plan review.

The proposed light industrial development is located outside Village's water and sewer service area and will require that the applicant request an expansion of the service area prior to site plan review.

Compliance with Wisconsin Smart Growth Law and Comprehensive Plan

In accordance with **Wisconsin Smart Growth Law** (post-2010), all local land use decisions must conform to the land use map and align with goals, objectives, and policies within the Land Use Plan. This amendment request is also consistent with multiple goals and policies of the Comprehensive Plan, which include:

A. **Goals:**

1. Encouraging development patterns and densities that promote efficient use of land and resources.
2. Balancing property rights with community interests and goals.
3. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.

B. **Objectives:**

1. Provide a balanced allocation of space to each of the various land uses in order to meet the social, physical, and economic needs of Racine County and its communities.
2. Maintain and enhance the economic vitality of the County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses.
3. Provide for the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.
4. Strive to create a balance between private rights and public interests that ensures the best interest of the community as a whole.

With the proposed change to Transition Light Industrial, the parcels would be eligible for rezoning to **M-1, Light Manufacturing & Office District** and would support and align with the Land Use Plan's goals. To address the concern about whether the intended project does not move forward as a datacenter, staff has drafted the Plan Commission resolution to include language giving Village authorization to revert the land use category to Agriculture, Rural Residential, and Open Lands and Low-Density Residential if a datacenter development does not occur. Further in this report will be additional conditions applied to the rezoning to further protect the Village from having anything else, but a datacenter development occur in the area.

Recommendation for Land Use Amendment

The Plan Commission is advised to consider the applicant's request to reclassify the property to Transition Light Industrial. If in agreement, the Commission may make a motion to adopt a resolution approving the amendment, facilitating the subsequent rezoning.

Proposed Rezoning

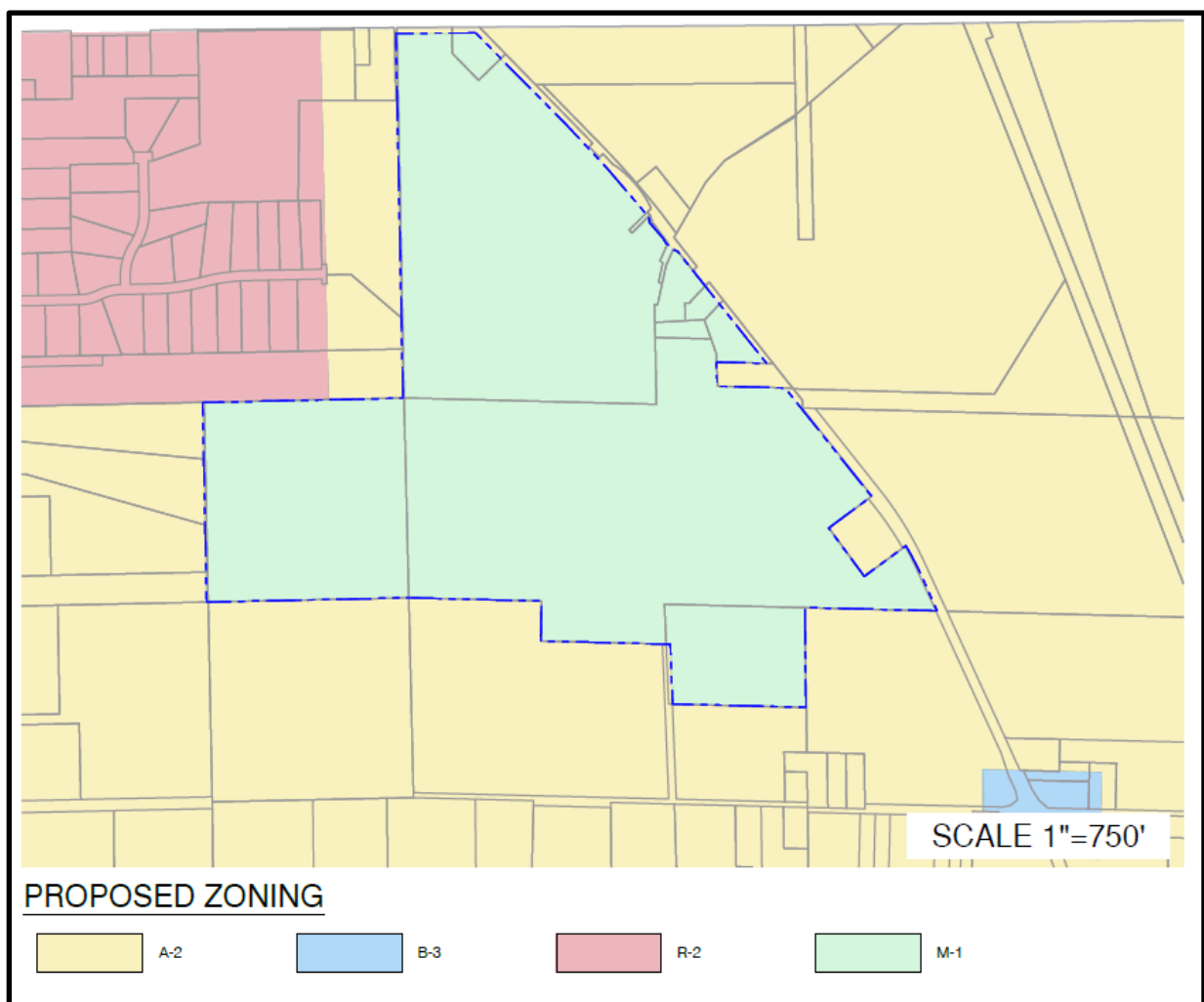
The applicant is seeking to rezone multiple parcels from **A-2, Agricultural District** to **M-1, Light Manufacturing & Office District**. To ensure that only a datacenter development occurs within this area, staff recommends including language that conditionally approves the rezone to M-1 only if a datacenter is constructed and constructed within a set amount of time as shown in **Exhibit B**. If the applicant does not meet the conditions of rezoning, the parcels will retain their A-2, Agricultural District classification.

Zoning Context

The proposed M-1 zoning aligns with the land use category Transition Light Industrial. Abutting zoning district are:

- C. **West: A-2, Agricultural District**
- D. **South: A-2, Agricultural District**
- E. **East: A-2, Agricultural District**
- F. **North: A-2, Agricultural District and City of Oak Creek**
- G. **Northwest Corner: A portion of land is zoned R-2, Single Family Residential**

EXHIBIT A
Proposed Zoning Map

**Recommendation for Rezoning**

The proposed conditional rezoning to M-1 will provide the applicant with the correct zoning district to proceed with the development of a datacenter. The location is on the Village's northern border and isolated from highly populated neighborhoods. Furthermore, its location will be bordering the WE Energies power plant providing a transitional industrial use from heavy manufacturing to light manufacturing. This requested zoning district aligns with the Land Use Plan's objectives and state law requirements. Approval of the M-1 zoning change would enable the applicant to proceed with a datacenter development.

EXHIBIT B

Conditions of Approval


If the following conditions are not complied with the rezoning will become null and void:

1. **Acceptance.** Subject to the Applicant acknowledging in writing that (1) they have received a copy of this conditional approval, (2) they understand and accept the terms and conditions of this conditional zoning ordinance, and (3) they understand that upon failure to satisfy these terms and conditions this approval is void, and is deemed to have not been approved, and the Owner and Applicant will therefore need to re-commence the application process.
2. **Comprehensive Plan Amendment.** Subject to amendment of the Village's comprehensive plan and land use map as contained in the Village of Caledonia's "2035 Comprehensive Plan from Agricultural, Rural Residential, and Open Land [Possibly also Isolated Natural Resource Area] to a Transition Light Industrial designation for the subject property
3. **Acquiring Ownership of Subject Properties.** Subject to the Applicant acquiring ownership of all properties described in Exhibit A by December 31, 2025.
4. **Building, Site and Operational Plans.** Subject to the Applicant submitting building, site and operational plans to the Village for approval and receiving such approvals by December 31, 2030.
5. **Commence Construction.** Subject to the Applicant commencing construction, as defined in the Village's Zoning Code, by June 30, 2030, and achieving substantial completion of the Data Center Development by January 1, 2033. For the purpose of this ordinance, the phrase "substantial completion" means building shell occupancy.
6. **Compliance with Performance Standards.** The Applicant understands that the Village of Caledonia is in the process of updating its performance standards for developments contained in industrially zoned districts, and that the proposed Data Center Development will have to comply with those standards which are expected to be finalized on or before January 31, 2026.
7. **Development Agreement.** A development agreement is required to address all facets of the proposed Data Center Development, including:
 - i. Extension of public sanitary sewer and water facilities.
 - ii. Construction of necessary storm water facilities.
 - iii. Amendment of the Village's water and sewer utility district boundaries.
 - iv. Amendment of the Village's Urban Service Area (i.e., sanitary sewer service area).
 - v. Road extensions and/or vacations.
 - vi. Reimbursement of the Village's costs related to the proposed Data Center Development.
8. **Time to Satisfy Conditions.** Subject to the Applicant satisfying all aforementioned conditions by December 31, 2035, unless that compliance date is extended by resolution of the Village Board.

