



Meeting Date: June 29, 2020

PLAN COMMISSION REPORT

Item No. **5a & 5b**

Proposal: Land Use Amendment & Rezone

Description: Review a request to change the Land Use Plan Map for the property located at 4712 4 Mile Road from Low Density Residential (19,000 to 1.49 acres per dwelling unit) to Commercial and rezone the property from R-2, Suburban Residential to Community Business District for a future commercial development.

Applicant(s): Daniel Siudak

Address(es): 4712 4 Mile Road

Suggested Motions: That the Plan Commission recommends to the Village Board an amendment to the 2035 Land Use Plan Map from Low Density Residential (19,000 square feet to 1.49 acres per dwelling unit) to Commercial for the property located at 4712 4 Mile Road for the following reasons:

1. Due to the subject property's proximity to STH 31, commercial uses should be encouraged in this area.
2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-2 Community Business District.

That the Plan Commission recommends to the Village Board that the property located at 4712 4 Mile Road be rezoned from R-2, Suburban Residential District (unsewered) to B-2, Community Business District for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. Due to the subject property's proximity to STH 31, commercial uses should be encouraged in this area.
3. The 2035 Land Use Plan designates this property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Owner(s): Vaga Properties, LLC

Tax Key(s): 104-04-22-24-046-010

Lot Size(s): 10.25 acres

Current Zoning District(s): R-2, Suburban Residential District (unsewered)

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Low Density Residential (19,000 square feet to 1.49 acres per dwelling unit)

Background: The applicant is requesting a land use plan amendment for the vacant property at 4712 4 Mile Road to allow for a rezoning of the property to commercial for the future development of a medical clinic and surgical center. Future rezoning to B-2, Community Business District would also be required should the Land Use amendment be approved.

Parcels in the area of the subject parcel are currently identified on the Land Use Plan Map as Low Density Residential to the north and west, and Recreational to the south and east. The Commercial land use category would allow for the rezoning of the parcel to commercial for the development of a commercial business.

This parcel is within the sanitary and water service area and has the necessary infrastructure to accommodate a commercial use. Major intersections such as STH 31 and 4 Mile Road are suitable for commercial purposes and can provide a catalyst for future commercial development along high capacity roadways within the Village such as Highway 31.

Included with this report is a concept design and site plan to better illustrate what the applicant intends to develop on this site if granted approval for a land use amendment and rezoning.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of the parcel located on STH 31.

Amendment of Land Use Plan

If the Plan Commission feels that the proposed Land Use Plan Amendment from Low Density Residential to Commercial is appropriate, staff drafted a suggestion motion to recommend approval of the Land Use Plan Amendment from Low Density Residential to Commercial.

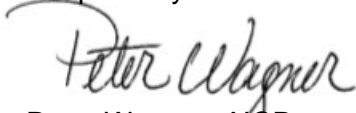
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Rezone

If the Plan Commission feels the proposed rezoning from R-2 to B-2 is appropriate, staff drafted a suggested motion to recommend approval of the rezone request.

Prior to any building permits being issued, the applicant will need to submit a conditional use application and building, site, and operation plan for review and approval from both the Plan Commission and Village Board.

