

# 1. LAND USE PLAN OVERVIEW

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## 1. LAND USE AND THE CALEDONIA NEIGHBORHOOD PLANS

The Village of Caledonia undertook an extensive review of land uses and related issues as part of a Neighborhood Planning process. This Neighborhood Planning process was completed on February 7, 2006. This planning process involved a detailed examination of:

- Goals and issues
- Social and economic activities
- Environmental conditions
- Circulation issues including roads, infrastructure, and access
- Visual character of places throughout the community
- Long-term operation and maintenance of infrastructure
- Action steps for plan implementation

All of these issues are documented in the Village of Caledonia Neighborhood Plans. These Neighborhood Plans are incorporated,

by reference as an integral part of the Land Use Plan as defined below.

Based on this planning process, the Village undertook a review and revision of the existing land use plan map and regulations. This revised Land Use Plan was adopted on June 20, 2006 and amended on August 1, 2006 and November 6, 2006.

## 2. STRUCTURE OF THE LAND USE PLAN

The Land Use Plan consists of three maps, a table, this text and the Neighborhood Plans which collectively are referred to as the “Land Use Plan”:

- LAND USE PLAN MAP, as of October 10, 2006
- LAND USE PLAN TABLE, as of October 10, 2006
- EXISTING ZONING CLASSIFICATIONS as of June 20, 2006
- LAND USE CONDITIONS MAP, as of June 20, 2006
- NEIGHBORHOOD PLANS

The more detailed guidelines and recommendations included in the Neighborhood Plans should be used as a basis for further interpretation of this Land

Use Plan, especially in reviewing applications for conditional uses, Planned Unit Developments, zoning changes, land divisions, stewardship plans, conservation easements, infrastructure changes and improvements, and the determination of the appropriateness of environmental plans, circulation plans, and other similar decisions.

### 3. AMENDING THE PLAN

The Land Use Plan should be reviewed and amended periodically. Suggestions for amendments may be brought forward by Village staff and officials as well as citizens. Suggestions for amendments should be consistent with the Neighborhood Plans.

When a change is proposed it should follow this general procedure:

(a) Recommendation by the Plan Commission to conduct a review process for the amendment. The review process could consist of any of the following options:

- Recommended amendments drafted by staff. This includes, for example, amendments which are corrections of clerical or administrative errors, mapping errors, and updated data for text, tables, and maps.
- Recommended amendments discussed with officials and citizens, followed by a proposed amendment.
- Recommended amendments discussed as part of a Neighborhood Planning process followed by a proposed amendment.

(b) Conduct public hearings as required by applicable Wisconsin Statute and/or ordinance.

(c) Recommendation from the Plan Commission to the Village Board

(d) Village Board consideration and decision.

### 4. USING THE PLAN

The Land Use Plan should be used when reviewing and approving changes in zoning, Planned Unit Developments, conditional uses, land divisions, land stewardship plans, road alignments and circulation improvements, and related development matters. In all cases, consistency with the Land Use Plan should be a primary determinant of the recommendations and decisions made by the Village.

*Step 1:*

*Determine the status of the property in question in terms of zoning, use, and land division.*

*Does the proposal actually require a change in (1) zoning, (2) land division, or (3) land use? If none of these three items are being changed, then the proposal is considered consistent with the Land Use Plan. If, however, the proposal requests a change in zoning, use, or land division, then all the other aspects of the Land Use Plan are applicable including issues of density, common open space requirements and the other conditions depicted in the entire Land Use Plan.*

*Step 2:*

*Assuming there is a change in zoning, use, or land division, then the next step is identifying the critical land use issues.*

*This type of proposal must be understood in terms of the maps, table, and neighborhood plans. The proposal should be geographically located on the Existing Zoning Classifications Map, the Land Use Conditions Map, the Land Use Plan Map, and in the neighborhood*

plans. The relevant issues in Table 1 should be identified.

**Step 3:**

If the proposal includes a land division, then the goals for creating common open space become critical.

The Village's subdivision ordinance requires the preservation of common open spaces that are significant and governs the calculation of the density for the development. The Land Use Plan includes recommendations for the determination of significant common open spaces in different areas of the Village as well as beginning density factors.

**Step 4:**

If the proposal includes residential development, then determining residential density is critical. The Village's subdivision ordinance requires a net density calculation that begins with a density factor at the concept review stage.

There are three ways to determine the density factor to be utilized in the calculation of the overall net density for the land as required by Village ordinance:

(1) Following and matching the specific subarea plans (subject to site review by the Village) in the Neighborhood Plans by;

a) Estimating the density based on the number of lots and building types shown in the illustration and dividing the estimate by the acreage of the depicted parcel(s) (reasonable interpretations should be used to estimate the number of units in non-single family building types such as townhomes or

apartments);

b) Identifying the key conditions implied by the subarea plan for parcel size, circulation, environmental conservation and amenities, landscape, social and economic activities on and off the parcel, and long term maintenance. Such conditions include items illustrated in the subarea plan and other text and graphics in the neighborhood plan and other parts of the Land Use Plan; and

c) Conducting, when necessary, additional analysis of the subarea site and area surrounding the subarea;

(2) Averaging the density within ¼ mile of the proposed new development; or

(3) Utilizing the indicated density factor range on the Land Use Plan Table and associated Land Use Plan Map.

The density factor is only the starting point in the calculation of the overall net density for the development and is subject to modification pursuant to Village Ordinance. Not all methods of computing the density factor are allowed in each area. Once the density factor is determined, the other critical issues such as the Village's calculation of the final net density which will be the development yield for the subdivision, amount and type of common open space, road connections, additional land use conditions, and other neighborhood planning issues, should be identified and addressed as described below under Sec. 4.2 of this text.

**Step 5:**

If the proposal also includes non-residential

uses, other constraints and planning issues need to be identified.

**Step 6:**

Review the Neighborhood Plans for additional issues, goals, recommendations, and constraints related to a specific area.

This is particularly important when reviewing conditional uses, Planned Unit Developments, common open space plans, and larger land divisions. In some cases there are specific neighborhood subarea plans depicting street and block layouts, the design of public places, landscape, and related issues that should be followed closely in new proposals that recommend use of the associated density factor.

**Step 7:**

Review the overall development process and determine what other regulations and policies need to be considered in addition to land use.

The process for reviewing development proposals includes many regulatory and procedural steps that go beyond land use. For example, these include: applicable Village Ordinances; County, State, and Federal regulations; regulations for wetlands; regulations for road design and access; drainage policies; sewer and sanitation policies; zoning conditions; subdivision regulations; plans from other authorities; and many others. These regulations and policy issues should be noted early in the process to avoid major misunderstandings regarding conformance to the Land Use Plan.

#### 4.1 EXISTING USES ON EXISTING LOTS THAT MATCH EXISTING ZONING

In all areas, the Land Use Plan allows for continuation of existing land uses (at the time of adoption) on existing lots (at the time of adoption), that match the existing zoning (at the time of adoption) unless otherwise restricted by Village Ordinance. Such uses shall be considered consistent with the Land Use Plan.

##### *Example #1:*

*A proposal to modify and maintain a manufacturing use on a parcel of land zoned for manufacturing at the time of adoption and used for manufacturing at the time of adoption shall be considered an appropriate use under the this plan.*

##### *Example #2:*

*A proposal to modify a residential use on a parcel of land zoned for agricultural at the time of adoption and used for residential at the time of adoption and which is not being further divided shall be considered consistent with the Land Use Plan.*

##### *Example #3:*

*A proposal to divide a parcel of land zoned for agricultural at the time of adoption and used for residential purposes at the time of adoption, shall not be considered consistent with the Land Use Plan under the provisions for the continuation of existing uses. It may, however, be consistent with the Land Use Plan recommendations for new residential density and land division as indicated in other parts of the Land Use Table and associated Land Use Plan Map.*

#### 4.2 RESIDENTIAL DENSITY FOR LAND DIVISIONS

In order to be consistent with the Land Use Plan, new land division proposals shall follow the Land Use Plan Table and associated Land Use Plan Map, including, but not limited to, all regulations regarding density, non-residential uses, and additional constraints.