25.3 Conclusion

The requested **Land Use Amendment** to transition light industrial and subsequent **rezoning to M-1, Light Manufacturing & Office District**, meets the requirements of local planning regulations, and supports Comprehensive Plan goals. Approval of these requests is recommended to enable the applicant's planned datacenter development on the property.

Respectfully submitted:



Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2025-03

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATION FROM “AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND” AND “LOW DENSITY RESIDENTIAL” TO “TRANSITION LIGHT INDUSTRIAL” AS IT PERTAINS TO THE PARCELS LOCATED ALONG DOUGLAS AVENUE AND BOTTING ROAD, WEST OF THE WE ENERGIES POWER PLANT 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 change the land use designation of multiple parcels along Douglas Avenue and Botting Road located west of the WE Energies power plant encompassing ±244-acres (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) from agricultural, rural residential, and open land and low density residential to transitional light industrial on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, 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 July 28, 2025, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Village, after consultation with the Applicant and Village staff, is recommending the use of a conditional rezoning approach to enable the development process to continue pending the receipt of final approvals that will be needed by the ultimate developer.

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 as it pertains to the Village of Caledonia land use plan map.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance conditionally approving the requested rezoning and conditionally amending the Village zoning map for the Village, subject to the following conditions:

1. **Subject to Acceptance.** Subject to the Applicant acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy the rezoning conditions this approval is void, and the same is deemed to not have been approved, and the Owner and Applicant will therefore need to re-commence the application process.
2. **Time to Satisfy Conditions.** Subject to the Owner and Applicant satisfying all rezoning conditions by December 31, 2035, unless extended by the Village Board.

Adopted this _____ day of July, 2025.

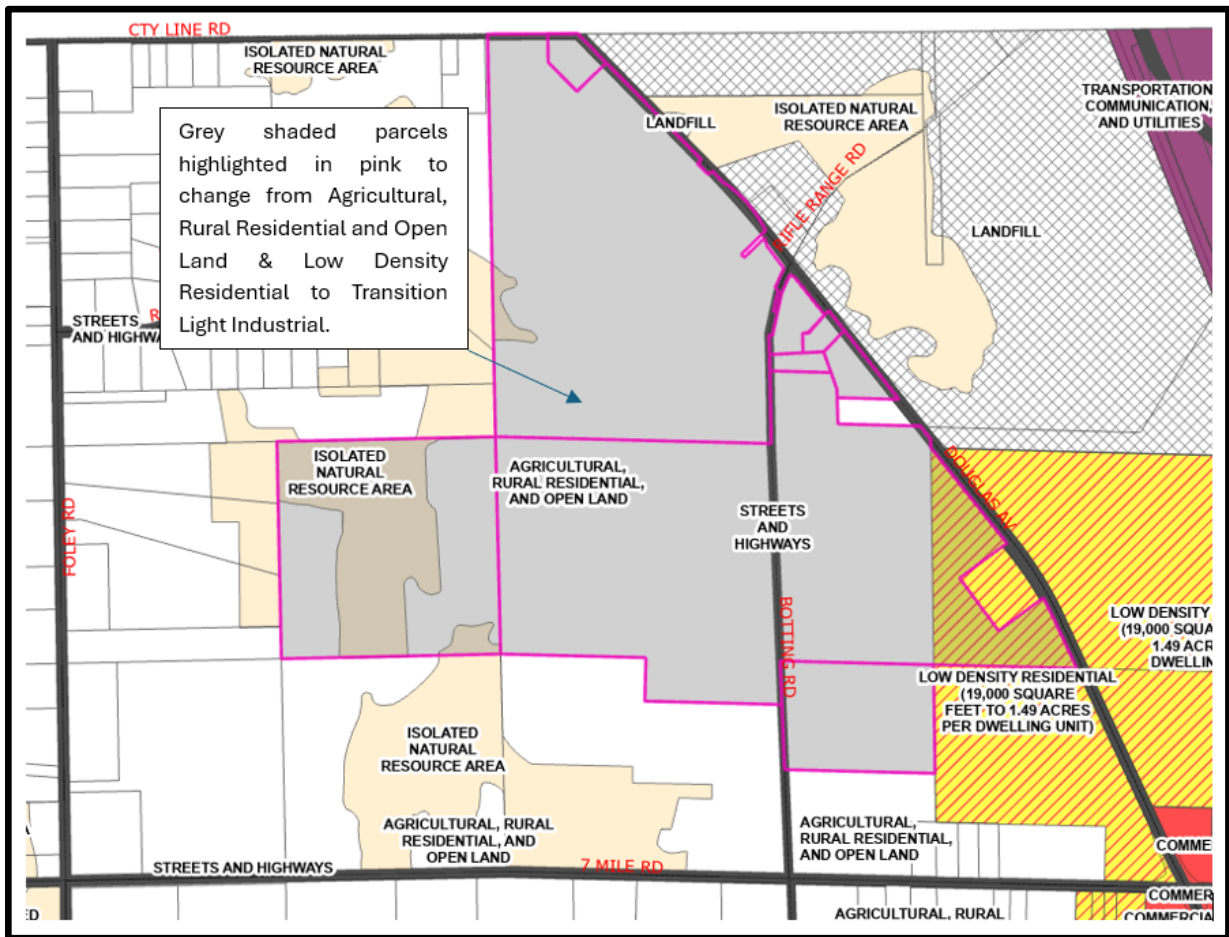
Ayes _____ Noes _____ Absent _____

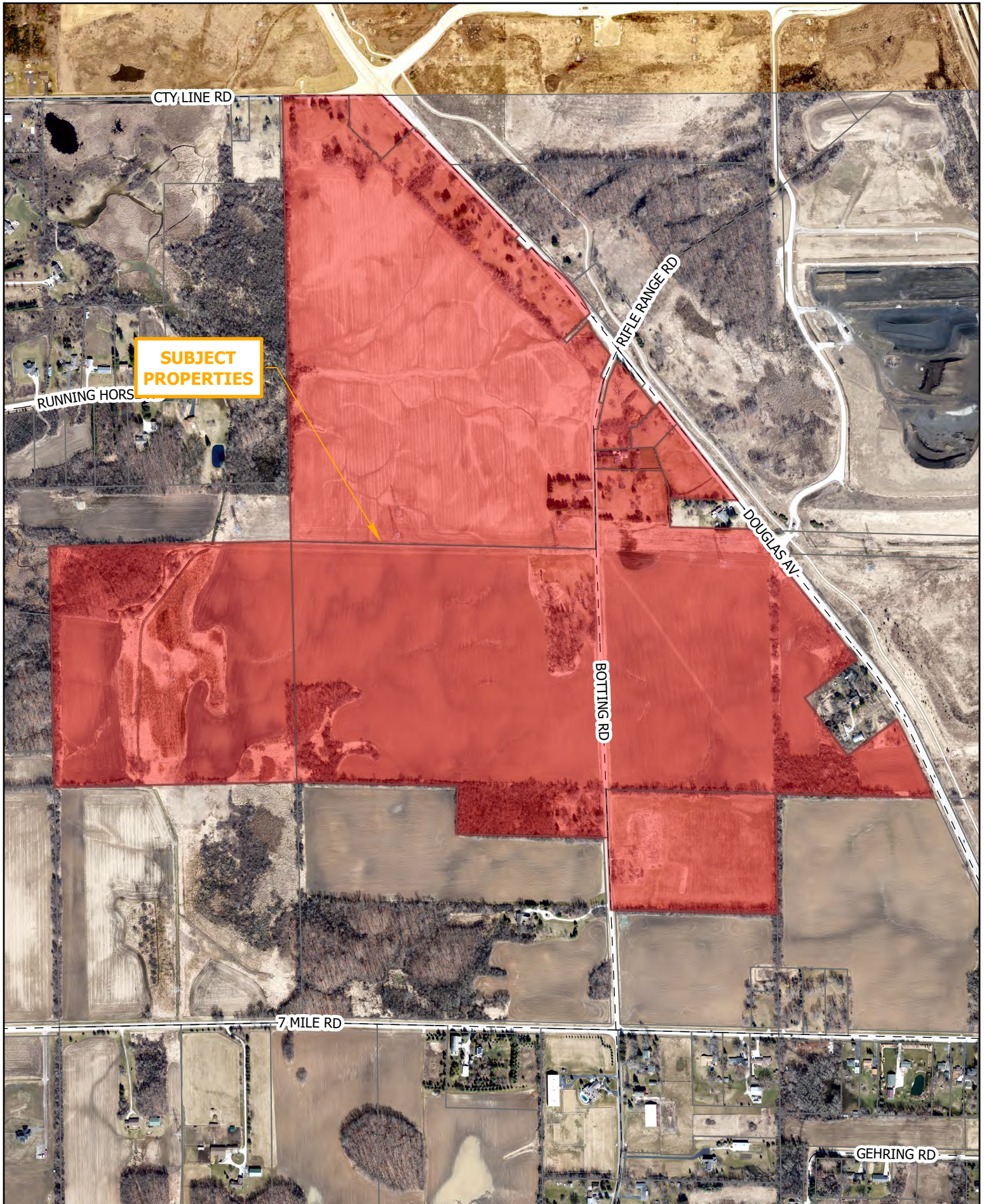
VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
Thomas Weatherston
Plan Commission President

