

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
		2017-22	12/04/17
		2018-06(a)	08/20/18
		2018-09	09/04/18
		2018-11	10/01/18
		2019-13	10/07/19
		2019-14	11/18/19
		2019-21	01/20/20
		2020-14	08/24/20
		2020-18	11/16/20
		2021-04	05/03/21
		2022-03	02/21/22
		2022-16	08/01/22
		2023-05	04/11/23
		2023-16	11/14/23
		2024-08	07/09/24
		2025-01	01/14/25
		2025-07	05/13/25

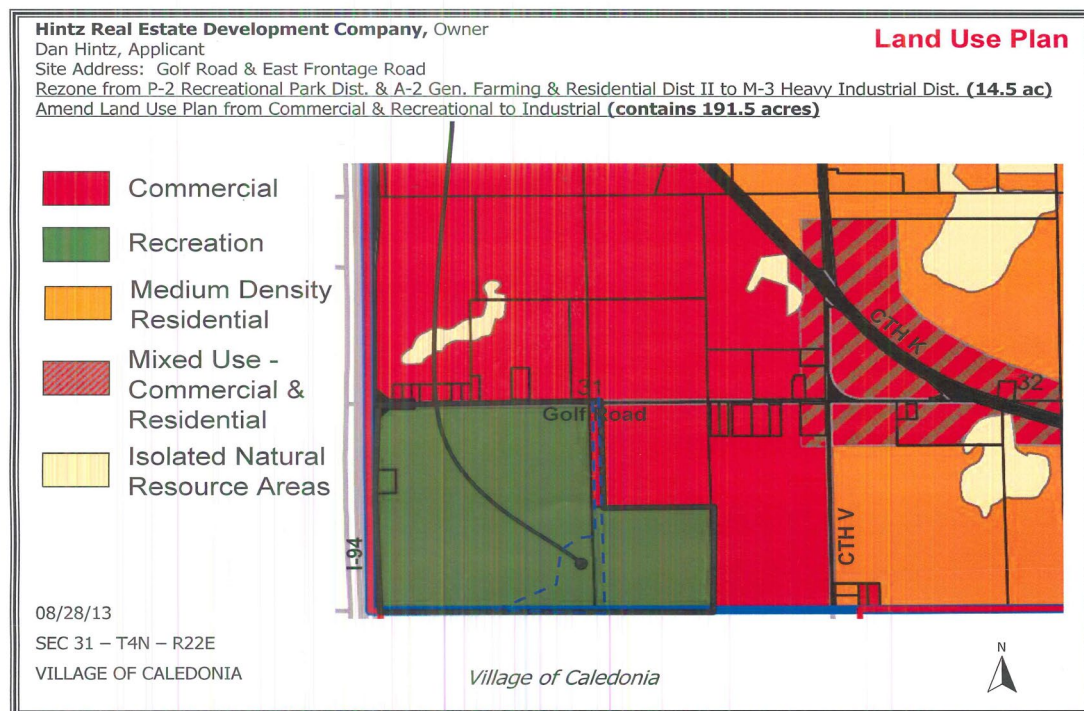
SEC. 13-2-1 COMPREHENSIVE PLAN.

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:

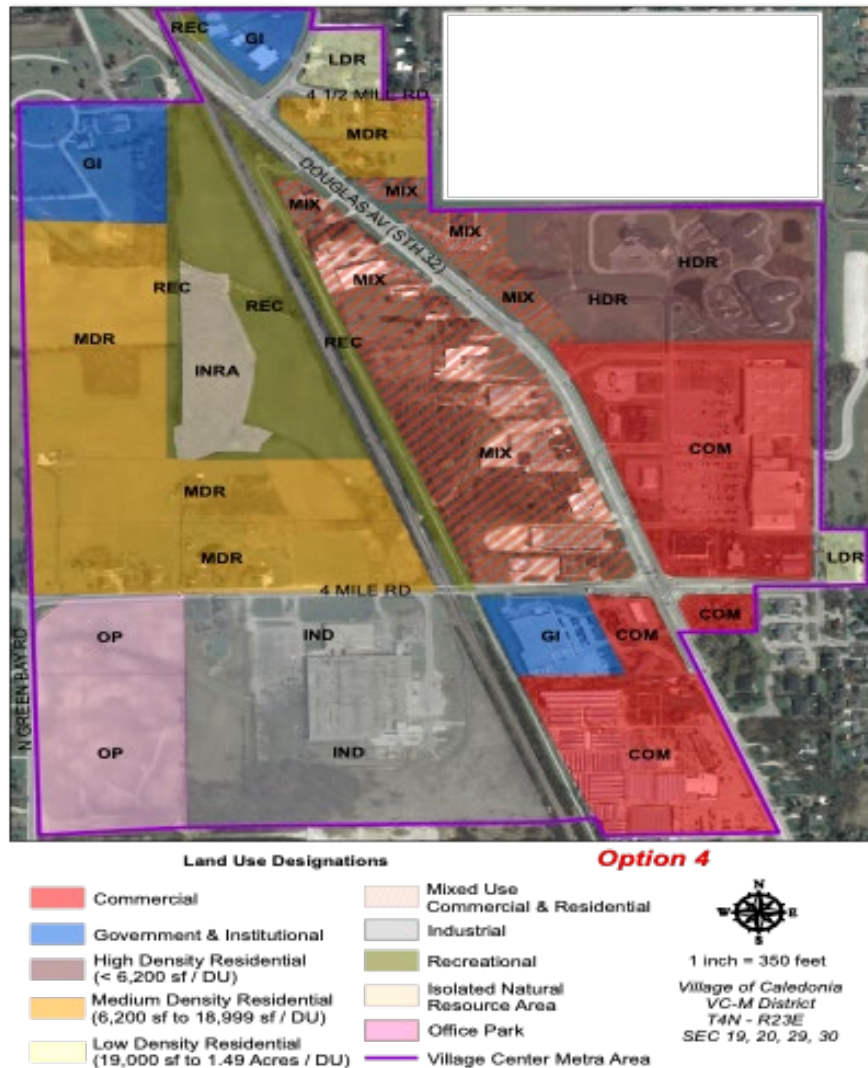
- (a) Amendments to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel Nos: 104042231022000 / a portion of 104042231008000 / 104042231024000 Part of the SW & SE quarter of Sec. 31, T4N, R22E, Village of Caledonia, Racine County, WI. This 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:

