

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

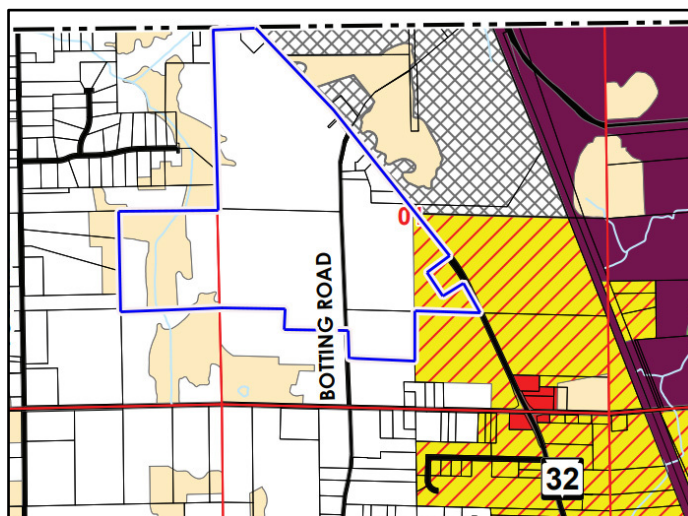
Mr. Wagner,

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.

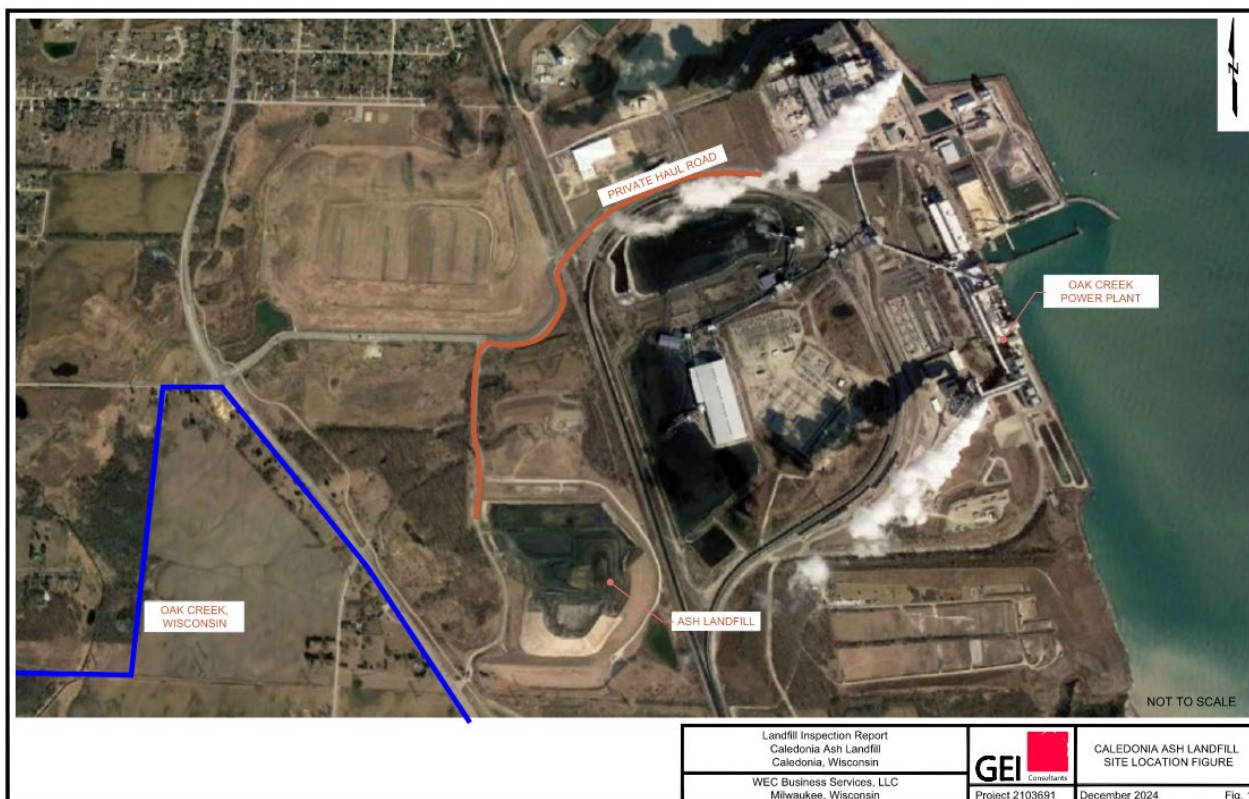
This application requests a land use amendment to the recently adopted "**Transition Light Industrial**" land use, per Resolution PC2-25-01, approved January 27, 2025. This new land use category was implemented "**for the purpose of providing opportunities for low-traffic industrial and employment uses 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.



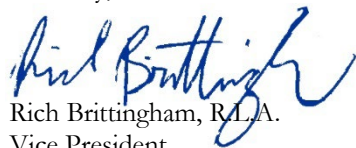
By utilizing the Transition Light Industrial designation, the project provides a thoughtful buffer between existing industrial operations and nearby residential and agricultural uses, supporting the Village's commitment to balanced, sustainable growth.

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