Attest: _____
Jeff Hintz
Plan Commission Vice-President

EXHIBIT A







Meeting Date: January 27, 2025

Item No. **5A**

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.

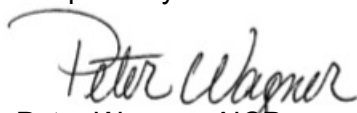
The Comprehensive Plan's overarching goal is to ensure balanced development that enhances the Village's quality of life. The Transition Light Industrial category aligns with this vision by fostering responsible economic activity, protecting neighboring properties, and supporting a vibrant, sustainable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

June 16, 2025

Peter Wagner
Development Director
Village of Caledonia
Village Hall
5043 Chester Lane
Racine, WI 53402

RE: DOUGLAS AVENUE ASSEMBLAGE - REZONING & LAND USE AMENDMENT NARRATIVE

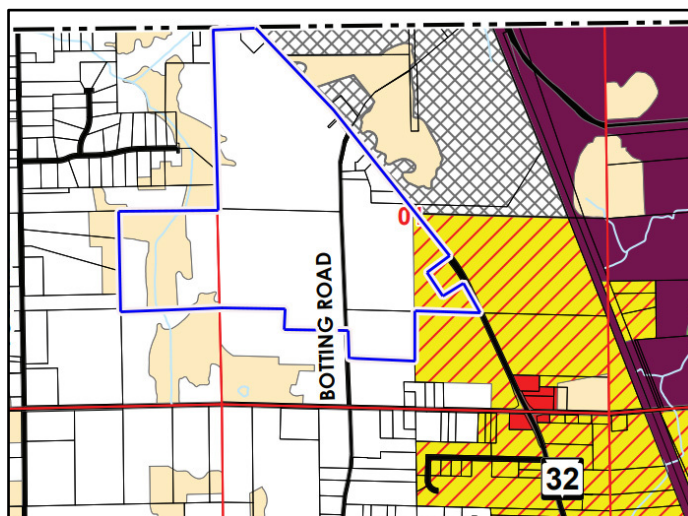
Mr. Wagner,

As the Applicant representative, I am pleased to submit this request for a Rezoning and Land Use Amendment for the assemblage of properties along Douglas Avenue/State Highway 32 (the "Subject Properties") as further described in the attached legal description and parcel exhibit, including Tax Parcels: 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.

The proposed rezone creates an opportunity for the Village of Caledonia to attract high-quality, low-traffic industrial development that can serve as a catalyst for economic growth, job creation, and long-term community prosperity. Any future development facilitated by this map amendment and rezone can be expected to generate significant, long-term economic benefits for Caledonia, including the creation of both construction and permanent employment opportunities.

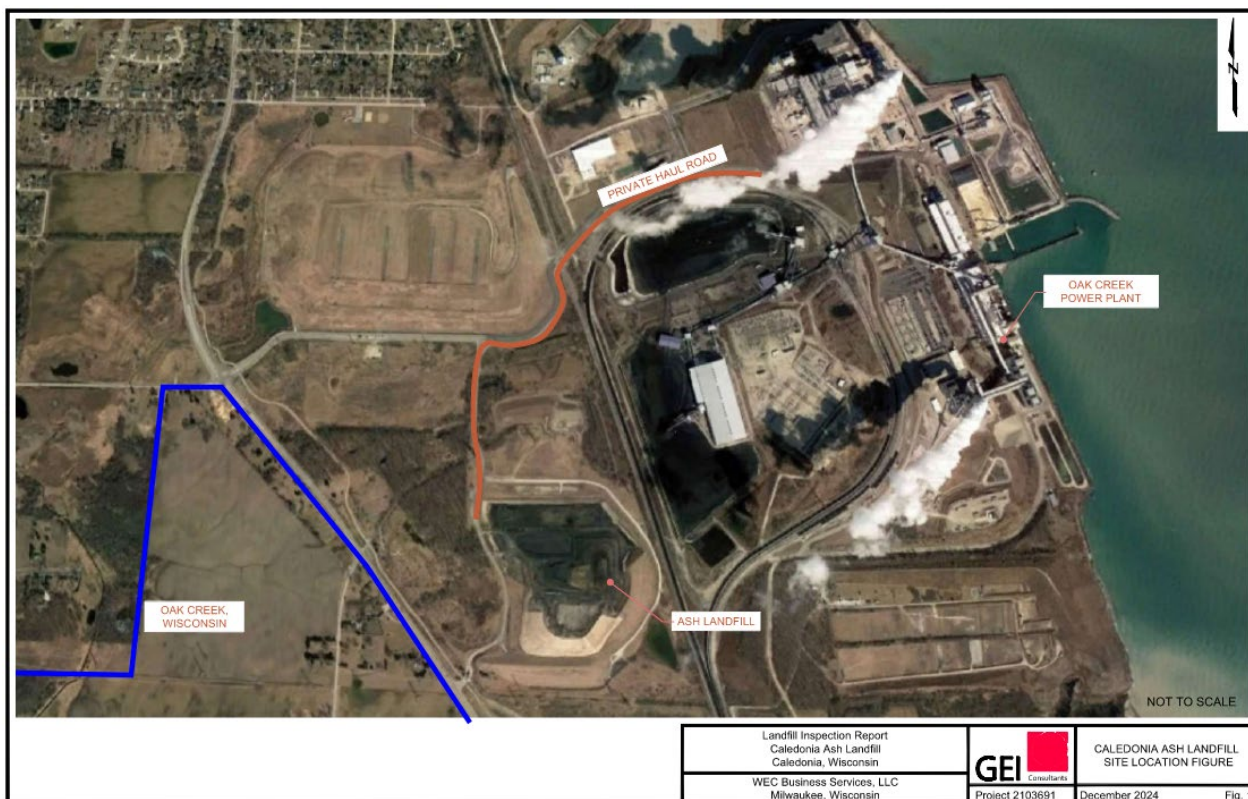
This application requests a land use amendment to the recently adopted "**Transition Light Industrial**" land use, per Resolution PC2-25-01, approved January 27, 2025. This new land use category was implemented "**for the purpose of providing opportunities for low-traffic industrial and employment uses including data centers**". The Subject Properties are well-suited for this designation given their location, size, and proximity to existing industrial and utility uses. To implement this vision, an accompanying request to rezone the assemblage to the 'M-1 Light Manufacturing and Office' zoning district is included for concurrent processing. In order to facilitate efficient development, a future Right of Way vacation, for a portion of Botting Road, may be necessary.

The assemblage is currently designated 'Agricultural, Rural Residential and Open Land' with a small portion designated 'Low Density Residential'. The assemblage is bordered by 'Agricultural, Rural Residential and Open Land' to the south & west, 'Low Density Residential' to the south & east, 'Landfill' to the east and the Milwaukee County line to the north. Natural Resource areas straddle the western assemblage boundary and are also located to the south and east of the assemblage.



