

RESOLUTION NO. PC2025-03

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATION FROM “AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND” AND “LOW DENSITY RESIDENTIAL” TO “TRANSITION LIGHT INDUSTRIAL” AS IT PERTAINS TO THE PARCELS LOCATED ALONG DOUGLAS AVENUE AND BOTTING ROAD, WEST OF THE WE ENERGIES POWER PLANT IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves 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 change the land use designation of multiple parcels along Douglas Avenue and Botting Road located west of the WE Energies power plant encompassing ±244-acres (Parcel ID Nos. 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) from agricultural, rural residential, and open land and low density residential to transitional light industrial on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, 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 July 28, 2025, and September 29, 2025 regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Village, after consultation with the Applicant and Village staff, is recommending the use of a conditional rezoning approach to enable the development process to continue pending the receipt of final approvals that will be needed by the ultimate developer.

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 as it pertains to the Village of Caledonia land use plan map.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance conditionally approving the requested rezoning and conditionally amending the Village zoning map for the Village, subject to the following conditions:

1. **Subject to Acceptance.** Subject to the Applicant acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy the rezoning conditions this approval is void, and the same is deemed to not have been approved, and the Owner and Applicant will therefore need to re-commence the application process.
2. **Time to Satisfy Conditions.** Subject to the Owner and Applicant satisfying all rezoning conditions by December 31, 2035, unless extended by the Village Board.

Adopted this 29 day of September, 2025.

Ayes 5 Noes 2 Absent Ø

VILLAGE OF CALEONDIA PLAN COMMISSION

By: Thomas J. Weatherston
Thomas Weatherston
Plan Commission President

Attest: Jeff Hintz
Jeff Hintz
Plan Commission Vice-President