

## CHAPTER 2

### Planning

<i>Section Number</i>	<i>Title</i>	<i>Ordinance Number</i>	<i>Date of Ordinance</i>
13-2-1	Comprehensive Plan	2009-07	
13-2-2	Amendments To The Village's Comprehensive Plan	2013-15	09/03/13
		2013-18	09/16/13
		2014-03	05/05/14
		2014-09	08/19/14
		2016-09	06/06/16
		2016-11	06/06/16
		2017-06	04/17/17

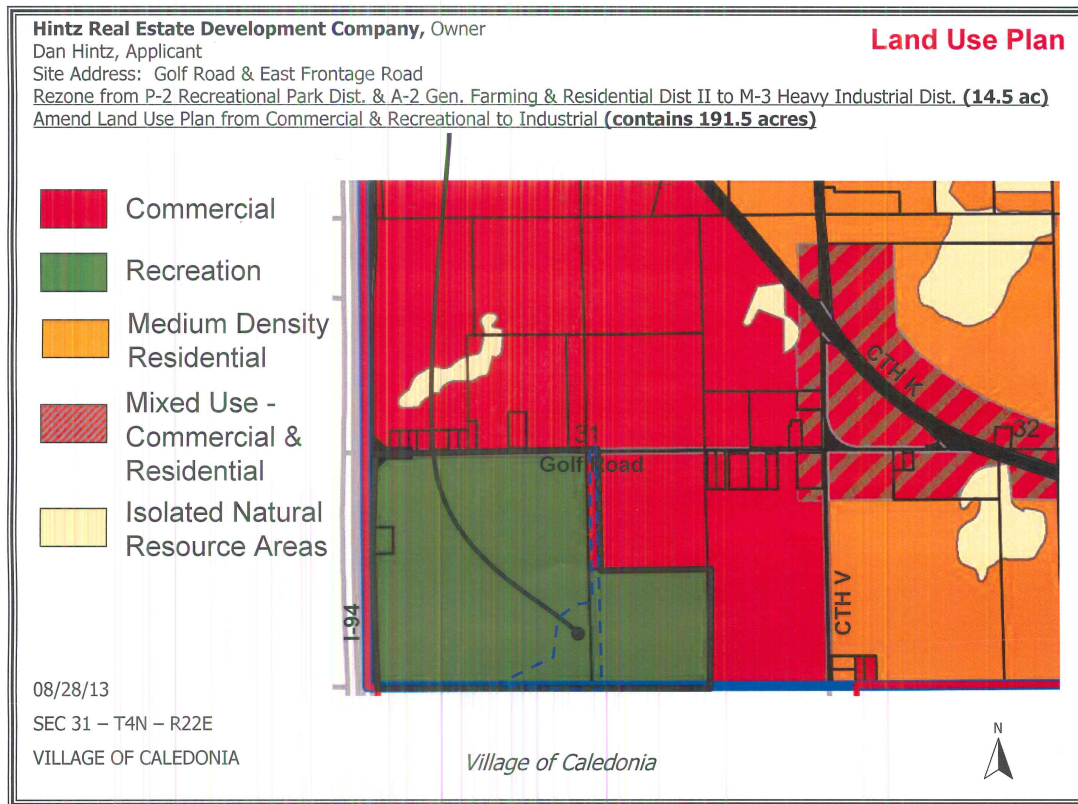
#### **SEC. 13-2-1 COMPREHENSIVE PLAN.**

The Village Board of the Village of Caledonia, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," incorporated herein by reference pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of Caledonia comprehensive plan. This comprehensive plan shall be available for public inspection in the office of the Village Clerk.