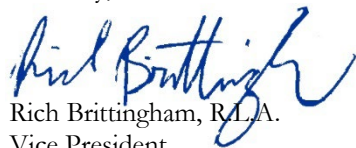
By utilizing the Transition Light Industrial designation, the project provides a thoughtful buffer between existing industrial operations and nearby residential and agricultural uses, supporting the Village's commitment to balanced, sustainable growth.

The 'Landfill' properties currently house the We Energies Caledonia Ash Landfill, which sits adjacent to the Oak Creek Power Plant. This landfill was permitted by WDNR in 1987 and currently holds 1,678,000 cubic yards of coal combustion residuals. Per the 2024 Landfill Inspection Report by GEI Consultants, the landfill "appears to be in excellent condition".



The requested land use change to **'Transition Light Industrial'** proposes land uses which are consistent to the industrial nature of the adjacent landfill and power plant. When development proceeds, the applicant is committed to working collaboratively with Village staff and community stakeholders to ensure a successful outcome for all parties.

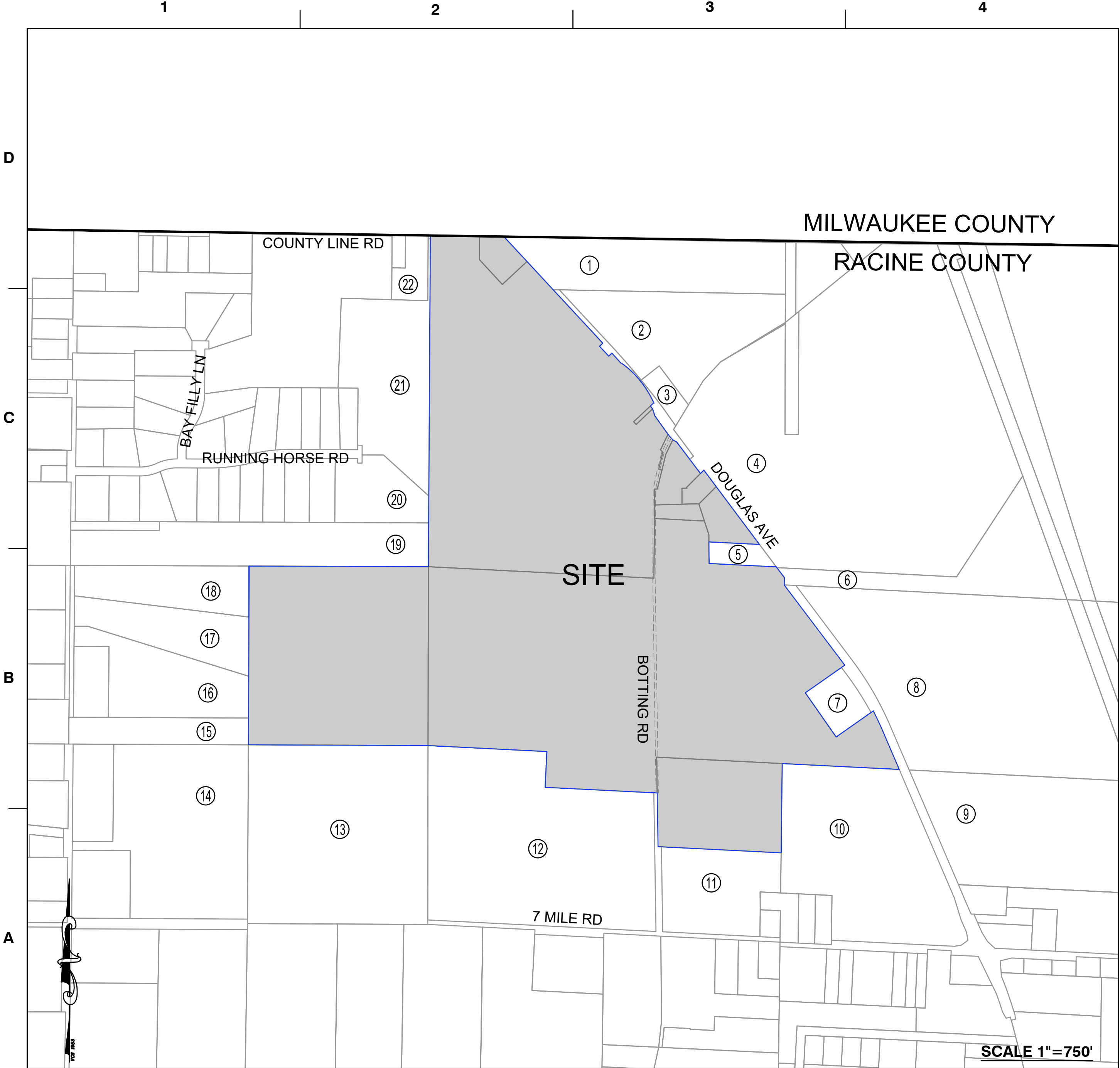
Sincerely,


Rich Brittingham, R.L.A.
Vice President

DOUGLAS AVENUE ASSEMBLAGE

LAND USE MAP AMENDMENT REZONING

VILLAGE OF CALEDONIA RACINE COUNTY, WISCONSIN



ADJACENT OWNERS:

	ZONE	PIN #
1. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201008000
2. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201039000
3. WE ENERGIES	A-2	104042201040000
4. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201002000
5. MONIKA WENDT	A-2	104042201031000
6. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201003000
7. TIMOTHY C CHRISTENSEN	A-2	104042201058020
8. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201058000
9. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201057005
10. HOFFMAN FAMILY TRUST	A-2 & B-3	104042201048000
11. HOFFMAN FAMILY TRUST	A-2	104042201045000
12. HOFFMAN FAMILY TRUST	A-2	104042201046010
13. BEVERLY J REHBEIN FAMILY TRUST	A-2	104042202084000
14. JAMES R SCHMIDT & CYNTHIA R SCHMIDT JOINT IRREVOC TRUST	A-2	104042202096020
15. ERIKA K PFEFFER	A-2	104042202083000
16. LELAND S & MARLA L WISHAU REVOCABLE TRUST	A-2	104042202053030
17. MARK S WISHAU	A-2	104042202053020
18. JOSEPH JANICEK	A-2	104042202053010
19. AMERICAN TRANSMISSION COMPANY LLC	A-2 & R-2	104042202051000
20. MICHAEL V MAYER	A-2 & R-2	104042202034000
21. VILLAGE OF CALEDONIA	A-2 & R-2	104042202046000
22. WE ENERGIES	A-2	104042202048000