In the previous Land Use Plan, there were several ranges of density factors referred to as low density, medium density, and high density. These definitions are not applicable in this Land Use Plan. Density factors are referred to in numerical terms of the number of residential units per acre. In general, this plan avoids use of relative terms such as “high”, “medium” or “low” as they can be ambiguous. For example, two neighborhoods can have identical numerical density factors and each have a very distinct character. One neighborhood might have high value, larger Village homes surrounding a park while another area, with the same density, can have lower value single family detached dwellings with less significant common open space. The density factor does not necessarily reflect the value of residential units nor the visual or social character of the community.

For the purpose of the Land Use Plan, residential density is computed differently depending on the type and location of the land division. Pursuant to Title 14, Chapter 1 of the Village Ordinances:

(1) If the proposal is a land split that creates not more than four parcels or building sites, any one of which is 35 acres or less, then the calculation is based on location. For example: (a) if the land to be divided is not within the approved sanitary sewer service area, any new parcel created shall have an area of not

less than five (5) acres; and (b) if the land to be divided is within the sewer service area, then the initial calculation utilizes the density factor set forth in the Land Use Plan for the location.

(2) If the proposal is to subdivide land into five or more new parcels, then the calculation begins with the density factor set forth in the Land Use Plan. The density factor forms the basis for the calculation of the development yield for the development.

When utilizing the Land Use Plan to determine density factors, residential density shall be computed by performing the net density calculations pursuant to Title 14, chapter 3 and taking into consideration the size of the parcel.

Net density is the number of dwelling units permitted for the parcel prior to calculating and adding any possible bonus units as provided in the Village Ordinances. The net density number is obtained by performing the following calculation:

(1) Derive the net acreage for the parent parcel by subtracting from the gross acreage of the parent parcel the acreage consisting of the following existing features: street rights-of-way, restrictive utilities rights-of-way, floodplains, wetlands, slopes greater than 12% in environmentally sensitive areas and slopes of 20% in all other areas, streams, ponds, lakes, and reserved street rights-of-way or accepted dedications of streets and those areas held to be unsuitable for development under Village ordinances.

(2) Determine the beginning density factor as permitted for the parent parcel from the Land Use Plan.

(3) Multiply the net acreage result under sub. (1) and the applicable density factor under sub. (2) to obtain the recommended net density for the parent parcel.

After performing this calculation, the Village will establish a base development yield for the land division by approving the recommended net density, or establishing an adjusted net density by making adjustments based on consideration of the natural features of the site, available neighborhood plans, available or anticipated infrastructure, and the density of the surrounding areas. The base development yield will be the number of dwelling units authorized by the Village based on the presented concept. The Village's approval at the concept stage is based on limited information submitted and any base development yield approved is subject to adjustments by the Village based upon new and/or additional information received during the preliminary and/or final plat review process.

The following examples illustrate application of the Land Use Plan to land divisions:

*Example #1:*  
*In the Countryside West land use area, the recommended density factor:*

- (a) may match the density depicted in a detailed subarea plan in the adopted Neighborhood Plans;*
- (b) cannot be established as the average density of existing zoning for the area; and*
- (c) may reach a maximum of .2 units per acre.*

*Example #2:*  
*In the Countryside East land use area, the recommended density factor:*

- (a) may match the density depicted in a detailed subarea plan in the Neighborhood Plans;*
- (b) cannot be established as the average density of existing zoning for the area; and*
- (c) may reach a maximum of .2 units per acre in areas where sewer service is not approved by the Village and .7 units per acre where sewer service is approved by the Village.*

*Example #3:*  
*In the Johnson Park, land use area, the recommended density factor:*

- (a) may match the density depicted in a detailed subarea plan in the Neighborhood Plans;*
- (b) may match the average density of existing zoning for the area; and*
- (c) may reach a maximum of 2.2 units per acre.*

#### 4.3 NON-RESIDENTIAL LAND USES AND LAND DIVISIONS

Non-residential land uses should follow the recommendations depicted in the Land Use Plan Table and associated Land Use Plan Map. Non-residential Land divisions shall also comply with Title 14 of the Village Ordinances.

The following examples illustrate application of the Land Use Plan to hypothetical proposals:

*Example #1:*  
*New commercial uses or institutional/government uses should not be approved in the Douglas Corridor East residential neighborhood area.*

*Example #2:*  
*New commercial uses or institutional/government uses should be allowed in the Douglas/METRA Village Center. However, this should exclude commercial uses allowed in the B-5 zoning category.*

#### 4.4 PROVISION OF INFRASTRUCTURE IN RELATION TO THE LAND USE PLAN

New or modified infrastructure should support the Land Use Plan and its constituent parts. Proposals for new infrastructure (roads and utilities) should discourage land uses and related decisions that are inconsistent with the Land Use Plan.

This is especially critical for (a) guiding new development (residential and non-residential) and (b) protecting the long-term value of environmental features. Such environmental features include the elements noted in the Land Use Conditions Map as well as the large Countryside West and Countryside East areas.

In some cases, new utility lines (especially sewer trunk lines or water mains) may be located, for fiscal reasons, in areas that are not intended to receive such infrastructure. When this occurs, the new infrastructure will increase the likelihood that land use policies will be changed to allow higher intensity development (adjacent to the new lines) in areas specifically designated by the Land Use Plan for lower intensity development and/or higher levels of open space conservation. When this inconsistency occurs, the new infrastructure should be coupled with simultaneous Village policies that decrease the probability of inconsistent, higher intensity development.

These policies may include: (a) exclusions of specific areas from utility districts; (b) amendments to the Neighborhood Plans with specific subarea restrictions; (c) easements or deed restrictions negotiated with land owners; (d) locations of utilities along easements where future local linkages are less probable (such as easements on private undeveloped land, possibly in conjunction with viable environmental conservation easements and, (e) and special financing provisions or policies to allow for fair distribution of costs.

*Example #1:*

*If new sanitary sewer service is planned to extend through areas intended for open space conservation with low intensity development (such as the Countryside West area or the unsewered portion of the Countryside East area) then any reasonable alternative alignments should be considered or additional policies should be adopted to preclude provision of sanitary sewer service to new development in these areas.*

*Example #2:*

*If, due to failing well water systems, extension of water mains is proposed in low density areas, such as the Countryside West or Countryside East Districts, then additional policies should be adopted to safeguard the long-term rural and countryside character of these areas. This might include policies for long-term restrictions for lower intensity development and higher levels of open space conservation.*

*Example #3:*

*If, due to east-west traffic volumes and safety issues, a new road extension is planned in the Countryside West or East area, then policies should be adopted to finance the road*

*construction which do not generate roadside development patterns inconsistent with the Land Use Plan.*

## **5. RESIDENTIAL NEIGHBORHOODS**

Based on the Neighborhood Planning process, the following residential neighborhoods have been identified:

### 5.1 RN-E EAST SIDE

This is the largest residential neighborhood comprising the bulk of Caledonia's population. It is almost fully developed with a few remaining parcels that have not yet been developed. Much of the neighborhood's density has been established.

The following examples illustrate application of the Land Use Plan to hypothetical proposals:

*Example:*

*A land owner with a 15 acre residential parcel proposes to subdivide the land and build new single family homes. In order to establish the allowable numerical density factor the first question is: Will this proposal change the land use, zoning or land division? If it is a residential parcel and zoned for residential, then neither the use nor zoning is being changed. However, if the proposal requires a land division, then the density cannot be determined by the existing zoning. Instead the Land Use Plan states that the allowable density is either:*

- (a) 2.2 units per acre; or*
- (b) The average density of the proposed project area that is the immediately surrounding ¼ mile area; or*
- (c) The density depicted in a detailed subarea plan that is part of the adopted Neighborhood Plans.*

## 5.2 RN-D DOUGLAS CORRIDOR EAST

This is a newly emerging residential neighborhood adjacent to a primary north-south arterial. There are major opportunities in this residential area for increased density near proposed Village Centers.

## 5.3 RN-TA TABOR / STH 31

This is a relatively small residential pocket with an established residential pattern. The neighborhood lies between the major corridor of Douglas Avenue and the more rural countryside to the east.

## 5.4 RN-F FRANKSVILLE

The unincorporated Franksville area represents a longstanding residential district adjacent to major transportation corridors. The area has an established pattern of existing homes and is surrounded by a variety of uses including a small business district and a major park area to the south, and an emerging business/industrial park in a rural area to the north.

## 5.5 RN-J JOHNSON PARK

This neighborhood follows a more conventional pattern of lower density subdivisions with many environmental features including the Root River and Johnson Park which is under the jurisdiction of the City of Racine.

