

PLAN COMMISSION RESOLUTION NO. 2018-75

**RESOLUTION OF THE VILLAGE PLAN COMMISSION
RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-
JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035 AS IT
PERTAINS TO THE VILLAGE OF CALEDONIA – FROM LOW DENSITY
RESIDENTIAL TO EXTRACTIVE; LOCATED NORTH AND EAST OF THE
EXISTING QUARRY AT 1501 3 MILE ROAD AND CONTAINING 26-ACRES, MORE
OR LESS; AND RECOMMENDING THE APPROVAL OF AN ORDINANCE
REZONING LAND FROM: P-1 INSTITUTIONAL PARK DISTRICT, R-4 URBAN
RESIDENTIAL DISTRICT I AND R-5 URBAN RESIDENTIAL DISTRICT II TO: M-4
QUARRYING DISTRICT AND LOCATED NORTH AND EAST OF THE EXISTING
QUARRY AT 1501 3 MILE ROAD AND CONTAINING 31-ACRES, MORE OR LESS;
PAYNE & DOLAN, INC. OWNER**

WHEREAS, the Village of Caledonia, pursuant to Sections 62.23 and 61.35 of the Wis. Stats., created a Village Plan Commission; and

WHEREAS, the Village Board adopted the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as the Village comprehensive plan by enactment of Ordinance No. 2009-07, following extensive public participation (the "2035 Comprehensive Plan"); and

WHEREAS, the Village received a request to amend the 2035 Comprehensive Plan from Payne & Dolan, Inc. for land designated as Low Density Residential (19,000 Square Feet To 1.49 Acres Per Dwelling Unit) to: Extractive and such land is part of the SE 1/4 of Sec. 29 and the SW 1/4 of Sec 28, T4N, R23E, Village of Caledonia, Racine County, Wisconsin and located north and east of the existing quarry at 1501 3 Mile Road and contains 26-acres, more or less, with Parcel Nos: 104-04-23-28-074-000, 104-04-23-29-193-000, and 104-04-23-28-071-000 which are highlighted on the attached **Exhibit A**; and

WHEREAS, the Village has received a request from Payne & Dolan, Inc. to rezone land from: P-1 Institutional Park District, R-4 Urban Residential District I and R-5 Urban Residential District II to: M-4 Quarrying District and such land is Part of the SE 1/4 of Sec 29 and the SW 1/4 of Sec. 28, T4N, R23E, Village of Caledonia, Racine County, Wisconsin and located north and east of the existing quarry at 1501 3 Mile Road and contains 31-acres, more or less, with Parcel Nos: 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000 and 104-04-23-28-071-000 which are highlighted on the attached **Exhibit B**; and

WHEREAS, the Plan Commission finds that the 2035 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

WHEREAS, the Village has duly noticed and held a public hearing on the proposed amendment to the 2035 Comprehensive Plan on July 9, 2018 and a continued public hearing on August 27, 2018, following the procedures in Section 66.1001(4) of the Wisconsin Statutes and the public participation plan for comprehensive plan amendments adopted by the Village Board

and on the proposed rezoning ordinance pursuant to the Village's Zoning Code and Wis. Stat. Section 62.23(7).

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission finds it is in the best interests of Village and the surrounding community while still being consistent with good planning principles, that land designated as Low Density Residential (19,000 Square Feet To 1.49 Acres Per Dwelling Unit) be changed to a designation of Extractive located north and east of the existing quarry at 1501 3 Mile Road and contains 26-acres, more or less, with Parcel Nos: 104-04-23-28-074-000, 104-04-23-29-193-000, and 104-04-23-28-071-000 which are highlighted on the attached **Exhibit A** for the following reasons:

1. Due to the subject property's proximity to an existing long-standing limestone quarry this Land Use Plan amendment is a logical extension of an existing use, and will lay the foundation for rezoning of the subject property to the M-4 Quarrying District.
2. The requested Land Use Plan designation of Extractive is compatible with adjacent Land Use Plan designations as currently there are approximately 180 acres designated as Extractive that are adjacent to the subject property.
3. The existence of nonmetallic mining at this site was specifically referenced in the Village's 2035 Comprehensive Plan, as well as the importance of protecting such resources for public works and development projects in the area.
4. The negative effects of expanding the quarry operation can be addressed by the addition of reasonable conditions in the required conditional use permit.

BE IT FURTHER RESOLVED, that pursuant to Section 66.1001(4) of the *Wisconsin Statutes*, the Village of Caledonia Plan Commission hereby recommends the approval of the amendment to the 2035 Comprehensive Plan as it pertains to the Village of Caledonia as set forth in **Exhibit A**.

BE IT FURTHER RESOLVED, that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan amendment.

BE IT FURTHER RESOLVED, that the Plan Commission finds that the proposed rezoning of land from: P-1 Institutional Park District, R-4 Urban Residential District I and R-5 Urban Residential District II to: M-4 Quarrying District located north and east of the existing quarry at 1501 3 Mile Road and contains 31-acres, more or less, with Parcel Nos: 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000 and 104-04-23-28-071-000 which are highlighted on the attached **Exhibit B**; is consistent with the 2035 Comprehensive Plan that includes the amendment as set forth herein and for the following reasons:

1. This rezoning will support the Village's 2035 Comprehensive Plan and the importance of maintaining nonmetallic mining sites.
2. This rezoning is in accord with adjacent M-4 zoning designations and uses in this area.