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- CONCEPTUAL PROPOSAL

DOUGLAS AVENUE ASSEMBLAGE

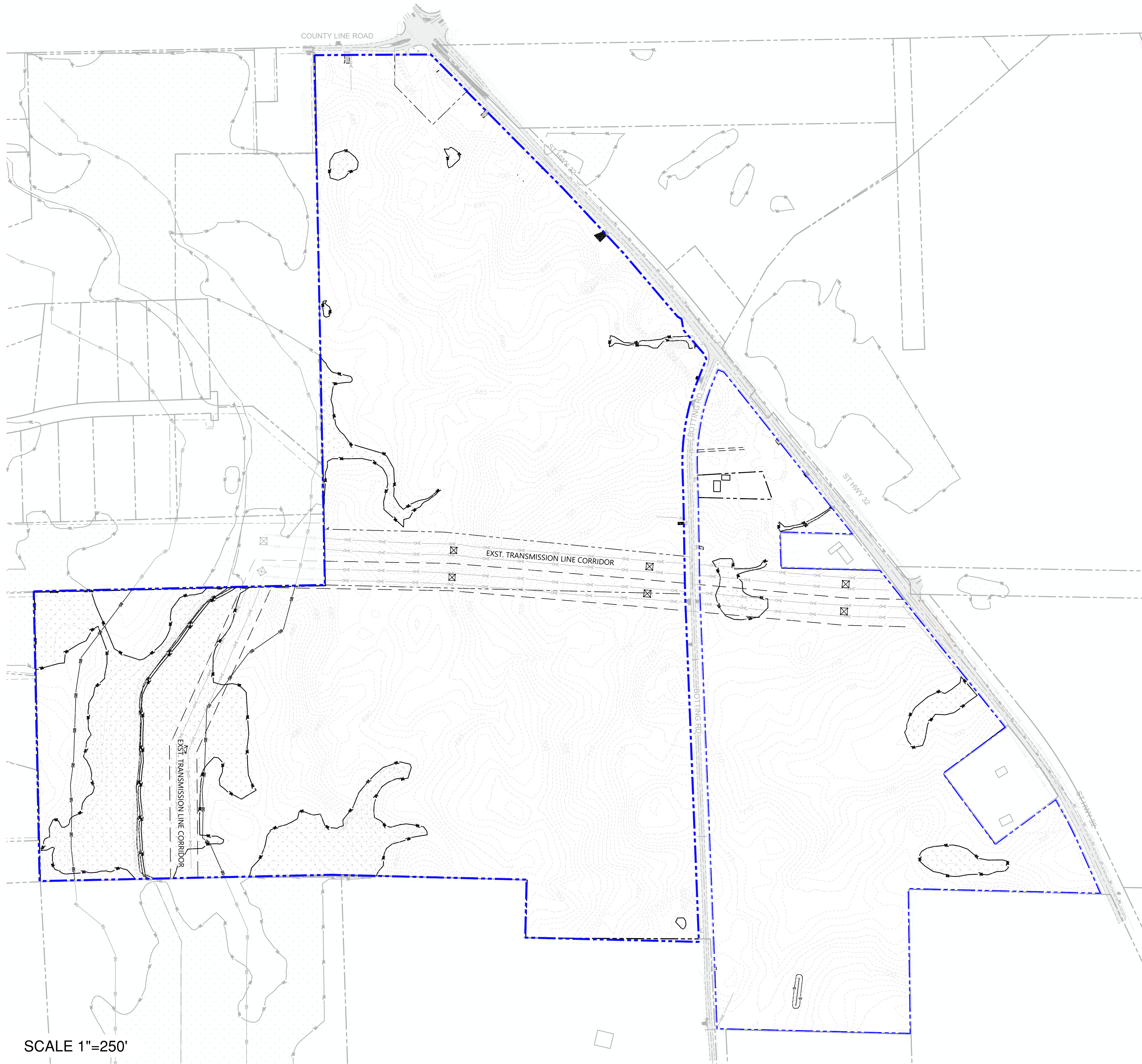
PIN#:	104042201013000 104042201026000 104042201029000 104042202097000 104042201025011 104042201036010 104042201025020 104042201045000 104042201033000	OWNERS:	WISCONSIN ELECTRIC POWER COMPANY 213 W MICHIGAN ST MILWAUKEE, WI 53203 ANTHONY PALIVODA 8591 BOTTING RD RACINE, WI 53402	PROJECT AREA:	±455 AC	EXISTING ZONING:	A-2 AGRICULTURAL	PROPOSED ZONING:	M-1	APPLICANT:	DEWBERRY ENGINEERS, INC. 1503 EDWARDS FERRY RD NE, SUITE 200 LEESBURG, VA 20176
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NO.	DATE	REVISION

DOUGLAS AVENUE ASSEMBLAGE
LAND USE MAP AMENDMENT
REZONING
Village of Caledonia Racine County, Wisconsin

Drawn By	NQ
Checked By	RTB
Date	JUNE 16, 2025
Scale	AS NOTED
Sheet	1 of 3

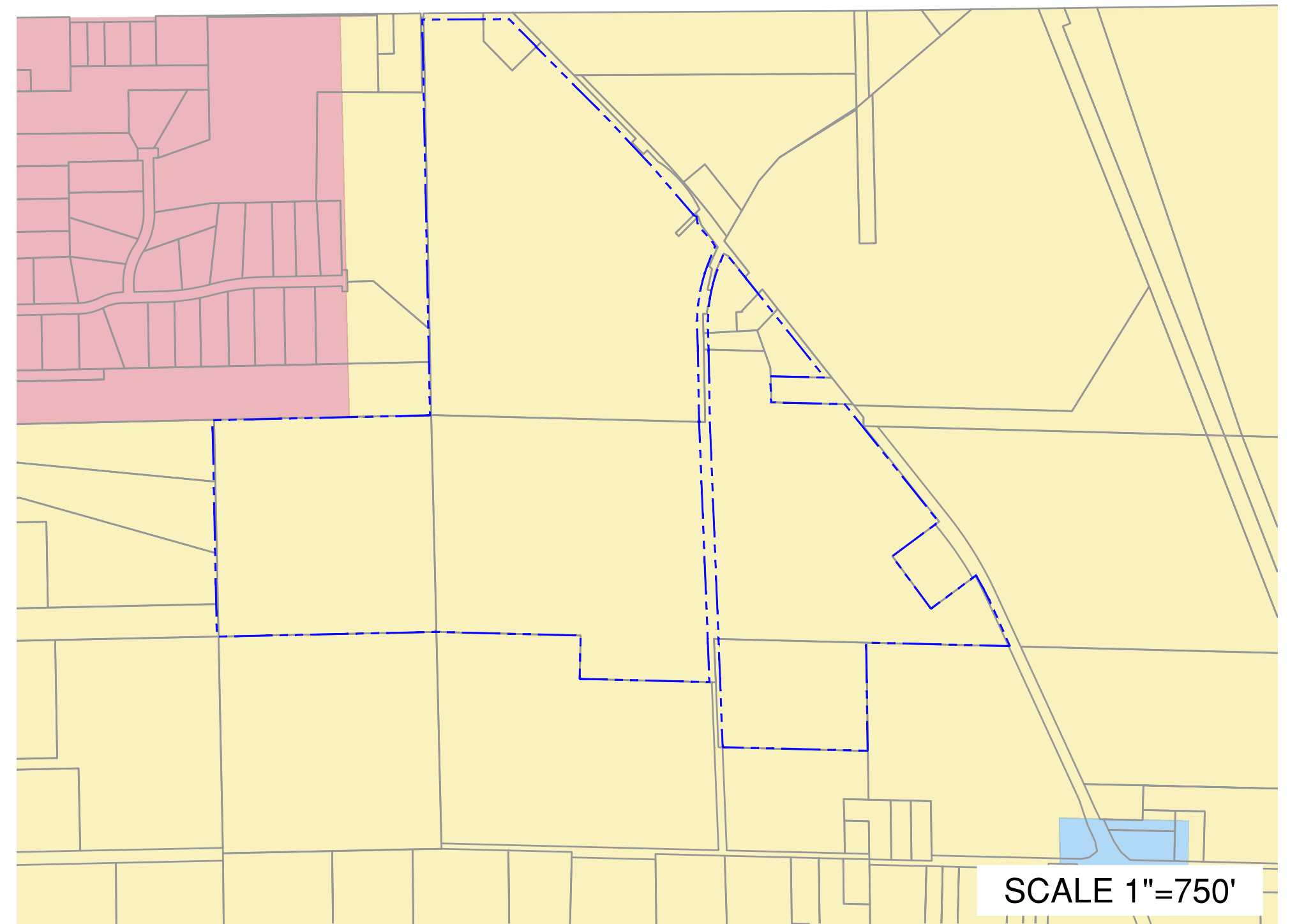
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MAP AMENDMENT\03 - PROPOSED CONDITIONS