## 5.6 RN-W NEW WESTSIDE

This area is anticipated to become a major new residential neighborhood. It will connect to new Village Centers to the north and south. The neighborhood's density is anticipated to follow that of sewered subdivisions and the

land division patterns should match those of traditional neighborhood developments.

## 5.7 RN-FW FRANKSVILLE WEST

This area is anticipated to become a major new residential neighborhood surrounding a new Village Center. The neighborhood's density is anticipated to follow that of sewered subdivisions and the land division patterns should match those of traditional neighborhood developments.

## 5.8 RN-CV CADDY VISTA

The Caddy Vista neighborhood is a small residential pocket that has been planned in significant detail through the Neighborhood Planning and approval process. It represents a major opportunity to create a higher value residential neighborhood amidst a rural, countryside area.

# 6. MIXED USE ARTERIALS

There are two major mixed-use arterials in Caledonia.

## 6.1 AR-D DOUGLAS CORRIDOR

The Douglas Corridor represents the continuation of existing mixed uses surrounding Douglas Avenue. Such uses are expected to continue but not to become as commercially dominant as the other Village Centers along Douglas Avenue.

## 6.2 AR-F FRANKSVILLE BUSINESS DISTRICT

The Franksville Business District has developed as a commercial mixed-use corridor and should be allowed to continue in this manner.

## 7. MIXED USE VILLAGE CENTERS

There are five areas designated as mixed-use Village Centers. While some communities have a single downtown, many other communities have developed historically with multiple centers, each serving different areas and neighborhoods. This is particularly appropriate for Caledonia which lies at the crossroads of many traffic patterns with a diverse history of residential development. These Village Centers are intended to be pedestrian-friendly, socially active, mixed-use developments that include not only shops, but also offices, residences, active streets, public places, and other amenities intended to serve Village residents and businesses.

### 7.1 VC-7 SEVEN MILE ROAD

As traffic increases at the I-94 interchange and Seven Mile Road, new opportunities will arise for increased development. This area should be served by sewers and should be planned and designed as a major Village Center in the manner of a traditional mixed-use area. The layout of this area should follow the general principles established by the detailed subarea plan in the Neighborhood Plan.

### 7.2 VC-94/K I-94 & HWY K

As traffic increases at the I-94 interchange and Highway K, new opportunities will arise for increased development. This area should be served by sewers and should be planned and designed as a major Village Center in the manner of a traditional mixed-use area. The layout of this area should follow the general principles established by the detailed subarea plan in the Neighborhood Plan.

### 7.3 VC-K/V HWY K & HWY V

As traffic increases along Highway K, new opportunities will arise for increased development at the intersection of Highways K and V. This area should be served by sewers and should be planned and designed as a major Village Center in the manner of a traditional mixed-use area. It should serve the proposed expansion of businesses to the west as well as new residential development to the north, south, and east. It should be planned such that it complements the other Village Centers to the west and the Franksville business district to the east. The layout of this area should follow the general principles established by the detailed subarea plan in the Neighborhood Plans.

### 7.4 VC-31/32 STH 31 & STH 32

As the Highway 31/32 area is rebuilt with new roundabouts, this area has the potential to become a significant neighborhood and mixed-use Village Center serving the surrounding population. The layout of this area should follow the general principles established by the detailed subarea plan in the Neighborhood Plan.

### 7.5 VC-M DOUGLAS/METRA

As the plans for the METRA commuter rail service are implemented, this area should be planned as the primary commercial and mixed-use Village Center for the Village's east side. It should have the highest level of development intensity. It should facilitate commuters, local businesses, and surrounding uses. The layout of this area should follow the general principles established by the detailed subarea plan in the Neighborhood Plan.

## 8. COUNTRYSIDE DISTRICTS

The Village of Caledonia prides itself on conserving and enhancing a large portion of its land area in a natural, rural, countryside character. This area includes cultivated fields, horse farms, large estates, and several large environmental corridors with rivers, wetlands, woodlands, and wildlife habitat. These areas have scenic views across large common open spaces. This character of these districts also includes the agricultural activities of traditional farming, equestrian estates, other large estates, conservation areas, environmental preserves, and similar features.

The Village, through the Neighborhood Planning process, has established a clear set of goals and policies intended to preserve this countryside character. In addition, Title 14 Chapter 3 of the Village Ordinances requires preservation of common open space.

Long-term preservation of the Countryside Districts is critical to maintaining the social and economic value of the Village. These areas provide an irreplaceable cultural character that defines Caledonia as an historically agricultural and rural community. As new development occurs surrounding the Countryside Districts, the value of environmental preservation will increase and, on occasion, become more difficult. Typically areas like this are subject to major economic and public pressures for development. Once such areas are developed it is almost impossible to reverse the process. Consequently, this preservation of these Countryside Districts should be given the highest priority. The requirements for preservation of common open space should be viewed as a minimum standard. Where possible, higher standards should be imposed

and increases in the amount of preserved common open space should be considered.

### 8.1 CW COUNTRYSIDE WEST

This area is intended to minimize residential density and maximize the preservation of common open space that directly enhances the countryside character and environmental amenities of the area.

### 8.2 CE COUNTRYSIDE EAST

This area is intended to minimize residential density and maximize the preservation of common open space that directly enhances the countryside character and environmental amenities of the area.

Portions of this area have been designated as undeveloped lands where future sewer service may be extended. The Neighborhood Plan discusses this issue. The Land Use Plan envisions slightly higher density factors only in the area east of the existing boundary for the sewer service area. The higher density factor should only be applied east of the sewer service area boundary and only if: (a) the Neighborhood Plan contains a specific subarea plan illustrating how such higher densities may be achieved; or (b) the Village approves extension of sanitary sewer lines to the area.

If possible, increases in the amount of preserved common open space should be considered. To help achieve this, it may be advisable to decrease the size of the sewer service area if, after detailed analysis, such decreases can be justified as an acceptable fiscal policy for the Village.

### 8.3 CC COUNTRYSIDE CROSSROADS

Within the countryside areas (west and east) there are small pockets on non-residential uses (typically local retail areas) that have evolved historically. These are often referred to as rural crossroads and contribute to the character of the area.

## 9. CONSERVATION AREAS

No new development is intended for the conservation areas, except for those minor structures, infrastructure, or landscape elements that serve to improve the conservation area, increase use by the general public, or improve the stewardship of the conservation area.

Conservation areas include:

- 9.1 PC-R ROOT RIVER CONSERVATION AREA
- 9.2 PC-C COUNTRYSIDE CONSERVATION AREA
- 9.3 PC-L LAKEFRONT CONSERVATION AREA
- 9.4 PC-O OTHER CONSERVATION AREA

## 10. BUSINESS AND INDUSTRIAL CAMPUSES

Caledonia includes several areas containing larger scale non-retail businesses and industries. In addition, other areas have been targeted to include more of these businesses and industries.

### 10.1 BC-NW NORTHWEST

This is one of three new areas intended for future business and industrial development bordering the I-94 freeway corridor and located within reasonable driving distance of a major highway interchange. The goal is to attract users with higher tax and job value. There are options, as shown in the Neighborhood Plan, for allowing some portions of this area to be developed for residential uses.

### 10.2 BC-94 I-94 CORRIDOR

This is one of three new areas intended for future business and industrial development bordering the interstate freeway. The long narrow configuration of this area is based on the assumption that visibility of businesses from I-94 is a major locational advantage. There are options, as shown in the Neighborhood Plan, for allowing some portions of the eastern edge of this area to be developed for residential uses.

### 10.3 BC-SW SOUTHWEST

This is one of three new areas intended for future business and industrial development bordering I-94 and located within reasonable driving distance of a major highway interchange. The goal is to attract users with higher tax and job value. There are options, as shown in the Neighborhood Plan, for allowing the southwest portions of this area

to continue as commercial recreational use, including the existing golf course.

### 10.4 BC-NI NICHOLSON ROAD

This is an existing industrial park area that, over time, should be expanded. There are different options, as shown in the Neighborhood Plan, for allowing some portions of this area to be developed for residential uses.

### 10.5 BC-PP WEPCO POWER PLANT

This is the WEPCO power plant area and is intended exclusively for uses and activities directly related to the production of energy.

### 10.6 BC-V VULCAN MATERIALS

This quarry operation has been designated as an area for business and industrial use. It is anticipated that this may include expansion of the quarry operations subject to the policies and recommendations noted in the Neighborhood Plan, applicable Village Ordinances, and County, State, and Federal Regulations.