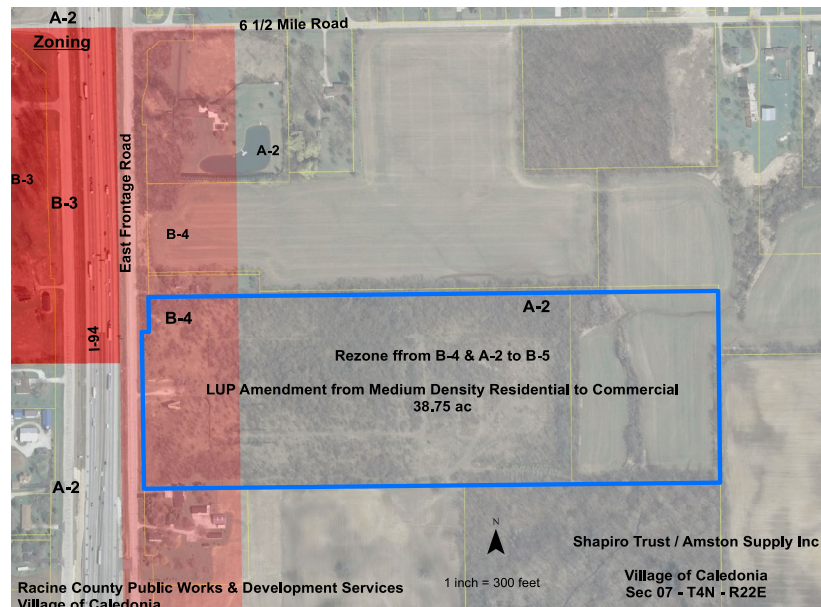
The Office Park designation includes a variety of business uses such as general or clerical offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists,

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.

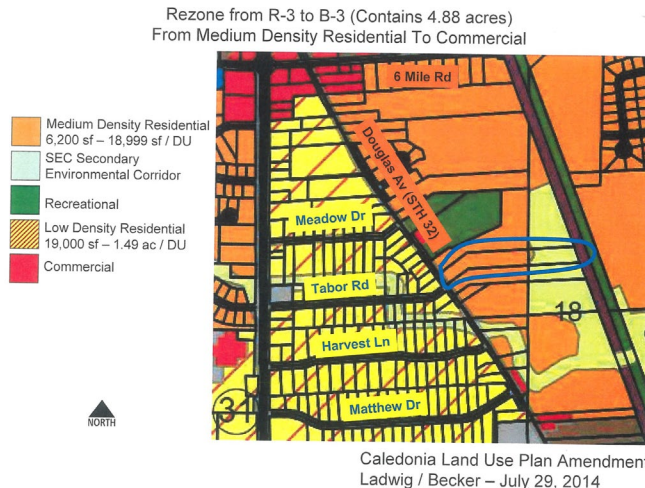


Editor's note: Note on the map was removed as the note no longer applied because the 2006 plan was repealed per the text of Ordinance No. 2016-09.