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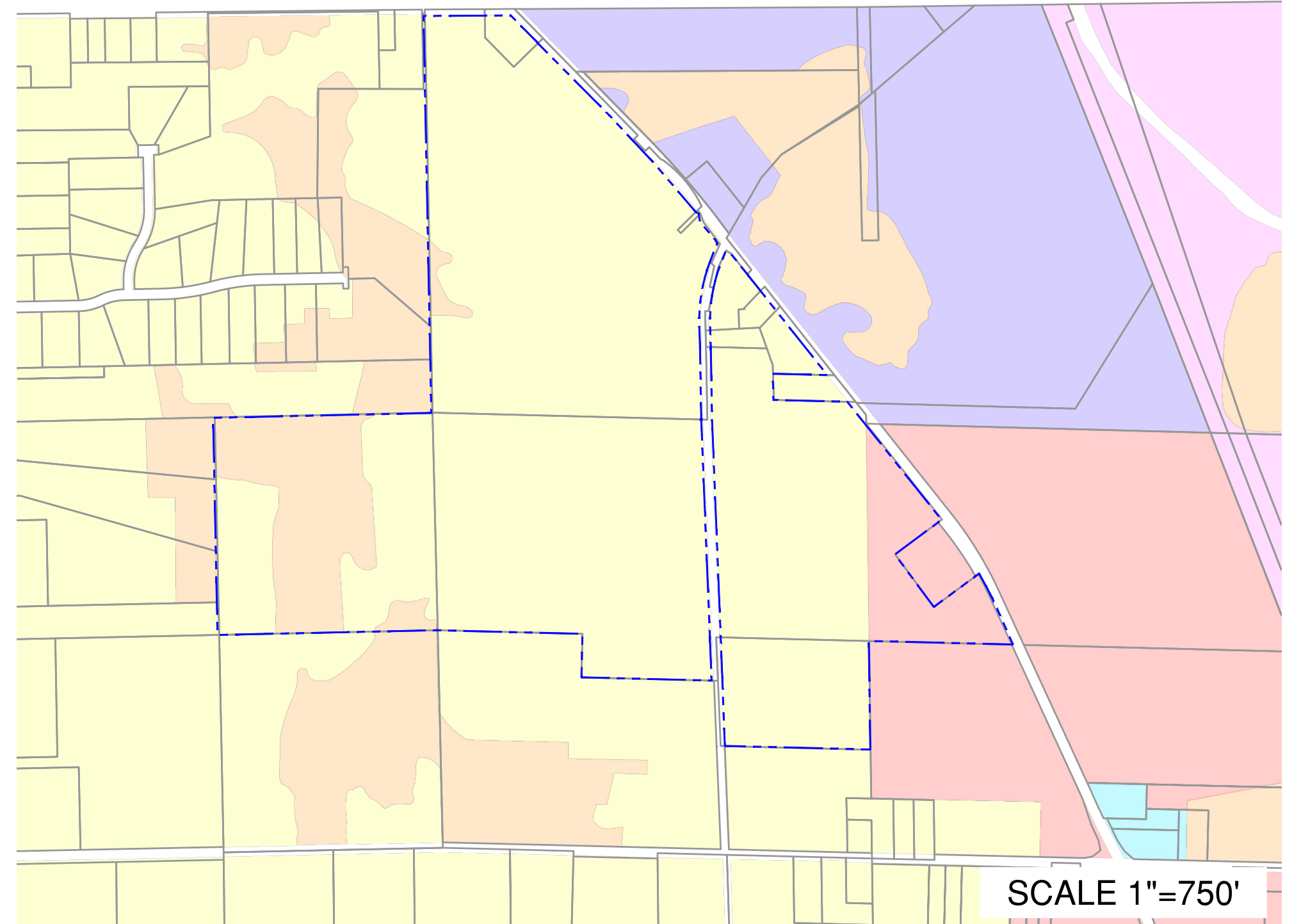
LEGEND

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| | SUBJECT PROPERTY BOUNDARY | | TOPOGRAPHY | | WETLANDS |
| | PROPERTY LINE | | UTILITY EASEMENT | | STREAMS |



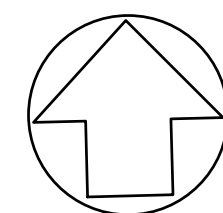
EXISTING ZONING

- | | | | | | |
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| | A-2 | | B-3 | | R2 |
|--|-----|--|-----|--|----|



EXISTING RECOMMENDED 2035 LAND USE

- | | | | | | | | |
|--|--|--|--------------------------------|--|------------|--|-----------------------------|
| | AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND | | ISOLATED NATURAL RESOURCE AREA | | LANDFILL | | TRANSITION LIGHT INDUSTRIAL |
| | TRANSPORTATION, COMMUNICATION AND UTILITIES | | LOW DENSITY RESIDENTIAL | | COMMERCIAL | | |



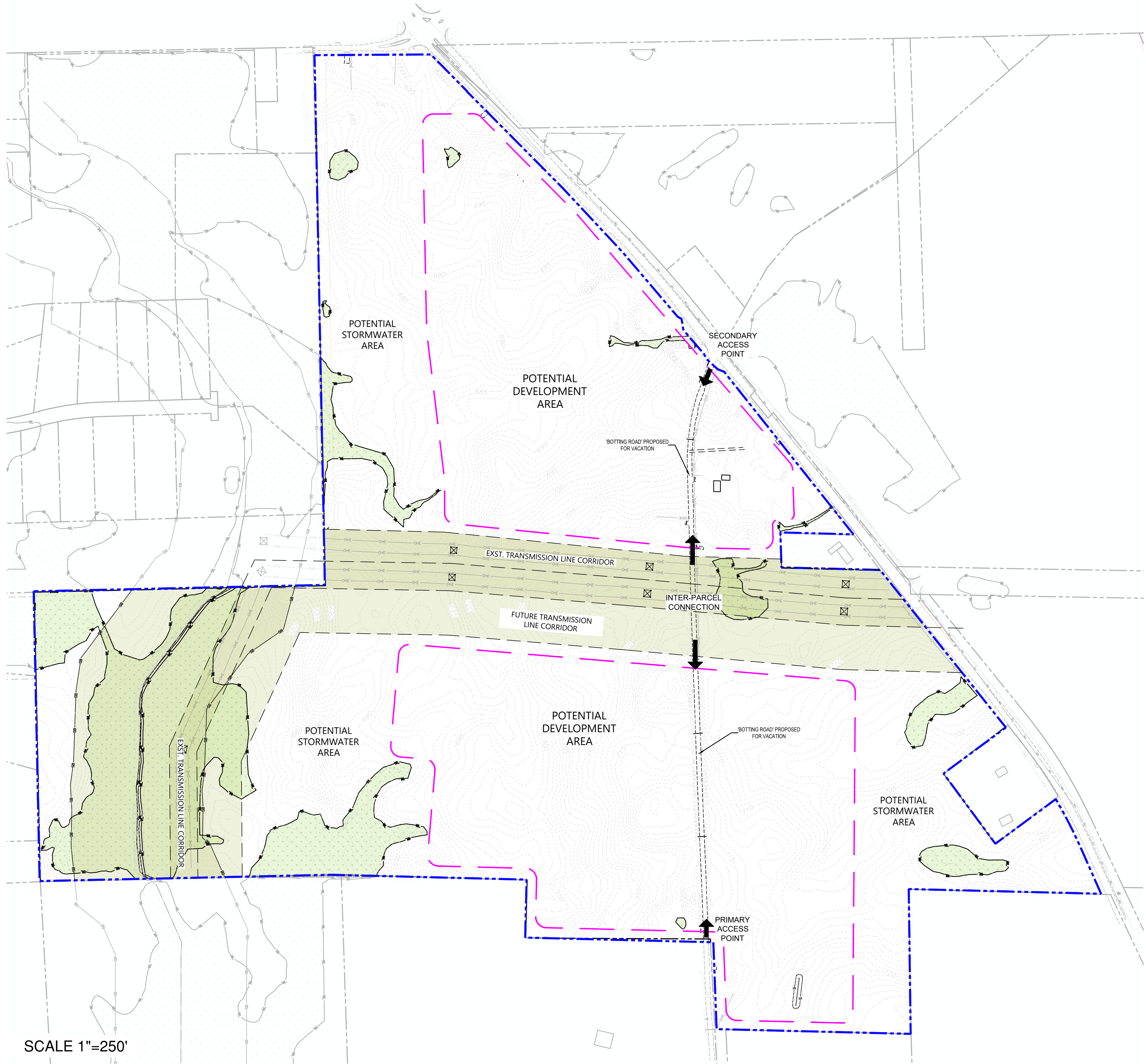
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Date	JUNE 16, 2025
Scale	AS NOTED
Sheet	2 of 3

DOUGLAS AVENUE ASSEMBLAGE
LAND USE MAP AMENDMENT
REZONING
Village of Caledonia Racine County, Wisconsin