## 11. INSTITUTIONAL USES

Institutional uses include educational activities, government activities, religious activities, and activities of not-for-profit organizations. In some cases, an institution (such as a religious group, school, or not-for-profit health facility) may undertake a use that is commercial or residential (such as elderly housing). Such uses are, for the purposes of the Land Use Plan, not considered institutional uses.

Many institutional uses have substantial impacts in terms of traffic, land value, social value, and environmental quality. For these reasons, institutional uses have not been proposed for all areas, but rather restricted to appropriate areas as indicated in the Land Use Plan Table (Mixed Use Village Centers, Mixed-Use Arterials, Countryside Crossroads, and some Business/Industrial Campuses).

On those occasions when modest, institutional uses are proposed for residential and countryside neighborhoods, it may be appropriate for the Village to consider an amendment to the Land Use Plan and/or the Neighborhood Plans.

### 11.1 INSTITUTIONAL

These represent existing, substantial institutional land uses.

## 12. RELATIONSHIP OF LAND USE PLAN TO EXISTING ENVIRONMENTAL CONDITIONS AND ISSUES

(See Land Use Conditions Map and Table)

The map of land use conditions is an integral component of the Land Use Plan. These conditions shall be used in the review and approval of land divisions, conditional uses, Planned Unit Developments, future Neighborhood Plans and changes in zoning. A primary use of this information shall be for the development of stewardship plans for common open space when dividing land. In addition, this map includes terms and definitions that shall be used in the Villages regulations for land division and the designation of common open space.

For each of the sections on environmental conditions and related issues, the Village has developed standards and guidelines for design and implementation. These can be found in the Neighborhood Plans, design guidelines, subdivision code, zoning code, and other Village ordinances.

### 12.1 PARKWAYS

One of Caledonia's greatest assets is the beautiful scenery that is visible from many of its roads.

While this is predominant in the Countryside Districts, there are also some key components of other arterials located in the other districts that are equally important. Along these arterials, any changes in use and development should be accompanied by the creation of vistas and tree plantings to replicate traditional rural landscapes and historic parkways.

- 12.1.1 PW-C Countryside Areas
- 12.1.2 PW-K HWY K
- 12.1.3 PW-DN Douglas Avenue North
- 12.1.4 PW-DC Douglas Avenue South
- 12.1.5 PW-4 Four Mile Road

### 12.2 ENVIRONMENTAL CORRIDORS

Environmental corridors include many significant features related to waterways, terrain, woodlands, wildlife and other aspects of the natural environment that are critical to the overall natural ecology of the community.

#### 12.2.1 Regional Primary, Secondary, and Isolated Natural Resource Areas

These areas are defined and mapped by the Southeast Wisconsin Regional Plan Commission (SEWRPC). This map represents the data at the time at which this map was created. Updated information created by SEWRPC shall be incorporated by reference.

#### 12.2.2 Corridors Mapped in Neighborhood Plans

These areas are defined and mapped as part of the Neighborhood Plans. Updated information created by amended Neighborhood Plans shall be incorporated by reference.

#### 12.2.3 Waterways and Other Features Not Included in Other Corridors

These areas have not been identified by either SEWRPC or in the Neighborhood Plans. These areas, however, represent important environmental features based on the knowledge of Village staff and officials.

### 12.3 ENVIRONMENTAL LINKAGES

There are numerous trail systems throughout the Village. The ongoing use and access

(both visual and physical) of these trails is a key component of the long-term value of the community. By maintaining the value and quality of the trails, The Village can also maintain the quality and value of the many neighborhoods, districts, and corridors throughout the community.

Some of these trails have been mapped as part of the planning process. However, this map is not a definitive depiction of all of the trails.

Some trails offer full public access while others are semi-public, with use restricted by agreements with homeowners associations, condominiums, groups of land owners, conservation groups, and other organizations.

Linkages and connectivity among trails is encouraged by the Village. It is especially important to encourage the linkages of trails to major activity areas within the Village, such as business districts, Village Center districts, and other areas of more concentrated population.

At this time, five classifications of trails have been identified:

#### 12.3.1 Pedestrian Trails

These trails are often hiking, walking, and jogging trails that border environmental areas within residential subdivisions. Such trails can and should be linked to parks and village center areas to encourage pedestrian use of community facilities.

#### 12.3.2 Bicycle Trails

Several bicycle trail systems have been developed and are planned for future

expansion. These should be augmented by local bicycle routes and connections to local streets as well as connections to village centers.

### 12.3.3 Equestrian Trails

Many of the equestrian trails are based on private arrangements between local landowners. The presence of this type of integrated, semi-private trail system adds substantial value to the countryside districts and helps sustain the long term patterns of large common open spaces. In addition, commercial stables and riding areas can augment the use and development of such trails.

### 12.3.4 Snowmobile Trails

Some snowmobile trails are established by easements and others through informal arrangements with landowners. Snowmobile clubs using such trail systems also add to the value of the common open space as perceived by local residents.

### 12.3.5 Other Environmental Trails

Many of the exceptional environmental corridors lend themselves to trails whose primary value is allowing human contact with exceptional natural beauty. Use of, and access to these areas should be protected and encouraged.

## 12.4 OTHER NON-AGRICULTURAL COMMON OPEN SPACE

Many of these have not been mapped. Some are identified in the Land Use Map and Neighborhood Plans. Other areas are shown only in Village approved subdivision plans and

development plans for specific projects. They are incorporated here by reference.

### 12.4.1 Public Parks and Public Common Open Space

There are numerous other forms of non-agricultural common open spaces throughout the Village that deserve preservation and/or expansion. Some public parks are shown in the Neighborhood Plans and others should be mapped by the Village. In addition, the Village should prepare and adopt a park and common open space plan that depicts these areas.

### 12.4.2 Common Open Spaces in Residential Subdivisions

Almost all of these areas have not been included in the overall maps of the Village.

### 12.4.3 Common Open Spaces in Commercial Recreation Areas

Almost all of these areas have not been included in the overall maps of the Village.

## 13. LAND USE AND THE PRESERVATION OF COMMON OPEN SPACE

The Village has adopted ordinances for requiring all land divisions to provide common open space as part of the development. In part, the goal of the ordinances is to preserve critical environmental resources and maintain the quality of the environment in a manner that supports the social and economic value of the community. Consequently, in addition to the previous section on important Land Use Conditions, the content of this section on the types of common open space, shall be considered when reviewing subdivisions.

In addition to the environmental value, common open space should provide public places and semi-public places that (a) encourage positive social interaction among people including residents, business patrons, employees and visitors; and (b) afford significant opportunities to appreciate the positive aesthetic attributes of natural and built environments.

Throughout the Village there are many different circumstances that influence the potential significance and appropriateness of common open space. For example, in the Countryside District, common open spaces that support countryside views and preservation of cultivated fields are more appropriate than common open spaces of urban plazas and streetscapes that might be more appropriate in the Village Center districts. The following categories reflect the Village's goals for common open space within each of the areas configured on the Land Use Plan Map.

### 13.1 COUNTRYSIDE AREAS, RESIDENTIAL NEIGHBORHOODS (NON-SEWERED)

In these areas the most important types of common open space are:

- Parkway landscapes
- Traditional farmsteads
- Countryside views
- Environmental preserves

In addition, the following types of common open space are also highly desirable:

- Environmental restorations
- Trails and walkways
- Scenic drives
- Cultivated fields and pastures
- Orchards
- Equestrian common open spaces and features
- Forestation areas
- Neighborhood parks and squares
- Landscaped boulevards
- Ornamental and display gardens
- Community gardens and greenhouse

The following types of common open space are considered desirable:

- Gateway features
- Outdoor commercial recreation
- Play areas
- Rain gardens
- Infiltration trains

The following types of common open space are considered undesirable:

- Pedestrian main streets
- Pedestrian plazas
- Pedestrian streetscapes

Common open spaces that do not fall into these categories are also acceptable but should not be considered as consistent with the goal of achieving significant common open space.