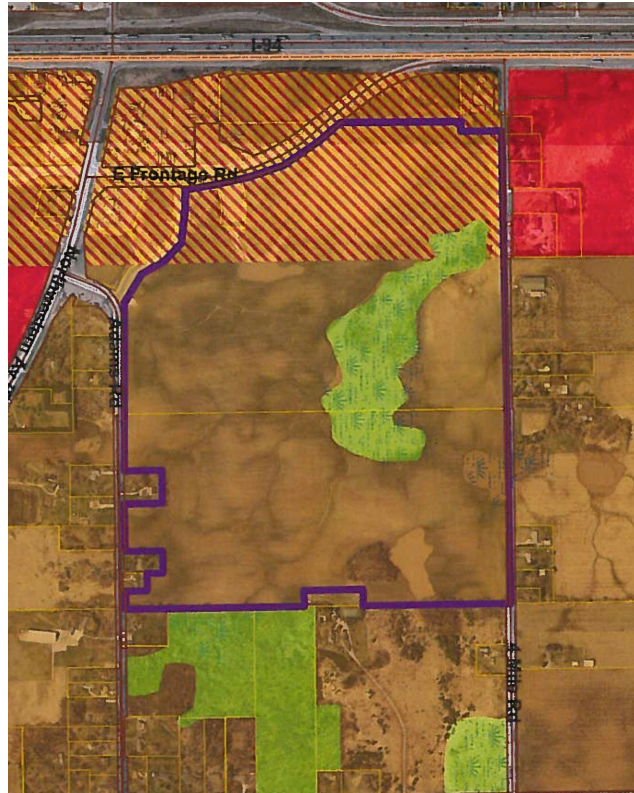
- (c) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for parcel nos: 104042207100000 and 104042207003000 Part of the SW Quarter of Sec. 7, T4N, R22E, Village of Caledonia, Racine County, Wisconsin located approximately 1250 Feet 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:



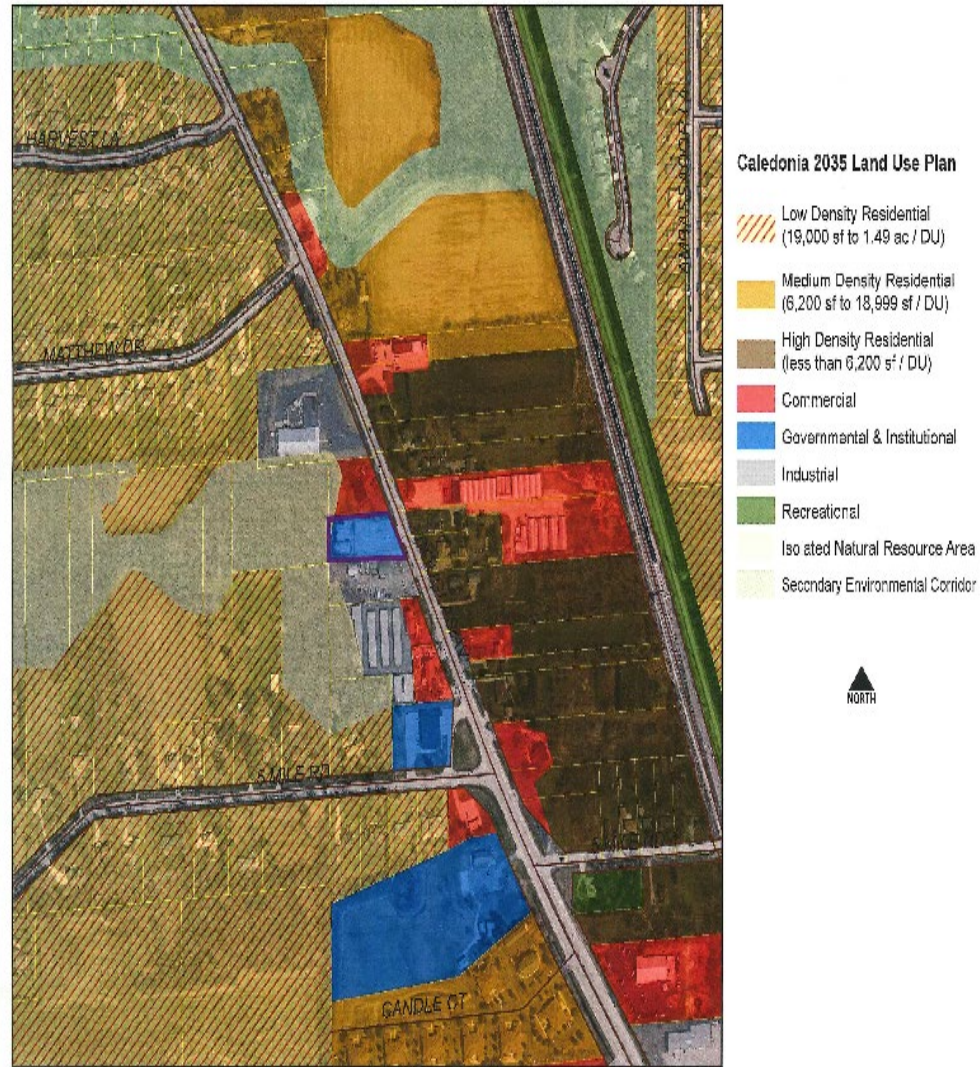
- (d) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for parcel no: 104-04-23-18-010-000 (vacant lot directly north of 6539 Douglas Avenue (STH 32), Village of Caledonia, Racine County, Wisconsin, contains 4.88 Acres, more or less, 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.