EXISTING CONDITIONS

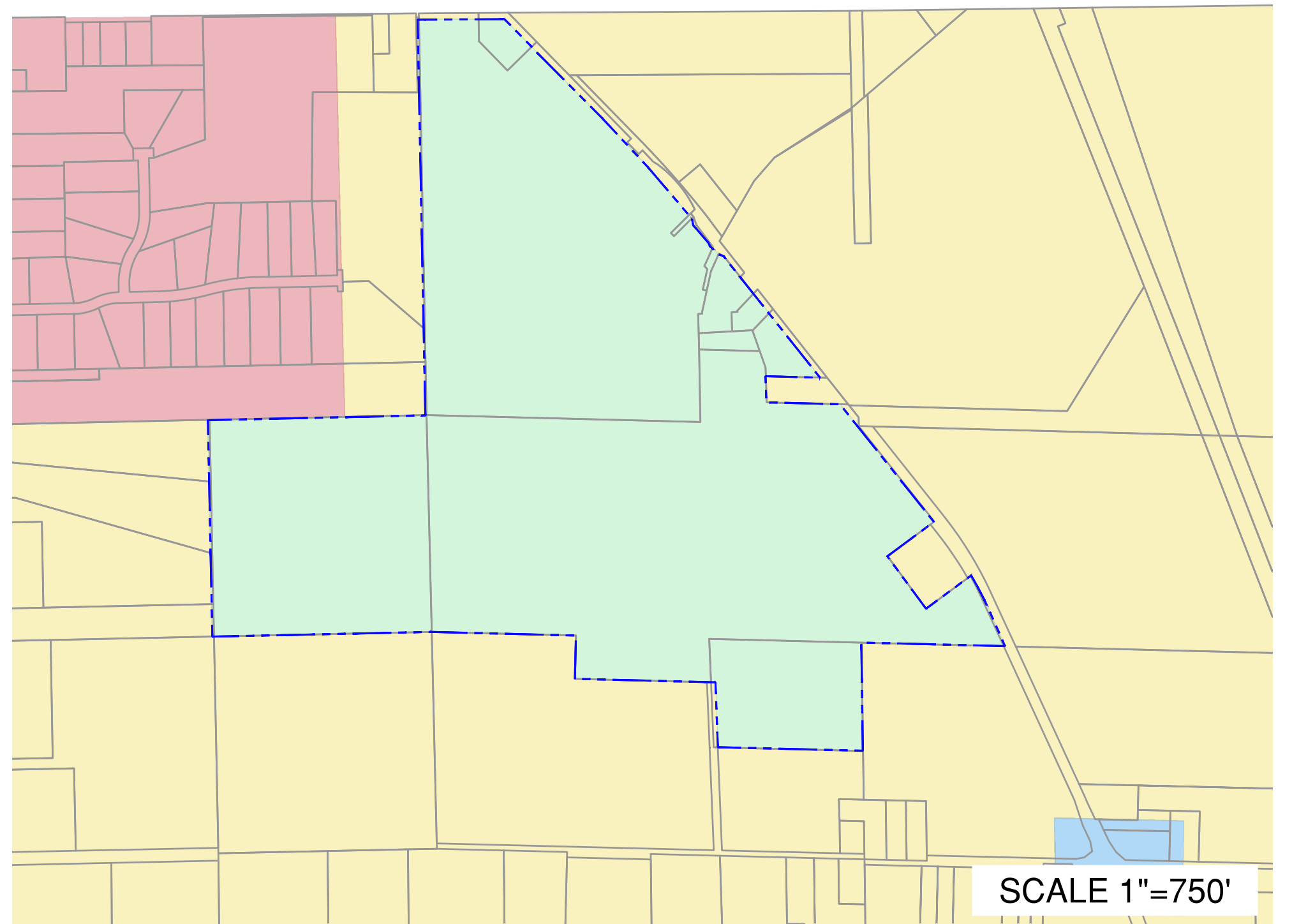
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MAP AMENDMENT103 - PROPOSED CONDITIONS



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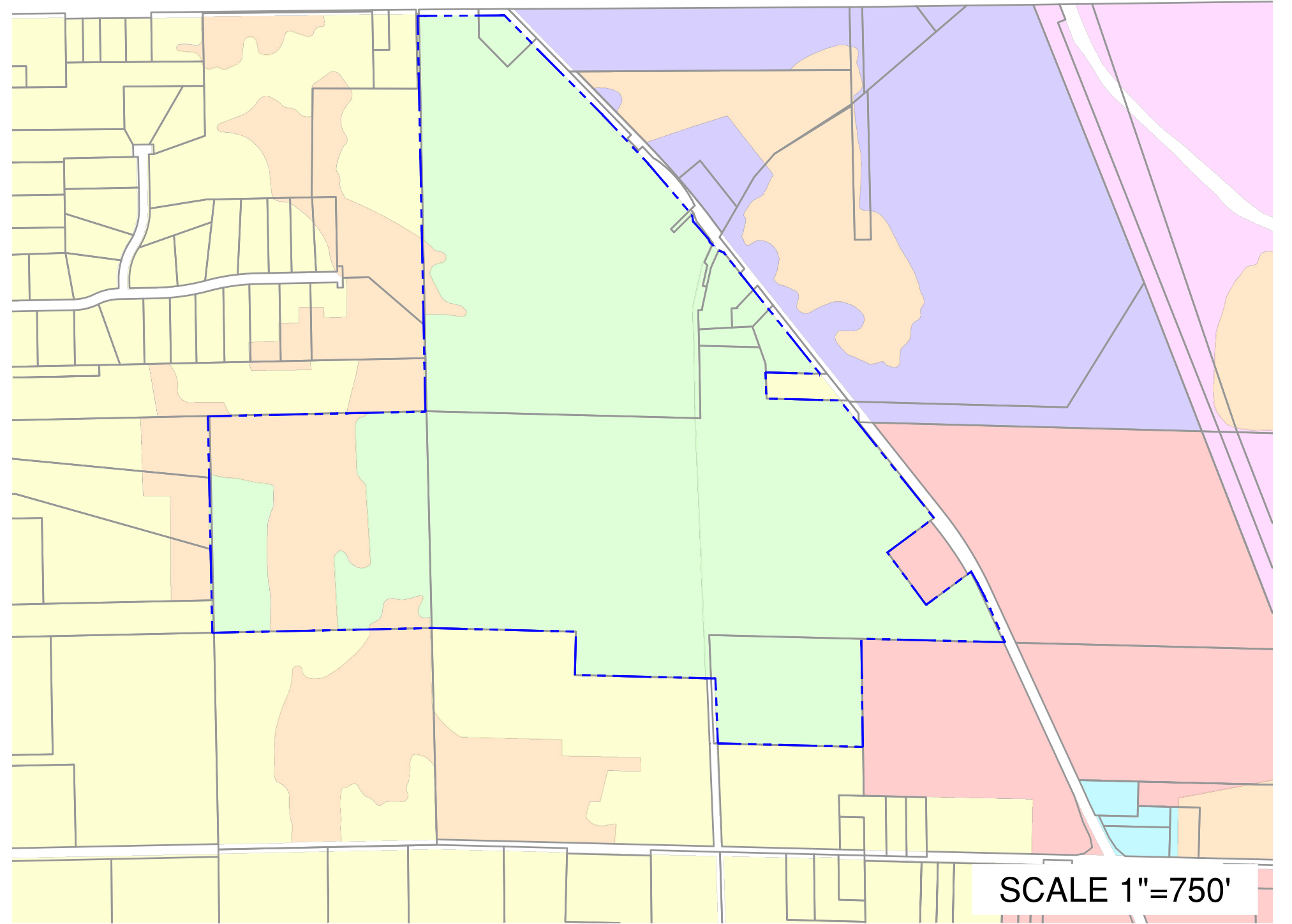
LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE
- WETLANDS
- STREAMS
- POTENTIAL DEVELOPMENT AREA