### 13.2 VILLAGE CENTERS AND MIXED-USE ARTERIALS

In these areas the most important types of common open space are:

- Pedestrian streetscapes
- Neighborhood parks and squares
- Environmental preserves

In addition, the following types of common open space are also highly desirable:

- Gateway features
- Parkway landscapes
- Landscaped boulevards
- Trails and walkways
- Outdoor commercial recreation
- Play areas
- Ornamental and display gardens
- Countryside views
- Traditional farmsteads
- Environmental restorations

In addition, the following types of common open space are considered desirable:

- Scenic drives
- Orchards
- Equestrian common open spaces and features
- Forestation areas
- Community gardens and greenhouses
- Rain gardens
- Infiltration trains

Common open spaces that do not fall into these categories are also acceptable but should not be considered as consistent with the goal of achieving significant common open space.

### 13.3 RESIDENTIAL NEIGHBORHOODS (SEWERED)

In these areas the most important types of common open space are:

- Parkway landscapes
- Traditional farmsteads
- Countryside views
- Environmental preserve

In addition, the following types of common open space are also highly desirable:

- Environmental restorations
- Trails and walkways
- Scenic drives
- Cultivated fields and pastures
- Orchards
- Equestrian common open spaces and features
- Forestation areas
- Neighborhood parks and squares
- Landscaped boulevards
- Ornamental and display gardens
- Community garden and greenhouse
- Pedestrian streetscapes

The following types of common open space are considered desirable:

- Gateway features
- Outdoor commercial recreation
- Play areas
- Rain gardens
- Infiltration trains

The following types of common open space are considered undesirable:

- Pedestrian main streets
- Pedestrian plazas

Common open spaces that do not fall into these categories are also acceptable but should not be considered as consistent with the goal of achieving significant common open space.

### 13.4 BUSINESS AND INDUSTRIAL CAMPUSES AND INSTITUTIONAL USES

In these areas the most important types of common open space are:

- Parkway landscape
- Traditional farmsteads
- Countryside views
- Environmental preserves

In addition, the following types of common open space are also highly desirable:

- Environmental restorations
- Trails and walkways
- Scenic drives
- Cultivated fields and pastures
- Orchards
- Equestrian common open spaces and features
- Forestation areas
- Neighborhood parks and squares
- Landscaped boulevard
- Ornamental and display gardens
- Community garden and greenhouse

The following types of common open space are considered desirable:

- Gateway feature
- Outdoor commercial recreation
- Play areas
- Rain gardens
- Infiltration trains
- Pedestrian main streets
- Pedestrian plazas
- Pedestrian streetscapes

Common open spaces that do not fall into these categories are also acceptable but should not be considered as consistent with the goal of achieving significant common open space.

### 13.5 DEFINITIONS AND DESCRIPTIONS OF TYPES OF COMMON OPEN SPACES

The following definitions and descriptions (for some of the types of common open spaces noted previously (sections 13.1 to 13.4)) shall be considered when interpreting plans for common open space:

COUNTRYSIDE VIEWS are areas that facilitate public views of common open space (and other features that comprise the countryside character of Caledonia) from existing arterials and collector roads adjacent to the proposed subdivision. Some areas considered desirable for view sheds are identified in the Neighborhood Plans. Areas along existing arterials and those designated for Landscaped Parkways in the Land Use Conditions Map should also be considered as potential view sheds. The view shed area must border a public right-of-way which carries substantially more general public through traffic in addition to vehicles associated with the immediate land use.

ENVIRONMENTAL PRESERVES are areas that preserve environmental features that enhance the health, environmental quality, social value, and natural beauty of the community. Preserves should include the environmental corridors (primary, secondary, and isolated natural resource areas as identified by SEWRPC) as well as other environmental features identified in the Land Use Conditions Map. These areas should be visible from vehicular right-of-way (approximately 30% of the perimeter at a distance no greater than 50 feet). These areas should also include public trail connections to view and, if feasible, enter the preserve.

ENVIRONMENTAL RESTORATIONS are natural areas and landscapes designed

for aesthetic impact to display different forms of plant materials using a traditional aesthetic approach of formal or picturesque gardening, botanical display, or environmental restoration. These landscapes are also designed to improve the ecological condition of the natural environment (for example, this may include restored prairies or wildlife habitats). These areas shall be designed by a recognized landscape architect or ecologist with substantial experience and professional credentials in landscape architecture, garden design, ecology or similarly appropriate field. These areas may include structures for aesthetic purposes as well as environmental management. These areas should be visible from vehicular right-of-way (approximately 30% of the perimeter at a distance no greater than 50 feet). These areas should also include public trail connections to view and, if feasible, enter the preserve.

PARKWAY LANDSCAPES are heavily landscaped areas along existing arterials as depicted in the Land Use Conditions Map and components of the Neighborhood Plans. Parkways shall include a double row of canopy shade trees planted in a rhythmic pattern with a walkway or bicycle path located between the rows. The edge of the parkway along the private property line shall include an ornamental fence or continuous coniferous hedge of at least 4' high. The parkway or edge shall not include berms. The parkway landscape should contain a walkway or bicycle path connected to surrounding paths. The edge of the parkway may include parallel parking.

TRADITIONAL FARMSTEADS are structures that reflect the agricultural and rural history of the Village, including farmhouses, barns, stables, and a variety of related facilities and common open spaces. Many of these, while

not qualifying as historic landmarks using strict national or state standards, are still part of the cultural and visual history of the community. They provide an essential part of the character of the community and should be preserved. In general, such structures and facilities created prior to 1940 shall be considered as a traditional farmstead. Those components of the farmstead that are to be preserved should be documented by a local historic society or by a person with credentials in historic preservation. The proposed inclusion of the traditional farmstead must state what components of the farmstead will be preserved.

**CULTIVATED FIELDS AND PASTURES** are agricultural areas set aside for farming with a long-term management plan for continuous cultivation or use as pasture land for livestock. These areas should allow for visual access from a vehicular right-of-way of at least 30% of its perimeter.

**ORCHARDS** are agricultural areas planted as orchards with long term management plans for continuous operation. These areas should allow for visual access from a vehicular right-of-way of at least 30% of its perimeter at a distance no greater than 50 feet.

**TRAILS AND WALKWAYS** promote broad social use of a linear system of paths for walking, horseback riding, or bicycling that connect trail users to rights-of-way and other public or semi-public places. These should be determined by the context of circulation, access points, and other common open space components that should be linked together. Trails should be located along the edge of other common open spaces or public rights-of-way. Trails should be physically separated from side or rear lot lines (approximately 25 feet) and should be visually

separated from rear and side lot lines with an ornamental fence or continuous coniferous hedge (at least 4 feet in height) that clearly separates the trail area from private areas. Trails shall be a continuous path and should link to all existing and proposed trails and rights-of-way that abut the perimeter of the subdivision. Trails must be constructed with suitable materials for long term operation and maintenance. The suitability of the materials will be determined by the Village. There should be a clear understanding of whether or not the trail system will be owned by a public entity and, if not, the circumstances under which public access is allowed.

**SCENIC DRIVES** are single-loaded vehicular rights-of-way which provide an open view of common open space. A pedestrian walkway shall be included along at least one edge of the scenic drive. This may be a sidewalk, side path, or trail. The common open space area shall be at least sufficiently deep to provide a view of natural features rather than built areas.

**EQUESTRIAN COMMON OPEN SPACES AND FEATURES** are common open spaces, and related features, intended for equestrian use. These spaces are an essential and traditional component of the countryside character of the Village and should be maintained and expanded. These spaces include ranches, corrals, trails, fences, barns and stables, signage, and related facilities. Equestrian facilities should be connected to the overall equestrian trail system within the Village. When this is not feasible, plans should demonstrate how such facilities can be effectively integrated with the overall pattern of equestrian use within the community.

**FORESTATION AREAS** are agricultural areas planted for commercial tree-growing

businesses with long term management plans for continuous operation. The management plan for forestation areas, especially those used for commercial purposes, must demonstrate that it will be harvested in a manner that retains the aesthetic value of the plant materials as an amenity for surrounding property owners and members of the general public. These areas should allow for visual access from a vehicular right-of-way of at least 30% of its perimeter at a distance no greater than 50 feet.