#### **13-2-2 AMENDMENTS TO THE VILLAGE'S COMPREHENSIVE PLAN.**

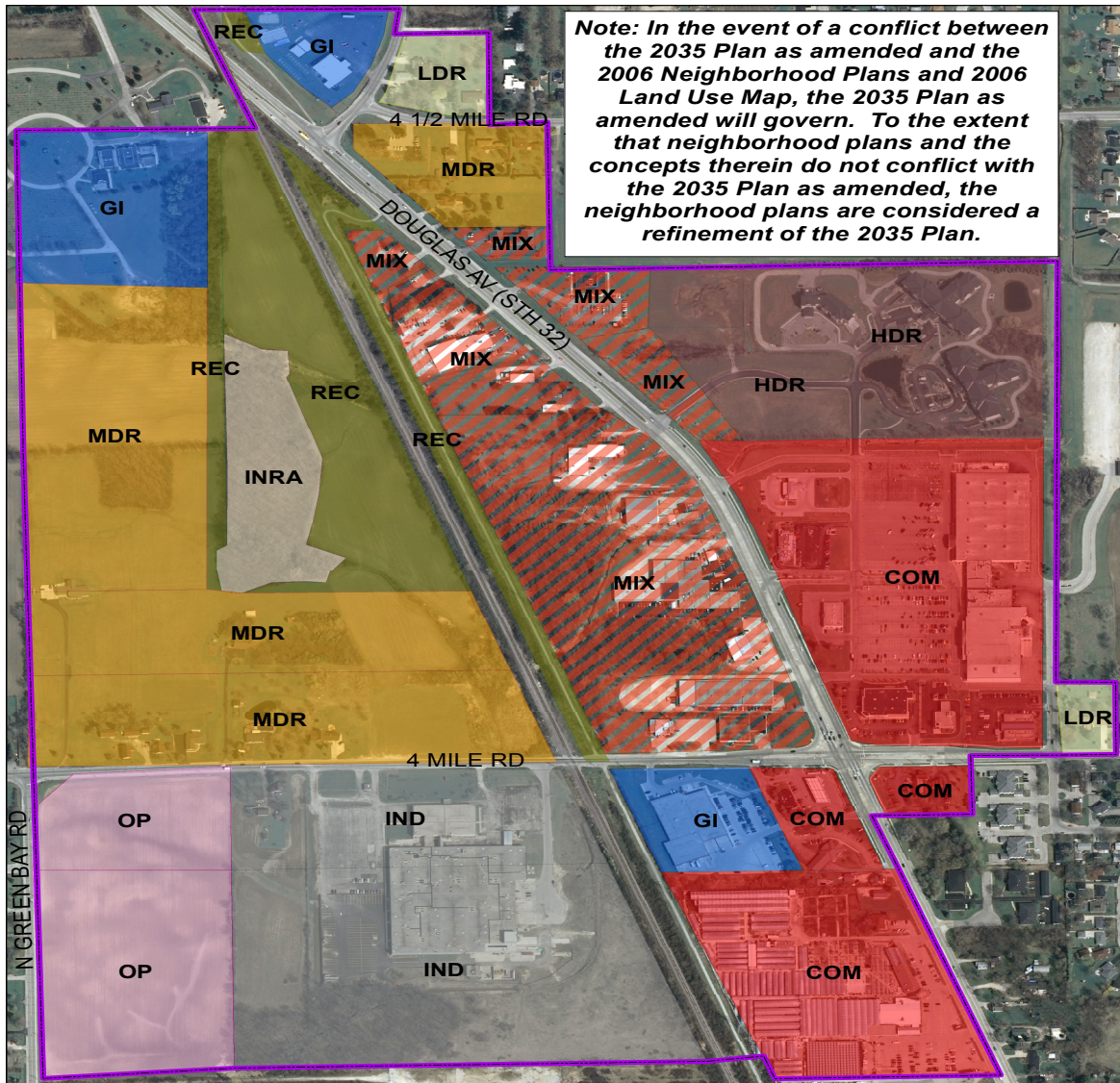
The Village Board of the Village of Caledonia, Wisconsin, will from time-to-time amend the text or maps that are part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it pertains to the Village of Caledonia ("Comprehensive Plan"). Those amendments are required to be adopted by ordinance in accordance with the Comprehensive Plan and Wisconsin Law. The following amendments to the Comprehensive Plan are hereby approved:

- (a) Amendments to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel Nos: 104042231022000 / a portion of 104042231008000 / 104042231024000 Part of the SW & SE quarter of Sec. 31, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located south of Golf Rd. & east of the E. Frontage Rd. & contains 191.5 acres, more or less; from "Recreational" and "Commercial" to "Industrial/Business Park" on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in Blue:



- (b) Amendment to the Village of Caledonia land use map in the Comprehensive Plan -- Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" is approved. The August 2006 Village of Caledonia Land Use Plan, Neighborhood Plans and Final Report will no longer apply and be in effect in the Village. The amendment changes Land Use Categories in accordance with the map below and adds the land use category description of "Office Park" as follows:

The Office Park designation includes a variety of business uses such as general or clerical offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, medical facilities, research and testing laboratories, schools and training centers, cleaning, pressing and dyeing establishments, commercial greenhouses, wholesalers and distributors, food locker plants and light industrial plants such as required for production of millwork, machine tools, paper containers, patterns, die castings, and light metal fabrication as well as limited retail uses that would support office park uses, such as child care centers, coffee shops, restaurants and hotels.