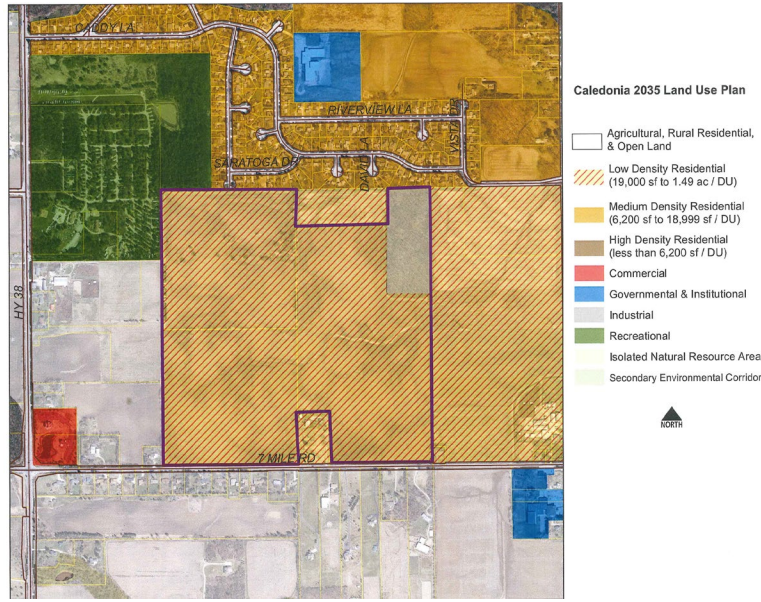
- (e) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for parcel nos: Parcel Nos: 104042230020002, 104042230020001 And 104042230015000; Part of the NE & NW 1/4 of Sec. 30, T4N, R22E, Village of Caledonia, Racine County, WI; Located 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:



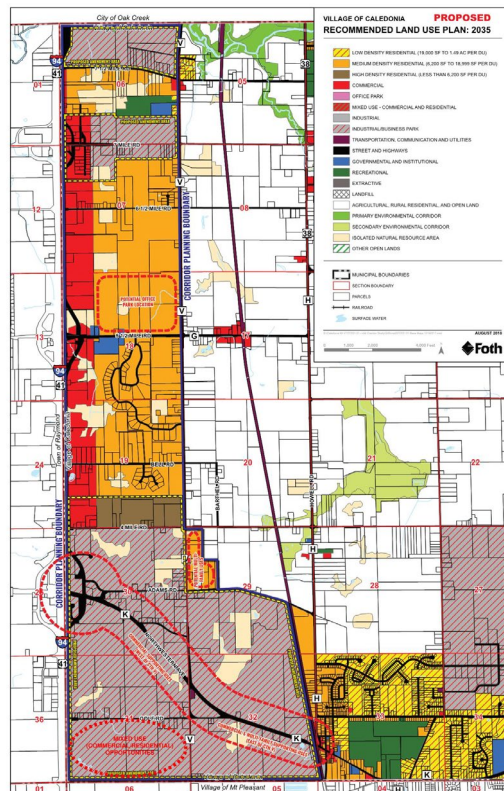
- (f) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel No: 104042318300190; part of the SE 1/4 of Sec. 18, T4N, R23E, Village of Caledonia, Racine County, WI; 6156 Douglas Avenue & contains 0.92 of an acre, more or less; 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.



- (g) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. Nos. 104042204018000, 104042204028000, 104042204029020; Part of the SE and SW 1/4 of Sec. 4, T4N, R22E, Village of Caledonia, Racine County, WI. This property is located north, east and west of 9710 Seven Mile Road & contains 150 acres, more or less; changing the land use plan map category for this land from Low Density Residential (19,000 Square Feet To 1.49 Acres Per Dwelling Unit) to Recreational 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.