**NEIGHBORHOOD PARKS AND SQUARES** are areas that afford opportunities for passive and/or active enjoyment of outdoor areas by residents and visitors both as individuals, informal groups, and organized groups. Typical activities include picnicking, strolling, sitting, private contemplation, conversing with friends and neighbors, child play, skating, informal sports, walking, jogging, and organized sports. The park shall be a public or semi-public place as defined above. Parks and squares shall be located within easy access of public rights-of-way, especially those with higher traffic volumes relative to the surrounding street system. Locations shall also be determined by the Village plans (including neighborhood plans, park plans, comprehensive plans, and Land Use Plans). Parks and squares shall be a minimum of 8,000 square feet. The form shall be a simple shape (such as a square, rectangle, circle, ellipse, crescent, triangle, or trapezoid). Parks and squares shall be surrounded by a public right-of-way. The right-of-way shall serve vehicles and include a sidewalk. There shall be street parking available to the public along the edge of the park or square. The edge of the park or square must include a continuous row of trees, ornamental fence, hedge, or combination of those elements. There shall be clearly marked points of entry and

gateways. The interior of the park may include a variety of features for passive enjoyment or active recreation. The ground may be grass, pavement, or other plant materials. There should be a clear understanding of whether or not the park or square will be owned by a public entity and, if not, the circumstances under which ownership of the park or square might be transferred to a public entity.

PLAY AREAS are places with play equipment for children to play informally that should be located in parks and squares. Play areas shall have access from a trail or sidewalk and shall be connected to trail systems entering the park. Play areas should be sited within a small space or along the edge of a space and should have a clearly defined perimeter with fencing or hedges.

LANDSCAPED BOULEVARDS are the landscaped central medians that provide an aesthetic amenity and informal gathering place for residential neighborhoods. Boulevards shall be planted with rhythmic rows of trees along each side of the median and along the outer side of the public right-of-way. The edges of the median may include continuous hedges or ornamental fences that border the curb. The outer sides of the street must include sidewalks. The central median shall consist primarily of grass areas suitable for walking and informal uses. The boulevard should have a minimum width of 40' and a minimum length of 100'.

GATEWAY FEATURES are specially designed and landscaped areas at the entrances to neighborhoods, districts, boulevards, and residential subareas. They should be located at primary entries to subdivisions or neighborhoods from Village-wide arterials. They should contain significant visual features, built or natural. These may include

trees, fences, ornamental landscapes, unique structures, or public art.

ORNAMENTAL AND DISPLAY GARDENS are landscapes designed for aesthetic impact to display different forms of plant materials using a traditional aesthetic approach of formal or picturesque gardening, botanical display, or environmental restoration. These landscapes are also designed to improve the ecological condition of the natural environment (for example, this may include restored prairies or wildlife habitats). These areas should be designed by a recognized landscape architect or ecologist with substantial experience and professional credentials in landscape architecture, garden design, ecology or similarly appropriate field. These areas may include structures for aesthetic purposes as well as environmental management. These areas should be visible from vehicular right-of-way (approximately 30% of the perimeter from a distance of no greater than 50 feet).

COMMUNITY GARDEN AND GREENHOUSE are areas for use by residents and others (not immediately adjacent to residential lots) that are planned and managed for growing vegetable and flowers. There should be pedestrian and vehicular access to the area as well as small amounts of visitor parking (this may include street parking).

OUTDOOR COMMERCIAL RECREATION includes common open spaces set aside for recreational uses operated as private business such as golf courses, hunting clubs, and stables. These areas may include structures for aesthetic purposes as well as environmental management. These areas should be visible from vehicular right-of-way (approximately 30% of the perimeter from a distance of no greater than 50 feet).

PEDESTRIAN MAIN STREETS are linear paved pedestrian places bordering active commercial uses intended for informal social gatherings, sidewalk cafes, seating, and similar activities. Location: Typically pedestrian main streets are part of a detailed neighborhood plan or regulating plan that depicts an overall layout of streets and blocks. Pedestrian main streets shall only be allowed as part of detailed subarea plans prepared and approved by the Village. Desired locations for these areas can also be found in the Neighborhood Plans. Locations in unsewered areas or areas not planned for sewers are considered undesirable. Pedestrian main streets shall be located in areas intended for retail and mixed-use areas located along the edge of vehicular rights-of-way and surface parking areas. The building facades shall align parallel to the edge and create a continuous street edge along a predetermined build-to line. Side setbacks along buildings are not desired. Entries to non-retail uses, parking and loading areas are allowed but subject to dimensional limits. Pedestrian main streets should be double-sided. However, if they are not double-sided, the opposite side shall be high activity pedestrian uses (including multi-family housing, retail or mixed-use buildings) or other common open spaces as defined in these standards. The common open space area shall include additional features that facilitate informal social gathering such as shade trees, benches, fountains, art work, planters, and similar items. Building facades shall have high amounts of clear transparent glazing subject to dimensional minimums. Paved surfaces shall be concrete or decorative paving.

## 2. BASIC ZONING DISTRICT

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District	Typical Principal Uses	Typical Conditional Uses <sup>b,c</sup>	Minimum Lot Size		Minimum Yards <sup>a</sup>			Maximum Building Height (feet)
			Total Area	Total Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
R-1 Country Estate District	One-family dwellings on estate lots and sustained yield forestry	Stables, nurseries, orchards, riding trails, schools, and churches	5 acres	300	100	50	100	35
R-2 Suburban Residential District (unsewered)	One-family dwellings on lots not served by public sanitary sewer	Schools and churches	40,000 square feet	150	50	15	50	35
R-2S Suburban Residential District (sewered)	One-family dwellings on larger lots served by public sanitary sewer	Schools and churches	40,000 square feet	150	50	15	50	28
R-3 Suburban Residential District (sewered)	One-family dwellings on lots served by public sanitary sewer	Schools and churches	20,000 square feet	100	35	10	50	35
R-3A Suburban Residential District (sewered)	One-family dwellings on lots served by public sanitary sewer	Schools and churches	13,500 square feet	90	35	10	50	35
R-4 Urban Residential District I	One-family dwellings on lots served by public sanitary sewer	Schools and churches	10,000 square feet	75	25	10	25	35
R-5 Urban Residential District II	One-family dwellings on lots served by public sanitary sewer	Schools and churches	7,200 square feet	60	25	10	25	35
R-5A Urban Residential District III	One-family dwellings on lots served by public sanitary sewer	Schools and churches	10,000 square feet	65	25	10	25	28
R-6 Two-Family Residential District	Two-family dwellings on lots served by public sanitary sewer	Rest homes, nursing homes, clinics, children's nurseries, schools, and churches	10,000 square feet	100	25	10	25	35
R-6A Two-Family Residential District II	Two-family dwellings on lots served by public sanitary sewer	Rest homes, nursing homes, clinics, children's nurseries, schools, and churches	20,000 square feet	100	50	10	50	28
R-7 Multi-Family Residential District	Multi-family dwellings, not to exceed eight dwelling units per structure, on lots served by public sanitary sewer	Rest homes, nursing homes, clinics, children's nurseries, clubs, religious and charitable institutions, schools and churches	15,000 square feet <sup>d</sup>	120	35	20	50	35
R-8 Planned Residential District	Two-family dwellings, multi-family dwellings, and clustered one-family lot developments, all served by public sanitary sewer <sup>e</sup>	Schools and churches	Varies <sup>f</sup>	Varies <sup>g</sup>	30	10	25	35
B-1 Neighborhood Business District	Neighborhood level retail and service	Residential quarters, governmental and cultural uses, heliports, bus and rail depots, vehicle sales, service stations, garages, taxi stands and public parking lots	15,000 square feet	75	25 <sup>h</sup>	10	25	35
B-2 Community Business District	All B-1 principal uses, and community level retail, office and service uses	All B-1 conditional uses	15,000 square feet	75	25 <sup>h</sup>	10	25	35
B-3 Commercial Service District	All B-1 and B-2 principal uses, automotive sales and service, boat sales and service, vending machine sales and service, animal hospitals, auction galleries, employment agencies, exterminating shops, motorcycle sales and service, private clubs and lodges, and taxidermists	Residential quarters, governmental and cultural uses; commercial recreation facilities, clubs, lodges, heliport, bus and rail depots, funeral homes, drive-in banks and restaurants; self-service storage facilities, taxi stands and public parking lots	15,000 square feet	75	25	10	25	35
B-4 Planned Business District	All uses are conditional uses	All B-3 conditional uses	2 acres	200	80	10	40	45

