



May 27, 2026

Project Narrative

Project: Trinity Lutheran Proposed Addition
7900 Nicholson Road
Caledonia, WI 53108

Trinity Evangelical Lutheran Church is requesting rezoning and comprehensive plan amendment review and approval at the June 29th Plan Commission meeting and Village Board meeting on July 21st for their existing school and church property located at 7900 Nicholson Road in the Village of Caledonia. The rezoning and comprehensive plan amendment approvals are required for an upcoming building addition and site improvement project. The property is currently comprised of the (4) parcels shown below. The proposed rezoning and comprehensive plan amendment requests are described below.

Parcel ID	Existing Zoning	Proposed Zoning	Existing Land Use Plan	Proposed Land Use Plan
104-04-22-09-078-000	PI-1	I-1	Government & Institutional	Government & Institutional
104-04-22-09-002-000	PI-1	I-1	Government & Institutional	Government & Institutional
104-04-22-09-003-000	PI-1	I-1	Governmental and Institutional and Agricultural, Rural Residential, and Open Land	Government & Institutional
104-04-22-09-001-010	AG-2	I-1	Agricultural	Government & Institutional

No development is proposed on the northern cemetery parcel (104-04-22-09-078-000). The addition and site improvements are proposed on the remaining 3 parcels (104-04-22-09-002-000, 104-04-22-09-003-000 and 104-04-22-09-001-0100). A concept site plan is included for reference. These parcels will be combined to eliminate interior lot lines. Property deed has been included showing Trinity Lutheran ownership. Once the rezone to I-1 is completed, the I-1 district allows the school and church use by right.

The intent is to submit the application for Building, Site & Operation Plan review to the Village by June 22nd for the July 27th Plan Commission meeting and Village Board meeting on August 18th.