Land Use Designations

**Option 4**

<span style="display:inline-block; width:15px; height:15px; background-color: #ff6666; border:1px solid black;"></span> Commercial	<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ff6666 2px, #ff6666 4px); border:1px solid black;"></span> Mixed Use Commercial & Residential
<span style="display:inline-block; width:15px; height:15px; background-color: #6699ff; border:1px solid black;"></span> Government & Institutional	<span style="display:inline-block; width:15px; height:15px; background-color: #cccccc; border:1px solid black;"></span> Industrial
<span style="display:inline-block; width:15px; height:15px; background-color: #996666; border:1px solid black;"></span> High Density Residential ( $< 6,200$ sf / DU)	<span style="display:inline-block; width:15px; height:15px; background-color: #99cc66; border:1px solid black;"></span> Recreational
<span style="display:inline-block; width:15px; height:15px; background-color: #ffcc66; border:1px solid black;"></span> Medium Density Residential ( $6,200$ sf to $18,999$ sf / DU)	<span style="display:inline-block; width:15px; height:15px; background-color: #ffffcc; border:1px solid black;"></span> Isolated Natural Resource Area
<span style="display:inline-block; width:15px; height:15px; background-color: #ffff99; border:1px solid black;"></span> Low Density Residential ( $19,000$ sf to $1.49$ Acres / DU)	<span style="display:inline-block; width:15px; height:15px; background-color: #ff99cc; border:1px solid black;"></span> Office Park
	<span style="display:inline-block; width:15px; height:15px; border:2px solid purple;"></span> Village Center Metra Area