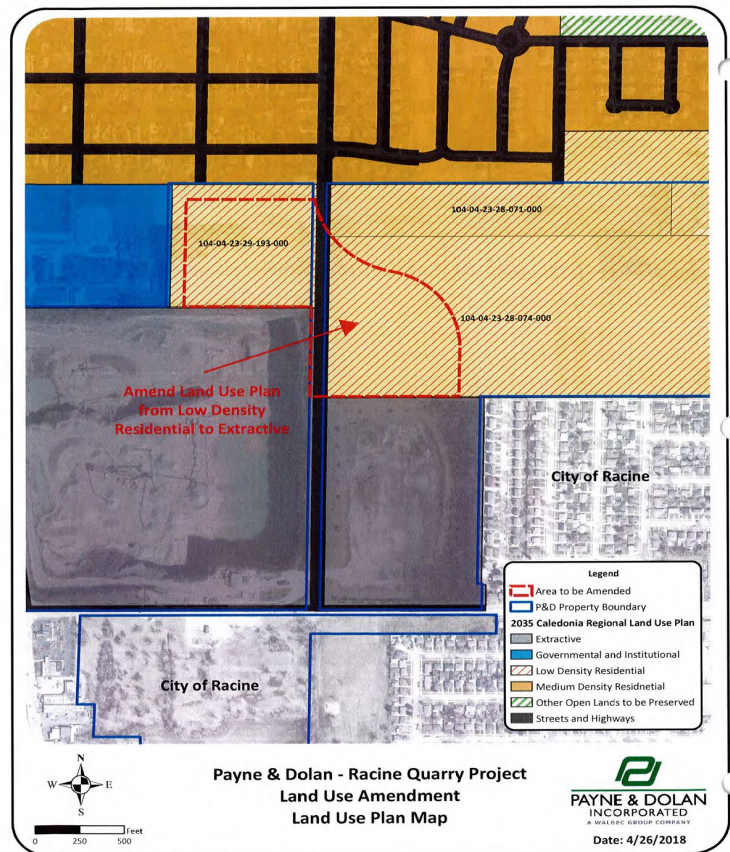
- (h) Amendment affecting the portion of the Village along I94 bounded to the West by I94, the North by the boundary line with the Village of Oak Creek, to the South by the boundary line with the Village of Mt. Pleasant, and to the East bounded in part by Highway V and in part by Highway H as depicted on the below map to incorporate into the text of the plan all maps, recommendations, requirements and standards set forth in the I94 Corridor Land Use Study, and amending the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for the parcels of land as set forth in the I94 Corridor Land Use Study approved by the Village Board on April 16, 2018 as modified by the map and text below:



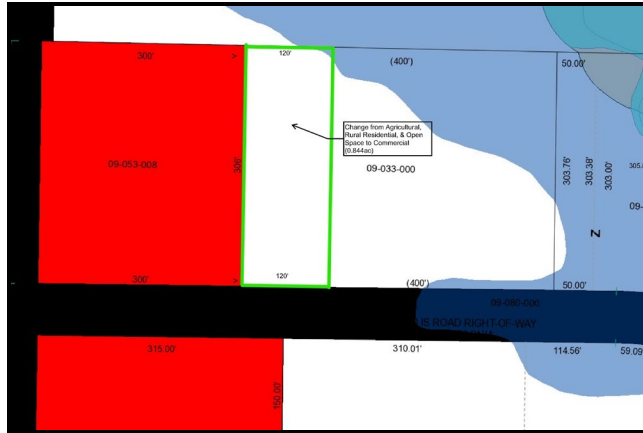
Amend the supporting Future Land Use Plan text under the “Community Specific Land Use Objectives and Policies” section of the Racine County Multi-Jurisdictional Plan per the following:

- Follow the land use plan map for the Village of Caledonia: 2035 as amended from time-to-time under Title 13, Chapter 2, of the Village of Caledonia Code of Ordinances.
 - 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 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. This land use plan designation may support commercial and industrial 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 possible mixed use developments (commercial/residential) south of Golf Road and west of County Highway V.
 - Application of multi-family residential supporting developments along County Highway K (Northwestern Avenue) between the County Highway V and County Highway H (Howell Road).
 - Application of possible multi-family residential supporting developments along County Highway V north of Adams Road to 4 Mile Road.
 - Application of a future office park north of 5 1/2 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 1/2 Mile Road dependent on future public utilities and development extensions from the City of Oak Creek from the north.
- (i) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. Nos. 104-04-23-28-074-000, 104-04-23-29-193-000, and 104-04-23-28-071-000; part of the SE 1/4 of Sec. 29 and the SW 1/4 of Sec 28, T4N, R23E, Village of Caledonia, Racine County, WI. This property is located north and east of the existing quarry at 1501 3 Mile Road and contains 26-acres, more or less, changing the land use plan map category for this land from Low Density Residential (19,000 Square

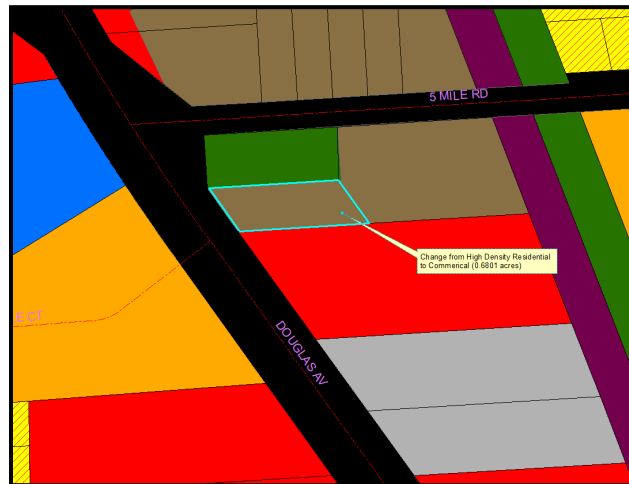
Feet To 1.49 Acres Per Dwelling Unit) to: Extractive on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in purple.