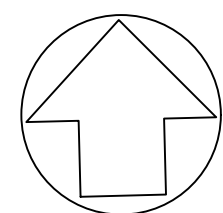
PROPOSED ZONING

- A-2 B-3 R-2 M-1

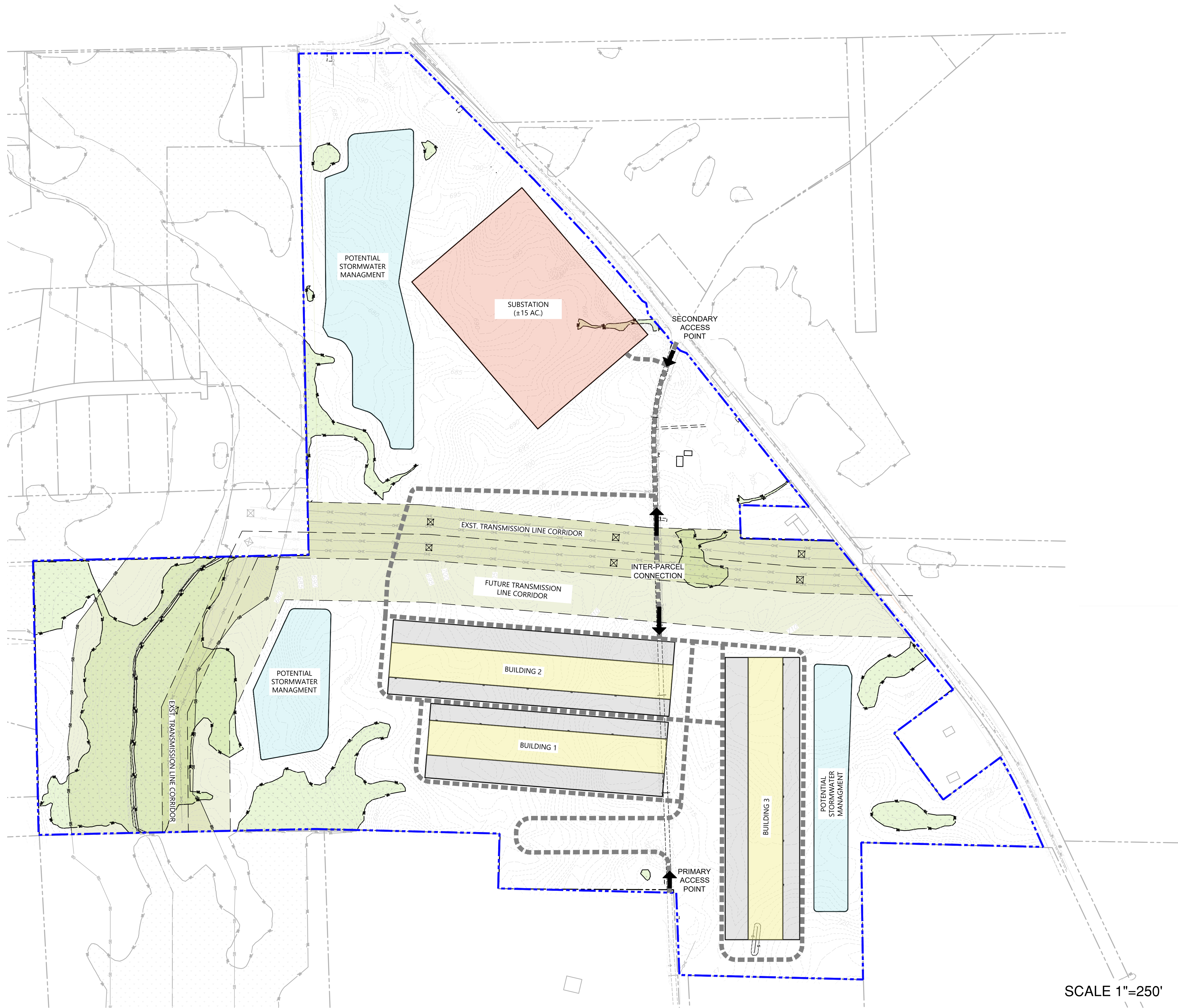


PROPOSED LAND USE

- AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
- ISOLATED NATURAL RESOURCE AREA
- LANDFILL
- TRANSITION LIGHT INDUSTRIAL
- TRANSPORTATION, COMMUNICATION AND UTILITIES
- LOW DENSITY RESIDENTIAL
- COMMERCIAL



NO.	DATE	REVISION

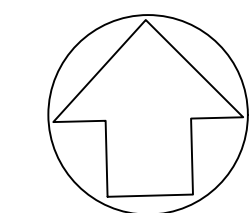


LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE
- WETLANDS
- STREAMS

NOTES:

1. THE MASTER PLAN IS ILLUSTRATIVE AND IS SUBJECT TO CHANGE WITH FINAL DESIGN AND ENGINEERING
2. LAYOUT CHANGES MAY INCLUDE, BUT NOT LIMITED TO, BUILDING CONFIGURATION, BUILDING QUANTITY, SUBSTATION LOCATION, INTERNAL CIRCULATION ROUTING AND STORMWATER MANAGEMENT LOCATIONS



NO.	DATE	REVISION

Drawn By	NQ
Checked By	RTB
Date	JUNE 30, 2025
Scale	AS NOTED
Sheet	ATTACHMENT 'A'

DOUGLAS AVENUE ASSEMBLAGE
LAND USE MAP AMENDMENT
REZONING
Village of Caledonia
Racine County, Wisconsin



Meeting Date: July 28, 2025

Item No. **6A**

PLAN COMMISSION REPORT

Proposal:	Special Comprehensive Plan Review Committee Appointments
Description:	The Plan Commission President will provide suggested appointments to the Special Comprehensive Plan Review Committee for Plan Commission approval. The purpose of this committee is 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.
Applicant(s):	n/a
Address(es):	5043 Chester Lane
Suggested Motion:	That the Plan Commission approve the proposed appointments to the Special Comprehensive Plan Review Committee as presented.

Background: At the June 23rd Plan Commission meeting, the Commission approved the formation of the special review committee and that the Village President would provide a list of people, not to exceed twelve, who have expressed interest in volunteering on this committee. Below are the list of proposed members to the committee for your review. Proposed members are Village residents. If you have specific questions regarding who these people are, please contact the Village President or Village Hall.

Appointment Members:

1) Micheal 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

Following the Special Review Committee approval, the next step will be for the committee to convene in mid-August to learn more about the process, timeline, meeting commitment, and responsibilities as a member. In addition, the Village Board will also be informed of the committee and how the Comprehensive Plan update process will proceed. Throughout this process the Plan Commission will be provided updates as to the progress of the update and will review the work of the committee.

June 23, 2025 Report Background:

The Special Comprehensive Plan Committee is a temporary advisory group formed to assist the Plan Commission in updating the Village's 16-year-old Comprehensive Plan. This update is essential to ensure future planning reflects current data, community values, and emerging trends that support smart growth, resilience, and a high quality of life.

The current plan, *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*, will be updated with a focus exclusively on the Village.

The committee's main role is to provide diverse community input and help shape a long-term vision that reflects the priorities of residents, businesses, and other Village stakeholders. Acting as a bridge between the public and the planning process, the committee will offer recommendations but will not make final decisions.

Committee members will collaborate with Village staff and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the professional planning consultant for this project. SEWRPC will lead the technical work, while the committee ensures community perspectives are integrated throughout the process.

The planning effort is expected to take 18 to 24 months, resulting in an updated Comprehensive Plan to guide the Village's growth and development for the next 10 to 20 years.

Per Municipal Code Section 2-5-3(c), the Plan Commission President has the authority to appoint members to a special committee. Appointments will be made with an emphasis on achieving a diverse and representative membership drawn from various stakeholder groups throughout the Village.

Scope of Work

The committee's responsibilities and scope of work will include the following key components:

1. Community Engagement and Outreach (Public Participation Plan)

- Collaborate with staff and SEWRPC to design and implement public engagement strategies, such as surveys, workshops, open houses, and stakeholder interviews.
- Help promote engagement opportunities to ensure diverse community participation.
- Review and provide feedback on community input to ensure that it is accurately reflected in planning documents.

2. Review of Existing Conditions

- Evaluate existing data, reports, and background information including land use, housing, transportation, economic development, natural resources, infrastructure, and demographics.
- Identify trends, challenges, and opportunities relevant to the Village's future growth and development.

3. Vision and Goal Setting

- Assist in drafting a long-term vision statement that reflects community values and aspirations.
- Recommend goals and guiding principles to support the vision and inform the direction of the Comprehensive Plan.

4. Policy and Strategy Development

- Provide input on proposed policies, programs, and strategies related to:
 - Land use and zoning
 - Transportation and mobility
 - Housing and neighborhood development
 - Parks, open space, and environmental sustainability
 - Economic development and job creation
 - Public services and infrastructure
- Review alternatives and scenarios to help shape future land use patterns.

5. Plan Review and Recommendations

- Review draft sections of the Comprehensive Plan and provide comments and recommendations.
- Ensure consistency with regional plans, state requirements, and community priorities.
- Support the Plan Commission in identifying potential implementation tools and actions.

6. Final Report and Presentation

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- Assist in preparing a summary of the committee's findings and recommendations.
 - Present the final recommendations to the Plan Commission.

Composition and Meetings


The committee will consist of approximately seven members representing various stakeholder groups including but not limited to: residents, business owners, civic leaders, environmental advocates, developers, and institutional partners. If a Plan Commissioner is aware of a resident or stakeholder that would be a good fit for this project, please provide the name and contact information to the Village President as soon as possible. Once formed, a kickoff meeting will be scheduled sometime in mid-July.

Meetings will be held on a regular basis (e.g., monthly or bi-monthly) throughout the planning process.

The committee will be disbanded upon completion of the Comprehensive Plan update.

The Special Comprehensive Plan Committee will play a crucial role in the building of a vision for the future of the Village by ensuring that the planning process is inclusive, transparent, and responsive to the needs of all community members. Through its work, the committee will help update the Village's Comprehensive Plan that will guide growth, development, and investment in a way that supports a thriving, sustainable, and equitable community.

Respectfully submitted:



Peter Wagner, AICP
Development Director