



Section 1: Recommendations & Implementation

There are many contributing aspects that lead to successful developments of a given area. Below are a series of recommendations and objectives that will contribute, both directly and indirectly, to the future development of the I-94 corridor. Many of these future objectives are also set forth as constructive ways to affirm the Village as a positive place to live and conduct business. When fully implemented, the resultant recommendations should encapsulate the vision Caledonia desires for future development along the I-94 corridor.

Note: Many of the following recommendations require further Village approvals (ex. land use, zoning code, and design guide amendment/adoptions). However, the Village should guide developers towards compliance with all the following proposed recommendations during the interim time between the adoption of this study and required future Village approvals.

Future Land Use

The market dynamics along the I-94 Study Area have changed dramatically since Caledonia last reviewed the adopted future land use plan for the corridor. Highways have been reconstructed allowing increased traffic, utilities have been constructed in areas previously thought to be decades down the road, and a worldwide employment giant, Foxconn, is developing nearby and in need of multiple suppliers and employees. Re-evaluating the land use patterns of the study area became a key starting point for all other recommendations as follows:

- Amend the Racine County Multi-Jurisdictional Plan per the following:
 - Adopt the newly proposed future land uses for the I-94 Corridor Study Area per the Recommended Land Use Plan Map. The new uses were derived by the Village to adapt to the current market trends and development patterns forecasted in the I-94 corridor region. The newly proposed uses also adapt to current planning of Caledonia while eliminating references to past adopted Comprehensive Plans.
 - Adopt new supporting Future Land Use Plan text under the “Community Specific Land Use Objectives and Policies” section for the Village of Caledonia per the following:
 - ~~Follow the detailed land use plan implementation strategies recommended in the rural area and neighborhood plans for the Village.~~
 - *Follow the detailed land use and zoning implementation strategies recommended in the I-94 Corridor Study adopted by the Village in 2018.*
 - *Look to encourage land uses per the Future Comprehensive Plan map categories while also considering the following (based upon the adoption of the I-94 Corridor Study in 2018):*
 - *Establish that the Future Comprehensive Plan map category “Industrial/Business Park” is defined per the following:*
 - *Industrial/Business Park: Allows all uses commonly found in an Industrial Park or Business Park setting consisting of large manufacturing and warehousing businesses along with the commercial and residential uses required to support the area large business uses and the associated employee base. Supporting commercial uses commonly include retail, restaurant, office, and service related developments. Supporting residential uses commonly include higher density apartment and condominium developments. This land use plan designation may support commercial, industrial, and higher density residential zoning districts in the Village subject to how a proposed development adheres to a business park setting.*
 - *Consider the following land use proposals for specific areas of the I-94 Corridor including:*

- *Application of commercial supporting developments (retail, restaurant, office, and service) along County Highway K (Northwestern Avenue) between the interstate 94 interchange and County Highway H (Howell Road).*
- *Application of multi-family residential supporting developments (higher density apartment and condominium) along County Highway K (Northwestern Avenue) between the County Highway V and County Highway H (Howell Road).*
- *Application of multi-family residential supporting developments (higher density apartment and condominium) north of 4 Mile Road in the I-94 Study Area designated for future Business Park uses.*
- *Application of a future office park north of 5 ½ Mile Road between the I-94 interchange and County Highway V that is dependent on future public utilities.*
- *Application of business park uses north of 7 ½ Mile Road dependent on future public utilities and development extensions from the City of Oak Creek from the north.*

Typical setup of multiple types of uses contributing to a “business park” setting