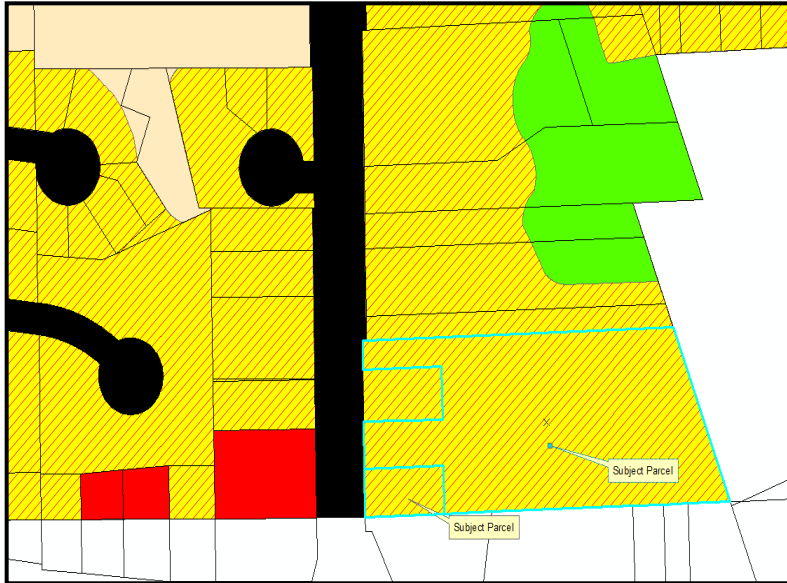
- (j) Reserved.
- (k) Amendment adopting the document entitled "A Park and Open Space Plan for the Village of Caledonia: 2035" which is attached as Exhibit A to Ordinance No. 2018-11 and incorporated into this published Code of Ordinances by reference, as a component of and an amendment to the Village comprehensive plan and such document is on file with the Village of Caledonia and is further available at the Village's website at www.caledonia-wi.gov.
- (l) Amendments to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel Id. No. 104-04-22-09-033-000; part of the NW 1/4 of Sec. 9, T4N, R22E, Village of Caledonia, Racine County, WI. The westerly 120 feet of the property at 10410 Forest Hills Drive containing 0.844 acres, more or less, changing the land use plan map category for this land from Agricultural, Rural Residential and Open Land 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 green.



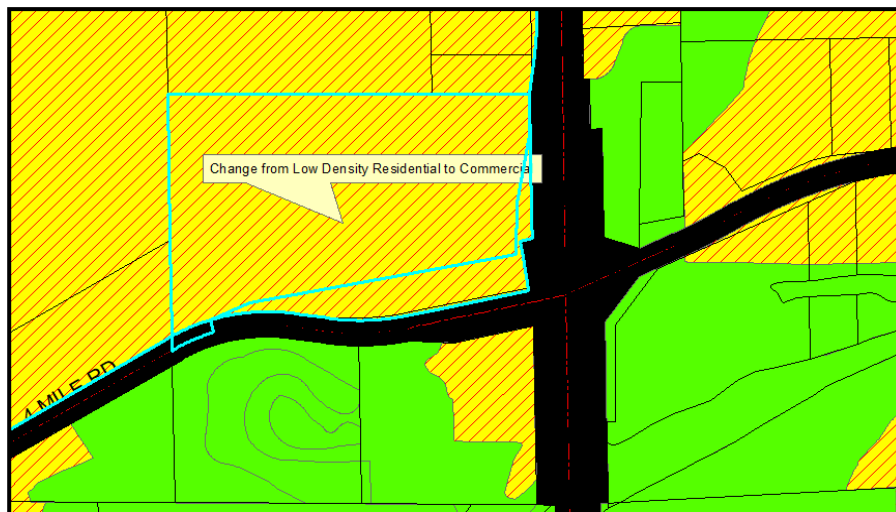
- (m) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-23-19-008-001; part of the NE 1/4 of Sec. 19, T4N, R23E, Village of Caledonia, Racine County, WI. The vacant lot north of 5913 Douglas Avenue containing 0.68 acres, more or less, changing the land use plan map category for this land from High 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 green.



- (n) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-23-31-129-000 & 104-04-23-31-130-000; part of the SW 1/4 of Sec. 31, T4N, R23E, Village of Caledonia, Racine County, WI. The two vacant lots north, south, and east of 3023 STH 31 containing 6.5 acres, more or less, changing the land use plan map category for this land from Low 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.



- (o) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-22-24-046-010; part of the SE 1/4 of Sec. 24, T4N, R22E, Village of Caledonia, Racine County, WI. The vacant lot located at 4712 4 Mile Road containing 10.25 acres, more or less, changing the land use plan map category for this land from Low 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.