3. This rezoning is necessary to accommodate the further development of the existing limestone quarry which will provide additional valuable resources for development in the area, thereby promoting the welfare of the community.

BE IT FURTHER RESOLVED, that the Plan Commission does hereby recommend that the Village Board enact an Ordinance approving the rezoning and amending the Village zoning map for the Village.

ADOPTED by the Plan Commission of the Village of Caledonia, Racine County, Wisconsin, this 27th day of August, 2018.

VILLAGE PLAN COMMISSION

By: James R. Dobbs
James R. Dobbs, President

Attest: Karie L. Torkilsen
Karie L. Torkilsen, Village Clerk

770272.001 (594) 8-23-18

**Exhibit A
2035 Comprehensive Plan Amendment**

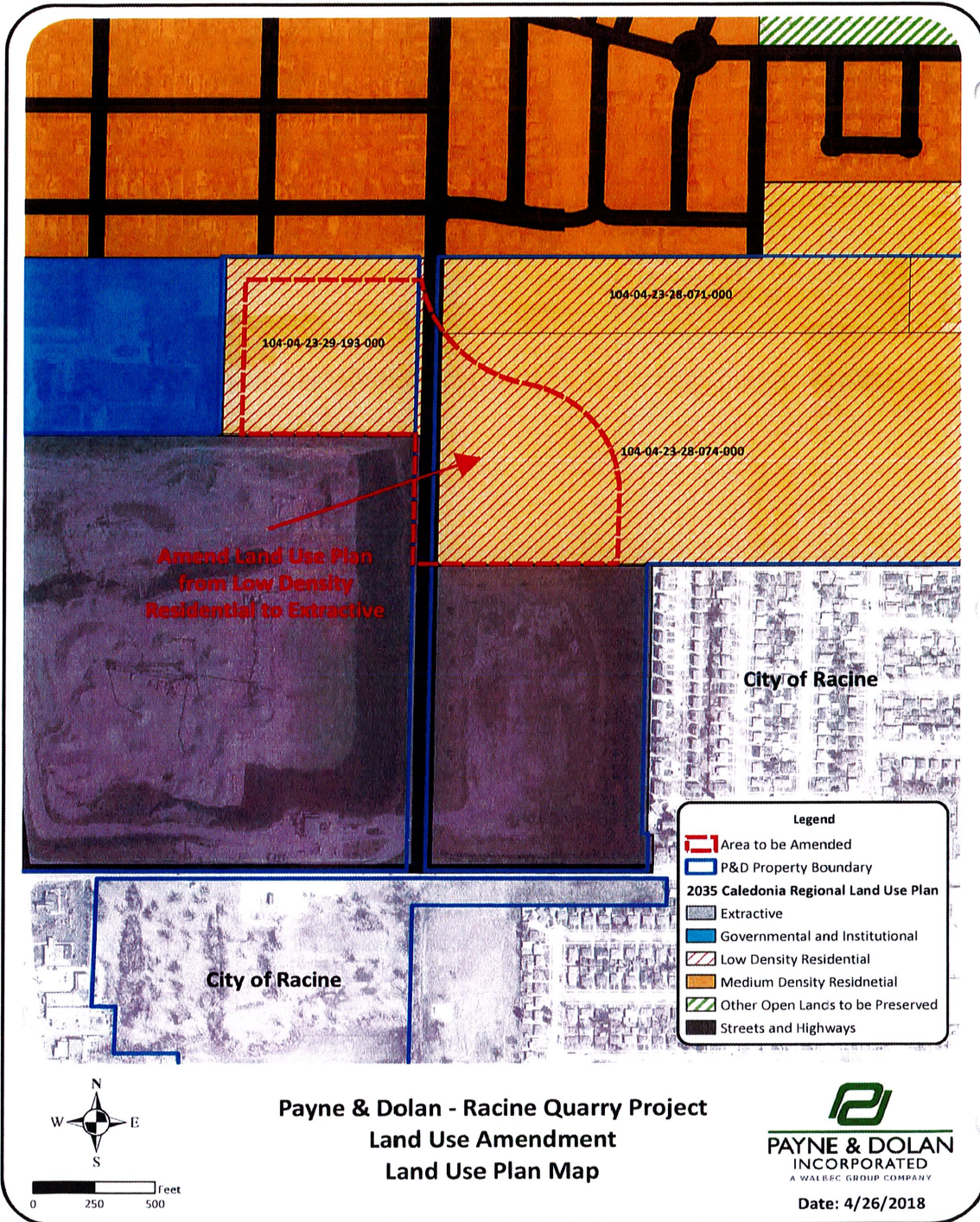


Exhibit B

Rezoning Map Area from: P-1 Institutional Park District, R-4 Urban Residential District I and R-5 Urban Residential District II to: M-4 Quarrying District.