District	Typical Principal Uses	Typical Conditional Uses <sup>b,c</sup>	Minimum Lot Size		Minimum Yards <sup>a</sup>			Maximum Building Height (feet)
			Total Area	Total Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
B-5 Highway Business District	All uses are conditional uses	All B-3 conditional uses, restaurants, gift shops, places of entertainment, confectioneries, and drugstores	4 acres	400	100	40	40	35
B-6 Water-Oriented Business District	Existing water-oriented commercial uses such as bait shops; bath houses; fishing; boat sales, service, and storage; boat launches; dance halls; hotels and motels; resorts; restaurants; and taverns	Extension of existing or creation of new principal uses	40,000 square feet	150	50	50	50	35
M-1 Light Industrial and Office District	Offices, laboratories, training centers, wholesalers, light industrial plants	Restaurants, fueling stations, heliport, bus and rail depots	-- <sup>j</sup>	150	100/25 <sup>j</sup>	100/25 <sup>j</sup>	25	35
M-2 General Industrial District	All M-1 principal uses, additional light manufacturing, assembly and packaging, printing and publishing	Restaurants, fueling stations, airstrips, animal hospitals, heliport, bus and rail depots, and self-service storage facilities	-- <sup>j</sup>	-- <sup>j</sup>	50	20	25	45
M-3 Heavy Industrial District	All M-1 and M-2 principal uses, heavy manufacturing	Same as M-2 District conditional uses	-- <sup>j</sup>	-- <sup>j</sup>	50	20	25	60
M-4 Quarrying District	Existing mineral extraction operations and concrete products manufacturing	Extension of existing or creation of new principal uses	--	--	200 <sup>k</sup>	200 <sup>k</sup>	200 <sup>k</sup>	45
A-1 General Farming District I	Agriculture, farm dwellings associated with farming operations, roadside stands, greenhouses	Animal hospitals, commercial egg production, commercial raising of animals, feed lots, creameries, migratory laborers' housing, sod farming, and airstrips for farming or personal use	35 acres	--	100	100	100	50
A-2 General Farming and Residential District II	All A-1 principal uses, one- and two-family dwellings	All A-1 District conditional uses, airports, mobile home parks, universities, hospitals, cemeteries, storage and maintenance of construction equipment	40,000 square feet	150	75	25	25	28
A-3 General Farming District III	All A-1 principal uses—holding district	Same as A-1 District conditional uses	35 acres	--	100	100	100	50
A-4 Truck Farming District	Greenhouses, nurseries, orchards, cash crops, road-side stands, farm dwellings associated with a principal use	Animal hospitals, airports, universities, hospitals, cemeteries, and penal institutions	10 acres	300	50	15	50	50
P-1 Institutional Park District	Public and private institutional uses such as schools, colleges, hospitals, penal institutions, cemeteries, and crematories	Airports, airstrips, churches, and uses that would serve principal uses	20 acres	--	100	100	100	50
P-2 Recreational Park District	Public and private recreational uses such as arboretums, fishing, boating, swimming, and recreational trails	Private recreational or assembly structures, golf courses, camp-grounds, playgrounds, driving ranges, polo fields, swimming pools, zoological gardens, athletic fields, lodges, picnic areas, archery ranges, and firearm ranges	10 acres	--	100	100	100	35

District	Typical Principal Uses	Typical Conditional Uses <sup>b,c</sup>	Minimum Lot Size		Minimum Yards <sup>a</sup>			Maximum Building Height (feet)
			Total Area	Total Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
C-1 Resource Conservation District	Fishing, floodwater storage, pedestrian and equestrian trails, fish hatcheries, hunting, navigation, preservation of scenic, historic and scientific areas, soil and water conservation practices, sustained yield forestry, stream bank and lake shore protection, wildlife areas	Drainageways, game farms, grazing, orchards, swimming, truck farming, and wild crop harvesting	N/A	N/A	N/A	N/A	N/A	N/A
C-2 Upland Resource Conservation District	Farming and related agricultural uses when conducted in accordance with soil conservation service standards; hunting and fishing; forest preservation; forest and game management; preservation of scenic, historic and scientific areas; park and recreation areas; arboreta; botanical gardens; one single-family dwelling	Hunting and fishing clubs; recreation camps, public or private campgrounds; garden-ing, tool, and storage sheds incidental to the residential use; general farm buildings, including barns, silos, sheds and storage bins; private garages and carports; and clustered residential developments	3 acres <sup>h</sup>	300	100	25	100	28
FW Urban Floodway District	Hunting and fishing; drainage; stream bank protection; farming activities, except structures; forestry; water-dependent uses; specified earth-grading activities; outdoor recreation	Flood control or hazard mitigation projects; navigational structures; public water measur-ing and control facilities; bridges and approaches, marinas, utilities, outdoor recreation	N/A	N/A	N/A	N/A	N/A	N/A

NOTE: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Racine County zoning ordinance and map for specific zoning district information. In addition, the Racine County zoning ordinance includes a number of overlay zoning districts with regulations that may apply in addition to those summarized above.

<sup>a</sup>In addition to the street, side, and rear yards, a minimum shore yard of 75 feet is required from the ordinary high water mark of any navigable water.

<sup>b</sup>Utilities are allowed as conditional uses in all districts provided all principal structures and uses are not less than 50 feet from any residential district lot line. Schools and churches must be located on lots at least two acres in size and set back at least 50 feet from all lot lines.

<sup>c</sup>Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, and museums are allowed as conditional uses in all but the C-1, M-4, and all agricultural districts.

<sup>d</sup>The minimum lot size must provide no less than 2,000 square feet per efficiency unit; 2,500 square feet per 1-bedroom unit, and 3,000 square feet per 2 or more bedroom unit.

<sup>e</sup>The minimum development area is 10 acres. At least 20 percent of the development area must be set aside as parkland.

<sup>f</sup>4,000 square feet per row-house; 8,000 square feet for one-family dwellings.

<sup>g</sup>120 feet for two-story row-houses; 65 feet for one-family dwellings.

<sup>h</sup>Greater street setbacks may be required in nonsewered areas.

<sup>i</sup>As necessary to comply with district regulations.

<sup>j</sup>The first figure indicates minimum setback when adjacent to residential districts or opposite a more restrictive district; the second figure is the minimum setback in other cases.

<sup>k</sup>Extractive operations must be set back at least 200 feet from any street right-of-way or property line; accessory uses must be set back at least 100 feet.

<sup>h</sup>A minimum development density of one home per five acres is required for clustered (conservation-design) residential developments in the C-2 district.

Source: Racine County Zoning Ordinance and SEWRPC.

# 3. LAND USE PLAN MAP TABLE

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MAP CODE	NAME (and neighborhood plan reference)	RESIDENTIAL DENSITY FACTORS			NON-RESIDENTIAL USES			ADDITIONAL CONSTRAINTS AND STANDARDS		
		matches concepts & density of subarea plans in neighborhood plans (subject to site review by Village)	average density of the existing zoning for the surrounding 1/4 mile area	ranges	commercial	open space and park	other uses	common open space requirements from the subdivision ordinance	circulation	other

**RESIDENTIAL NEIGHBORHOODS (PART 1)**

RN-E	East Side (E1/E2)	yes	yes	up to 2.2 du per acre	none	yes, as defined in open space guidelines and adopted park plan	none	40%	road connections and improvements as described in neighborhood plans	
RN-D	Douglas Corridor East (C1/C2)	yes	no	up to 4 du per acre north of Six Mile Rd; 4 to 10 du per acre south of Six Mile Rd	none	yes, as defined in open space guidelines and adopted park plan	none	40%		requires detailed subarea plan
RN-TA	Tabor & STH 31 (C3)	yes	yes	up to 2.2 du per acre	none	yes, as defined in open space guidelines and adopted park plan	none	40%		
RN-J	Johnson Park (C3, C4, W1)	yes	yes	up to 2.2 du per acre	none	yes, as defined in open space guidelines and adopted park plan	none	40%, contingent on sewer plan and policies		



MAP CODE	NAME (and neighborhood plan reference)	RESIDENTIAL DENSITY FACTORS			NON-RESIDENTIAL USES			ADDITIONAL CONSTRAINTS AND STANDARDS		
		matches concepts & density of subarea plans in neighborhood plans (subject to site review by Village)	average density of the existing zoning for the surrounding 1/4 mile area	ranges	commercial	open space and park	other uses	common open space requirements from the subdivision ordinance	circulation	other