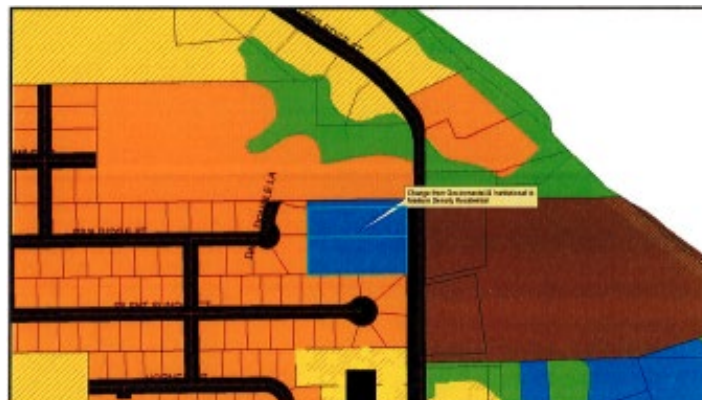


- (p) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. Nos. 104-04-23-21-003-000, 104-04-23-21-006-000, and 104-04-23-21-005-000; part of the SE 1/4 of Sec. 21, T4N, R23E, Village of Caledonia, Racine County, WI. The parcels located at 5915, 5919, and 5945 Erie Street

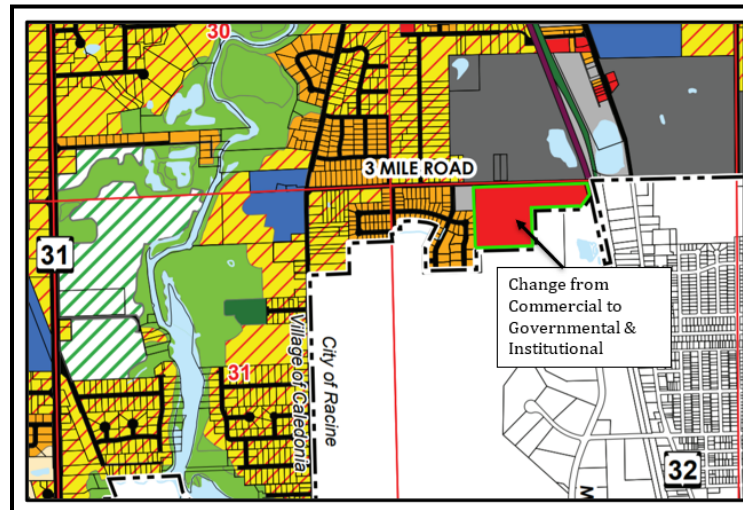
containing 20 acres, more or less, changing the land use plan map categories for these lands from Commercial, Governmental & Institutional, and Primary Environmental Corridor to High Density Residential (less than 6,200 SF per dwelling) on the Village Land Use Plan Map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in purple.



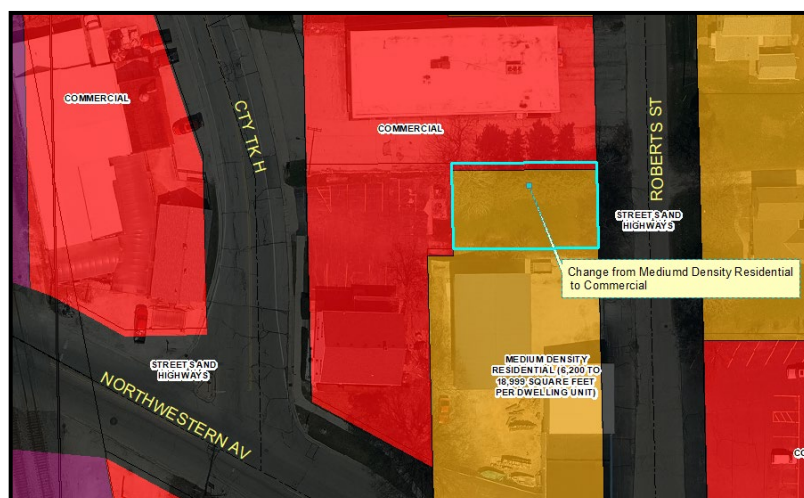
- (q) Amendments to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel Id. Nos. 1 04-04-23-21-016-000 & 1 04-04-23-21-021-000; part of the NW 1/4 of Sec. 21, T4N, R23 E, Village of Caledonia, Racine County, WI. The vacant lots located on Water's Edge Drive (formerly Erie Street) containing 3.0 acres, more or less, changing the land use plan map category for this land from Governmental & Institutional to Medium Density Residential (6,200 SF to 18,999 SF per DU) 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.



