



June 22, 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 29<sup>th</sup> Plan Commission meeting and Village Board meeting on July 21<sup>st</sup> 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            | No Change       | Government & Institutional                                                        | No Change                  |
| 104-04-22-09-002-000 | PI-1            | I-1             | Government & Institutional                                                        | No Change                  |
| 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. The cemetery parcel will remain a standalone parcel. 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 22<sup>nd</sup> for the July 27<sup>th</sup> Plan Commission meeting and Village Board meeting on August 18<sup>th</sup>.

Project Description/ Narrative:

1/2. Owner: Trinity Lutheran  
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Caledonia, WI 53108  
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Engineer: Excel Engineering  
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Architect: Excel Engineering  
Kallie Ogi  
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See C0.1 for additional contacts.

3/4/5/6. See above table.

7. Existing environmental features on site include cropland on the west and southern portions of the site and a manicured lawn on the rear of the building. Existing dry pond located in the northwest portion of the site as well as an existing cemetery north of the church. Existing septic tank and field located to the rear of building. Existing well located to the east of the building near driveway entrance.

8. Projected number of building occupants: The max enrollment for K-8 with the building addition is projected to be 215 occupants (currently at 190). The preschool at full-day 3K and 4K, enrollment could approach 40-50 occupants. Staff for both the administration, 3K and 4K, and K-8 is 25 occupants.

9/10. See site data table on C1.1A.

11. The before-care and after-care area of the school opens as early as 6:30 AM and closes as late as 5 PM. The school building hours of operation are from 8:30am – 3:30pm. Water and sanitary usage is at a maximum anytime during the school building hours.

12. See included ITE trip generators for approximate traffic count data. The existing condition of 190 enrolled students generates an AM peak hour of 192 trips. The proposed condition of maximum 265 enrolled students generates an AM peak hour of 268 trips. Increased parking and queuing are expected to meet owner need and provide on site relief for additional traffic demand to the site improving upon the existing conditions. Formal traffic study to follow.

13. The new entry and exit traffic flow design will be an improvement over the current traffic flow. The volume shouldn't increase much with the proposed longer loading area, and cars not exiting and entering the same drive.

14. See the exterior building elevations showing brick, stone and James Hardie cement board siding. The fencing will be in the back of the building along the west side and is proposed to be black chain link.

15. There is a possible future expansion to the SW of the new addition. If this addition were to occur, it would be in 10+ years.

16. The proposed building compliments the existing architectural elements and finishes. The site improvements make for a safer drop-off and pick-up for the students.