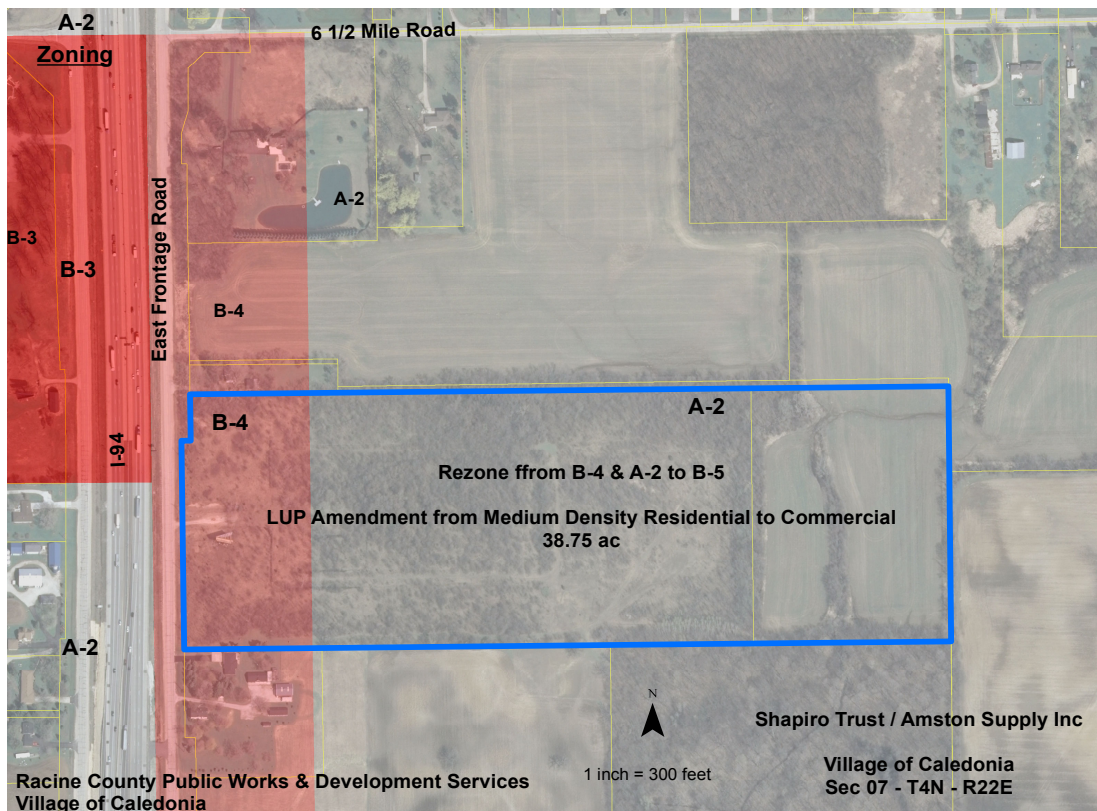
1 inch = 350 feet

Village of Caledonia  
VC-M District  
T4N - R23E  
SEC 19, 20, 29, 30

- (c) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for parcel nos: 104042207100000 and 104042207003000 Part of the SW Quarter of Sec. 7, T4N, R22E, Village of Caledonia, Racine County, Wisconsin located approximately 1250 Feet East of the E. Frontage Road Directly North of 7165 Hwy 41 & contains 17 Acres, more or less.; and changing the Land Use Plan Map Category for this land from “Medium Density Residential” to “Commercial”



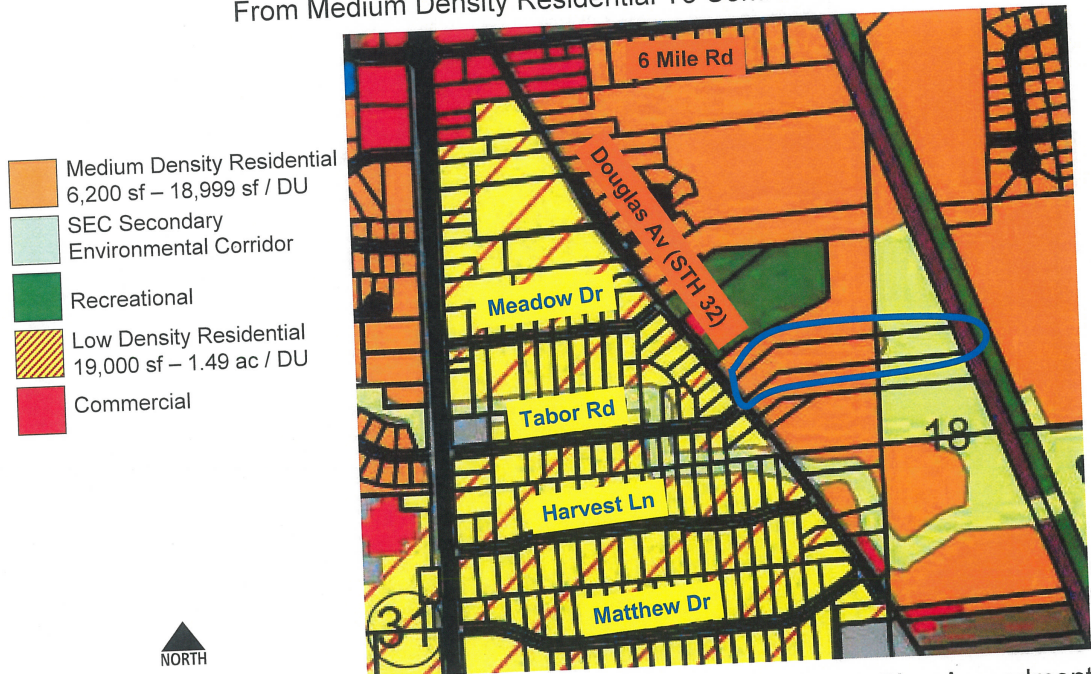
on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in Blue:



- (d) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for parcel no: 104-04-23-18-010-000 (vacant lot directly north of 6539 Douglas Avenue (STH 32), Village of Caledonia, Racine County, Wisconsin, contains 4.88 Acres, more or less, excluding the area designated as Secondary Environmental Corridor and changing the Land Use Plan Map Category for this land from “Medium Density Residential” to “Commercial” on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in Blue.