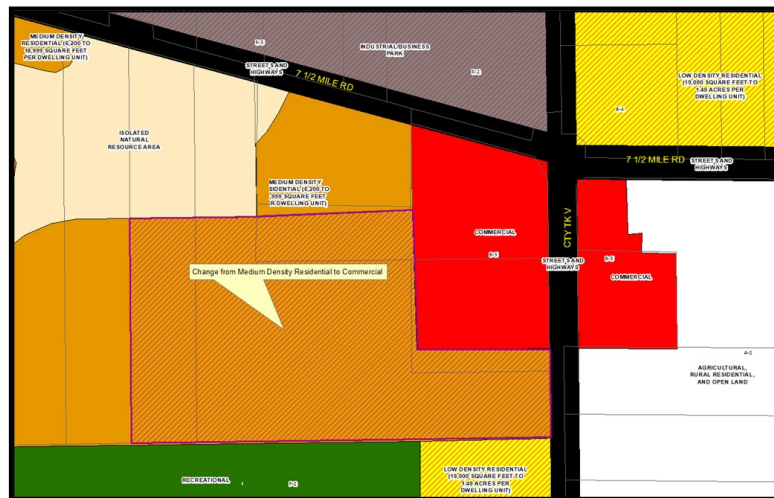
- (r) Amendment to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel Id. Nos. 104-04-23- 32-001-020 and 104-04-23-32-001-030; Lots 2 and 3 of Certified Survey Map No. 1499, Village of Caledonia, Racine County, WI. The vacant lots located on 3 Mile Road containing 29.0 acres, more or less, changing the land use plan map category for this land from Commercial to Governmental & Institutional 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 green.



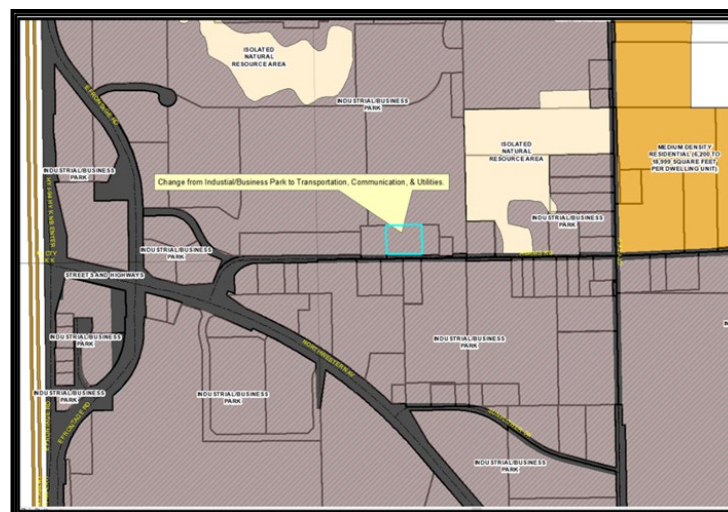
- (s) Amendment to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel ID. No. 104-04-22-33-190, Village of Caledonia, Racine County, WI. The vacant lot located on Roberts Street containing 0.0976 acres, more or less, changing the land use 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.



- (t) Amendment to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010; Lots 1 and 3 of Certified Survey Map No. 3332 and Lot L of CSM No. 1037, Village of Caledonia, Racine County, WI. The vacant lots located on 7 1/2 Mile Road containing 9.0 acres, more or less, 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 pink.



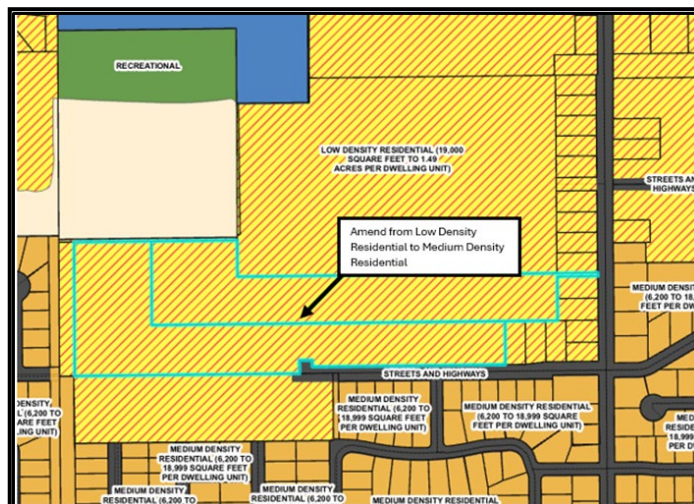
- (u) Amendment to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel Id. No. 104-04-22-30-015-224; Outlot 4 of Certified Survey Map No. 3438, Village of Caledonia, Racine County, WI. The vacant lot located at 12800 Adams Road containing 1.89 acres, more or less, changing the land use plan map category for this land from Industrial/Business Park to Transportation, Communications, & Utilities 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.



- (v) Amendment to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia:2035" for Parcel Id. No. 104-04-23-18-300-230; Lot 23, Caledonia Assessor's Plat No. 2, according to the recorded plat thereof more particularly described as that part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, Village of Caledonia, Racine County, WI. The lot located at 6040 Douglas Avenue containing 1.23 acres, more or less, changing the land use plan map category for this land from Governmental & 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 blue.



- (w) Amendment to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for Parcel Id. Nos. 104-04-23-17-081-000, 104-04-23-17-077-000. The two parcels located north of 1913 5 Mile Road containing 27.4 acres, more or less, changing the land use plan map category for this land from Low Density Residential to Medium Density Residential 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.



(x) **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

- (y) Amendment to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-30-001-00-000. The parcel located on the southeast corner of 4 Mile Road and North Green Bay Road containing 17.8 acres, more or less, changing the land use plan map category for this land from Office Park to high Density Residential 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.