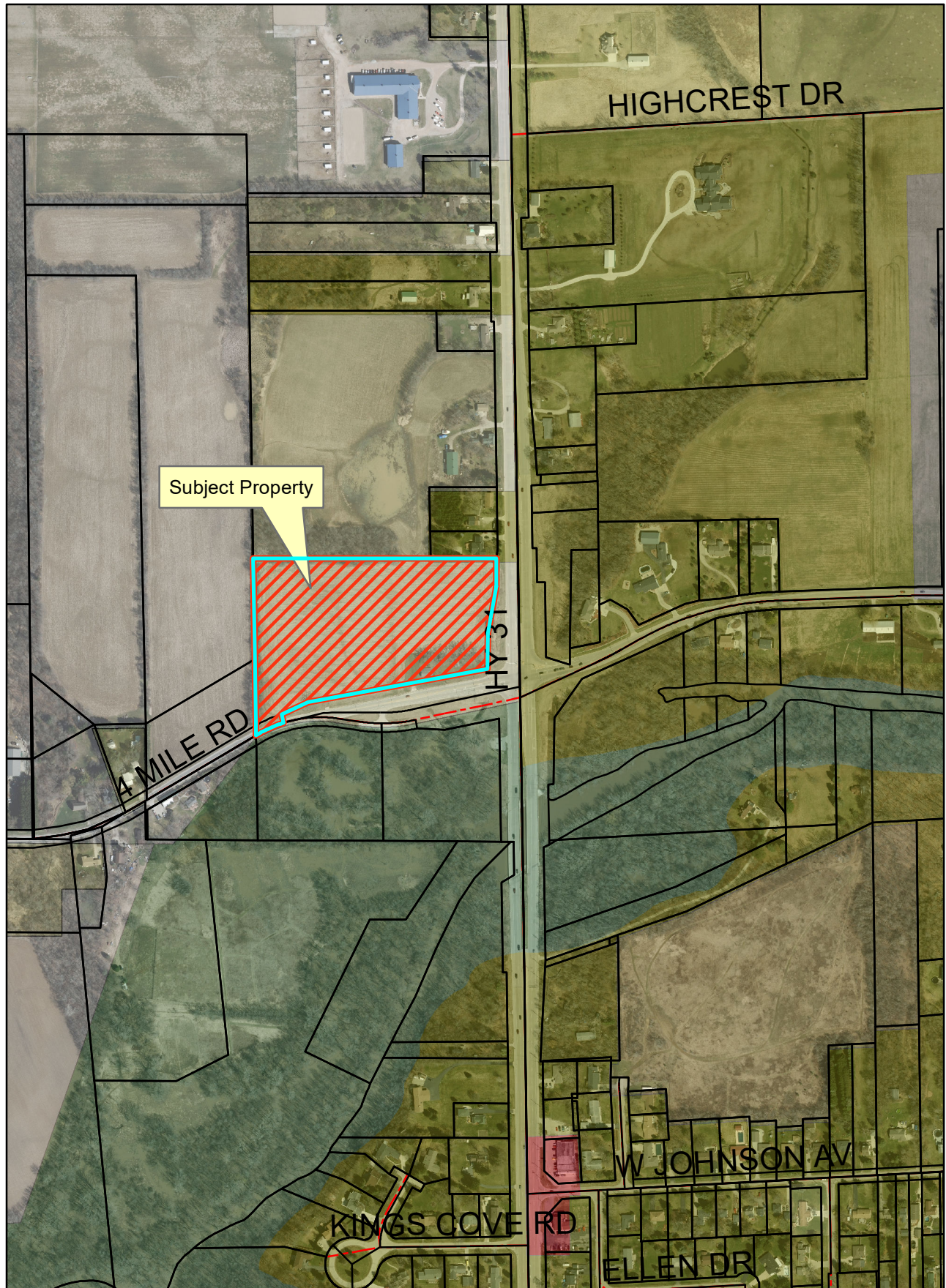
Respectfully submitted:



Peter Wagner, AICP
Development Director

Location Map

4712 4 Mile Road

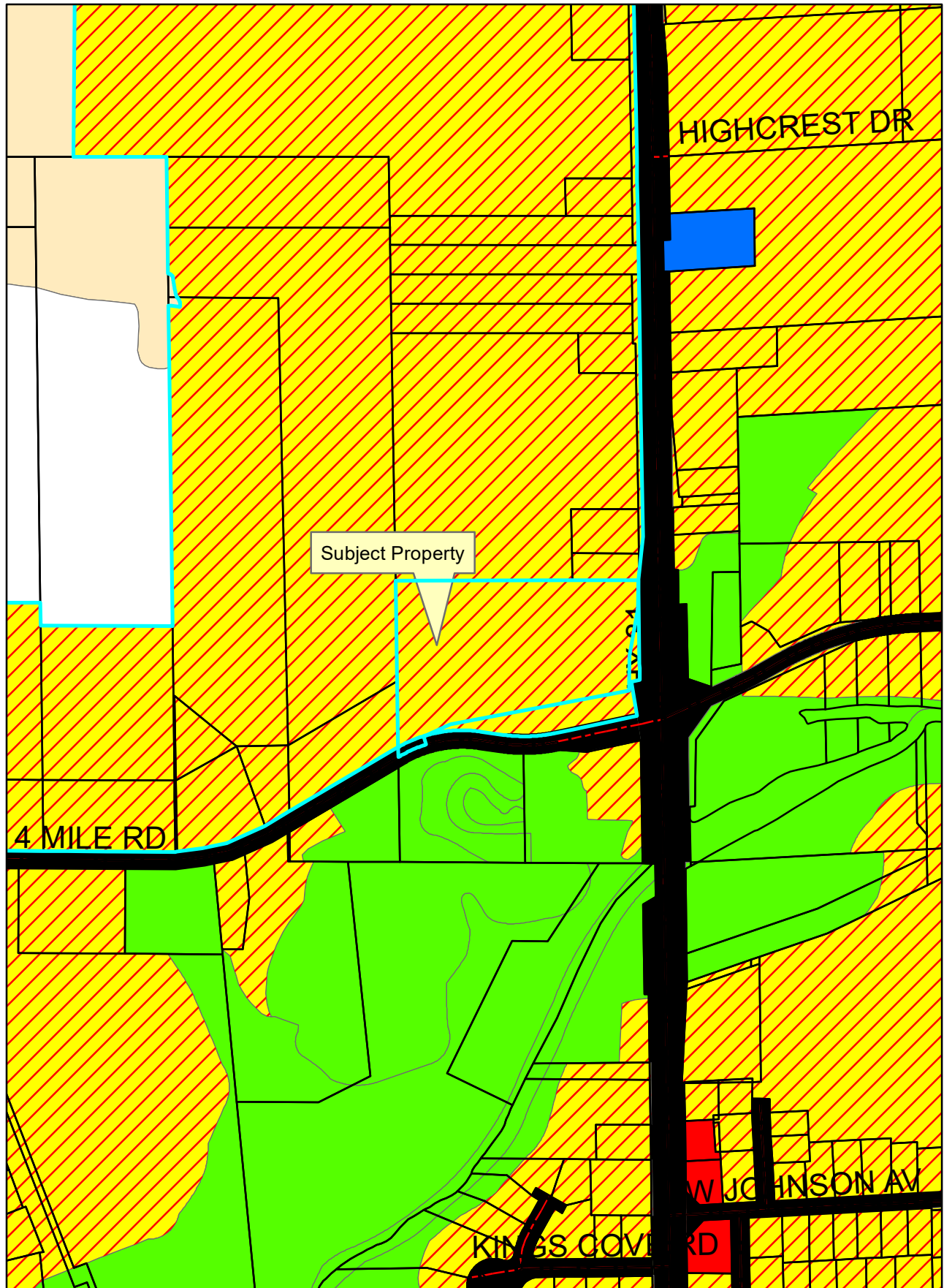


Legend



4712_4_Mile_Road

2035 Land Use Plan Map





407 MAIN STREET, RACINE, WISCONSIN 53403
262.456.2575 • KDSCSI.COM

05/11/20

Village of Caledonia

5043 Chester Lane

Racine, WI 53402

RE: 4712 4 Mile Rd. Land Use/Zoning Amendment Application

To whom it may concern,

KDS Construction Services requests an amendment to the current Land Use and Zoning for the parcel located at 4712 4 Mile Rd, Tax Key number 104042224046010.

Respectfully, we are requesting the zoning change from residential to business for the purposes of constructing a building(s) for a medical/health services tenant(s). The proposed will not serve as a "24 hour" facility.

The proposed use will provide much needed accessible medical services to the area, complement the business corridor of Hwy 31 and be aesthetically pleasing to the surrounding community.

Please feel free to reach me for any additional clarifications or questions.

Thank you,

Daniel Siudak, President

KDS Construction Services, Inc.
407 Main Street • Racine, WI 53403
Ph: (262) 456-2575 • Cell: (262) 598-7163
Email: dans@kdscsi.com web: kdscsi.com

