

**RESOLUTION NO. PC2025-01
VILLAGE OF CALEDONIA**

**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, WI do resolve 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 27 day of January, 2025.

Ayes 5 Nays 0 Absent 1 Abstain 1

VILLAGE OF CALEONDIA PLAN COMMISSION

By: Thomas R Weatherston
Thomas Weatherston
Plan Commission President

Attest: Joe Kiriaki
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• Solar Power Production Facilities	<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• Contractor Establishments with no outdoor storage

DESIGN CHARACTERISTICS

Industries and businesses should incorporate large open spaces and include the following characteristics:

- Industries and businesses will operate within environments incorporating large open spaces, establishing forests, or thickly vegetated buffers, and 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.”