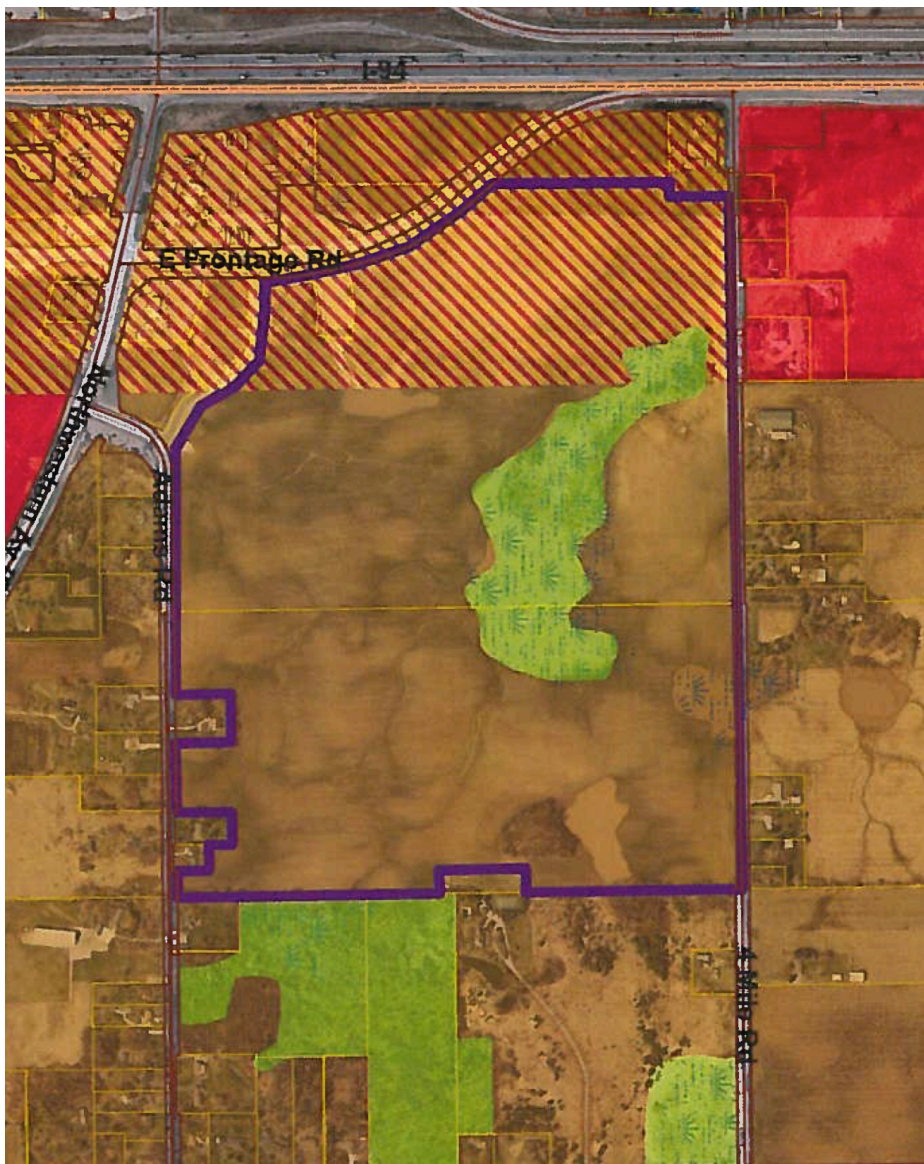


Rezone from R-3 to B-3 (Contains 4.88 acres)  
From Medium Density Residential To Commercial



Caledonia Land Use Plan Amendment  
Ladwig / Becker – July 29, 2014

- (e) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for parcel nos: Parcel Nos: 104042230020002, 104042230020001 And 104042230015000; Part of the NE & NW 1/4 of Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI; Located at the Northeast Corner of the E. Frontage Rd. and Adams Rd. & Contains 178 Acres, More or Less.; and changing the Land Use Plan Map Category for this land from “Mixed Use – Commercial and Residential and Medium Density Residential” to “Industrial/Business Park” on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in Blue:



- (f) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel No: 104042318300190; part of the SE 1/4 of Sec. 18, T4N, R23E, Village of Caledonia, Racine County, WI; 6156 Douglas Avenue & contains 0.92 of an acre, more or less; Village of Caledonia, owner/applicant; changing the land use plan map category for this land from governmental and institutional to commercial on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in purple.