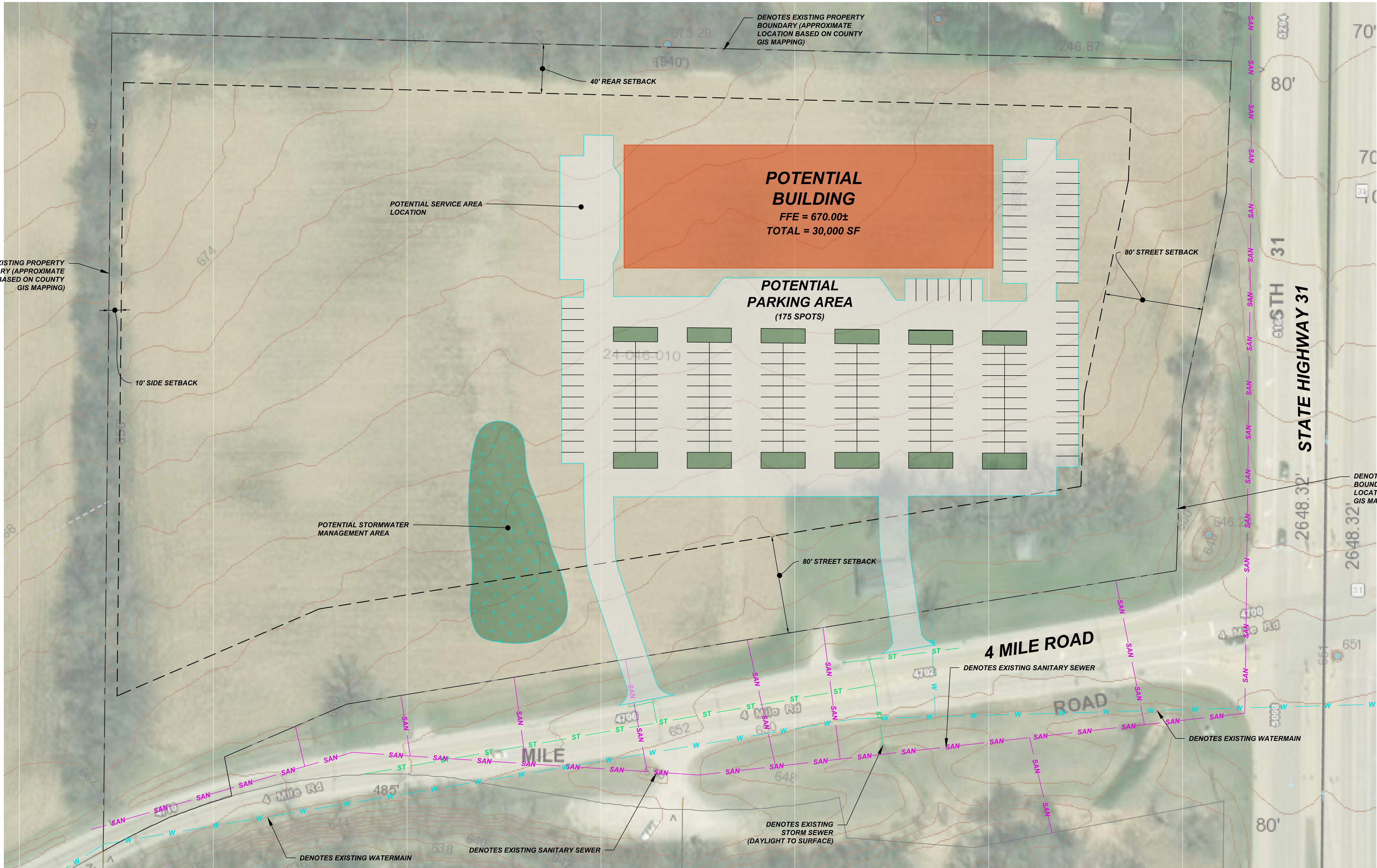


Proposed Clinic and Surgery Center

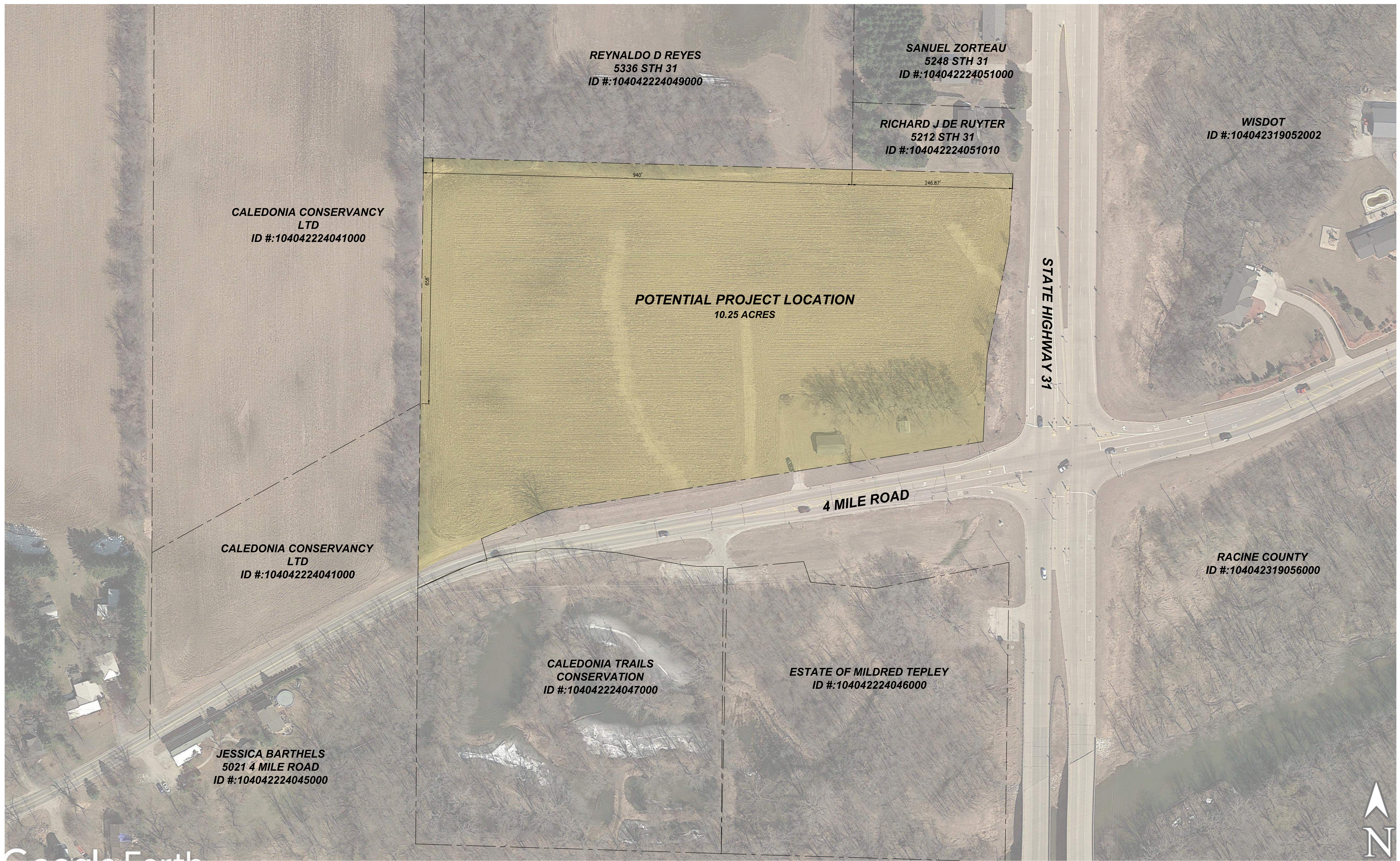
Caledonia, WI

I Scale: NOT TO SCALE

zimmerman
ARCHITECTURAL STUDIOS, INC.



SITE INFORMATION	
ZONING:	(CURRENT) SUBURBAN RESIDENTIAL (PROPOSED) B-4 (PLANNED BUSINESS DISTRICT)
PROPOSED USE:	MEDICAL OFFICE BUILDING
SETBACKS:	STREET: 80 FEET
(BUILDING & PARKING)	REAR: 40 FEET
	SIDE: 10 FEET
MAX BUILDING HEIGHT:	45 FEET
PARKING:	REQUIRED: MINIMUM: 120 SPACES (4 SPACES / 1000 SF GFA)
PROVIDED:	175 SPACES (5.8 SPACES / 1000 SF)
FLOODPLAIN:	NONE
WETLANDS:	SITE SHOWS NO POTENTIAL WETLANDS PER WDNR SURFACE WATER DATA VIEWER.
STORMWATER MANAGEMENT:	SITE WILL TRIGGER WDNR AND VILLAGE OF CALEDONIA STORMWATER MANAGEMENT REQUIREMENTS.
UTILITIES:	IT IS ASSUMED THAT PUBLIC UTILITIES ARE AVAILABLE TO CONNECT TO AND ADEQUATELY SIZED FOR THIS DEVELOPMENT.



REYNALDO D REYES
5336 STH 31
ID #:104042224049000

SAMUEL ZORTEAU
5248 STH 31
ID #:104042224051000

RICHARD J DE RUYTER
5212 STH 31
ID #:104042224051010

WISDOT
ID #:104042319052002

CALEDONIA CONSERVANCY
LTD
ID #:104042224041000

POTENTIAL PROJECT LOCATION
10.25 ACRES

STATE HIGHWAY 31

4 MILE ROAD

CALEDONIA CONSERVANCY
LTD
ID #:104042224041000

RACINE COUNTY
ID #:104042319056000

CALEDONIA TRAILS
CONSERVATION
ID #:104042224047000

ESTATE OF MILDRED TEPLY
ID #:104042224046000

JESSICA BARTHELS
5021 4 MILE ROAD
ID #:104042224045000