**RESIDENTIAL NEIGHBORHOODS (PART 2)**

RN-F	Franksville (W1)	yes	yes	up to 2.2 du per acre	none	yes, as defined in open space guidelines and adopted park plan	none	40%	road connections and improvements as described in neighborhood plans	
RN-W	New Westside (W2)	yes	yes	up to 4 du per acre; .2 du per acre outside proposed sewer service area	none	yes, as defined in open space guidelines and adopted park plan	none	40%, contingent on sewer plan and policies; 60% outside proposed sewer service area	road connections and improvements as described in neighborhood plans	
RN-FW	Franksville West (W2)	yes	yes	up to 4 du per acre	none	yes, as defined in open space guidelines and adopted park plan	none	40%, contingent on sewer plan and policies	road connections and improvements as described in neighborhood plans	zoning as per neighborhood plan
RN-CV	Caddy Vista (C5)	yes	no	no	none	yes, as defined in open space guidelines and adopted park plan	none	as shown in neighborhood plan	road connections and improvements as described in neighborhood plans	



MAP CODE	NAME (and neighborhood plan reference)	RESIDENTIAL DENSITY FACTORS			NON-RESIDENTIAL USES			ADDITIONAL CONSTRAINTS AND STANDARDS		
		matches concepts & density of subarea plans in neighborhood plans (subject to site review by Village)	average density of the existing zoning for the surrounding 1/4 mile area	ranges	commercial	open space and park	other uses	common open space requirements from the subdivision ordinance	circulation	other

**MIXED USE VILLAGE CENTERS**

VC-7	Seven Mile Road (W2)	yes	yes	3 to 6 du per acre	yes, including grocery store	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%, contingent on sewer plan and policies		follow detailed neighborhood plan concepts, residential by PUD
VC-94/K	I-94 & HWY K (W2)	yes	yes	3 to 6 du per acre	yes, including grocery store	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%, contingent on sewer plan and policies		follow detailed neighborhood plan concepts, residential by PUD
VC-K/V	HWY K & HWY V (W2)	yes	yes	3 to 6 du per acre	yes, except B5; grocery store allowed	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%, contingent on sewer plan and policies		follow detailed neighborhood plan concepts, residential by PUD
VC-31/32	STH 31 & STH 32 (C1/C2)	yes	yes	4 to 10 du per acre	yes, except B5; grocery store allowed	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%		follow detailed neighborhood plan concepts, residential by PUD
VC-M	Douglas / METRA (C1/C2)	yes	yes	10 to 20 du per acre	yes, except B5; grocery store allowed	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%		follow detailed neighborhood plan concepts, residential by PUD



MAP CODE	NAME (and neighborhood plan reference)	RESIDENTIAL DENSITY FACTORS			NON-RESIDENTIAL USES			ADDITIONAL CONSTRAINTS AND STANDARDS		
		matches concepts & density of subarea plans in neighborhood plans (subject to site review by Village)	average density of the existing zoning for the surrounding 1/4 mile area	ranges	commercial	open space and park	other uses	common open space requirements from the subdivision ordinance	circulation	other

**MIXED USE ARTERIALS**

AR-D	Douglas Corridor (C1/C2)	yes	yes	4 to 10 du per acre	yes, except B5 and grocery stores not allowed	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%	boulevard design	Vulcan Materials improvements as described in neighborhood plan
AR-F	Franksville Business District (W1)	yes	yes	3 to 6 du per acre	yes, except B5	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%	accommodate future road widening	

**INSTITUTIONAL USES**

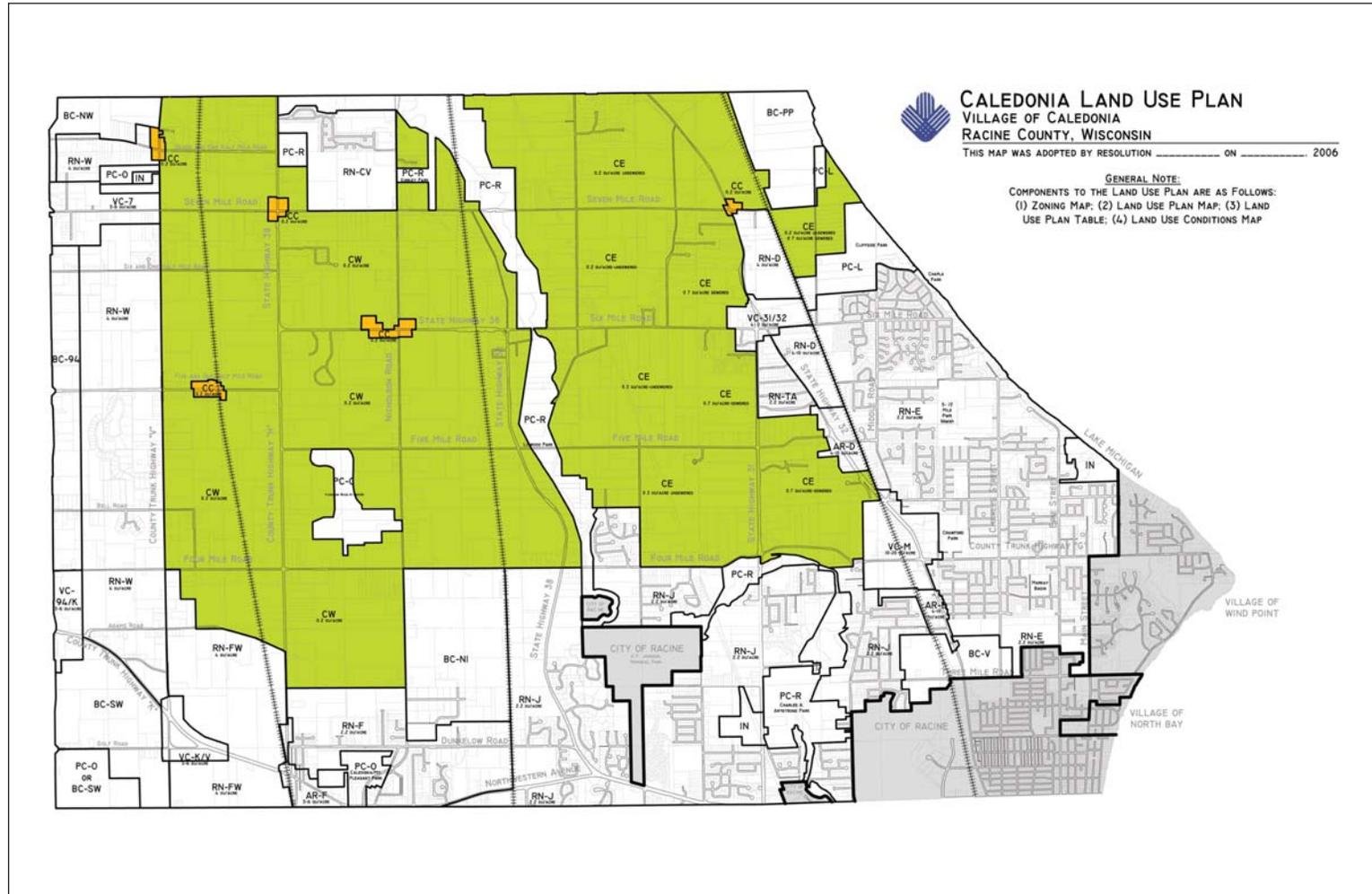
IN	Institutional (C4, E1/E2, W2)	no	no	no	none	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%, contingent on sewer plan and policies		
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**PROPOSED LAND USES AS SHOWN ON LAND USE PLAN MAP**

Proposed land uses shall be used in reviewing and approving changes in zoning, PUDs, conditional uses, land divisions, stewardship plans, road alignments and improvements, and related development decisions.

**CONTINUATION OF EXISTING USES AS SHOWN ON EXISTING ZONING MAP**

In all areas, the land use plan shall allow for continuation of EXISTING LAND USES on EXISTING LOTS AND PARCELS that MATCH THE ZONING EXISTING AT THE TIME OF ADOPTION except as otherwise restricted by VILLAGE ORDINANCE or APPLICABLE LAW. Proposed land uses that DO NOT MATCH THE ZONING AT THE TIME OF ADOPTION, or that require land division, are not recommended by the Land Use Plan unless they are included in the following table of recommended land uses.



MAP CODE	NAME (and neighborhood plan reference)	RESIDENTIAL DENSITY FACTORS			NON-RESIDENTIAL USES			ADDITIONAL CONSTRAINTS AND STANDARDS		
		matches concepts & density of subarea plans in neighborhood plans (subject to site review by Village)	average density of the existing zoning for the surrounding 1/4 mile area	ranges	commercial	open space and park	other uses	common open space requirements from the subdivision ordinance	circulation	other

**COUNTRYSIDE DISTRICTS**

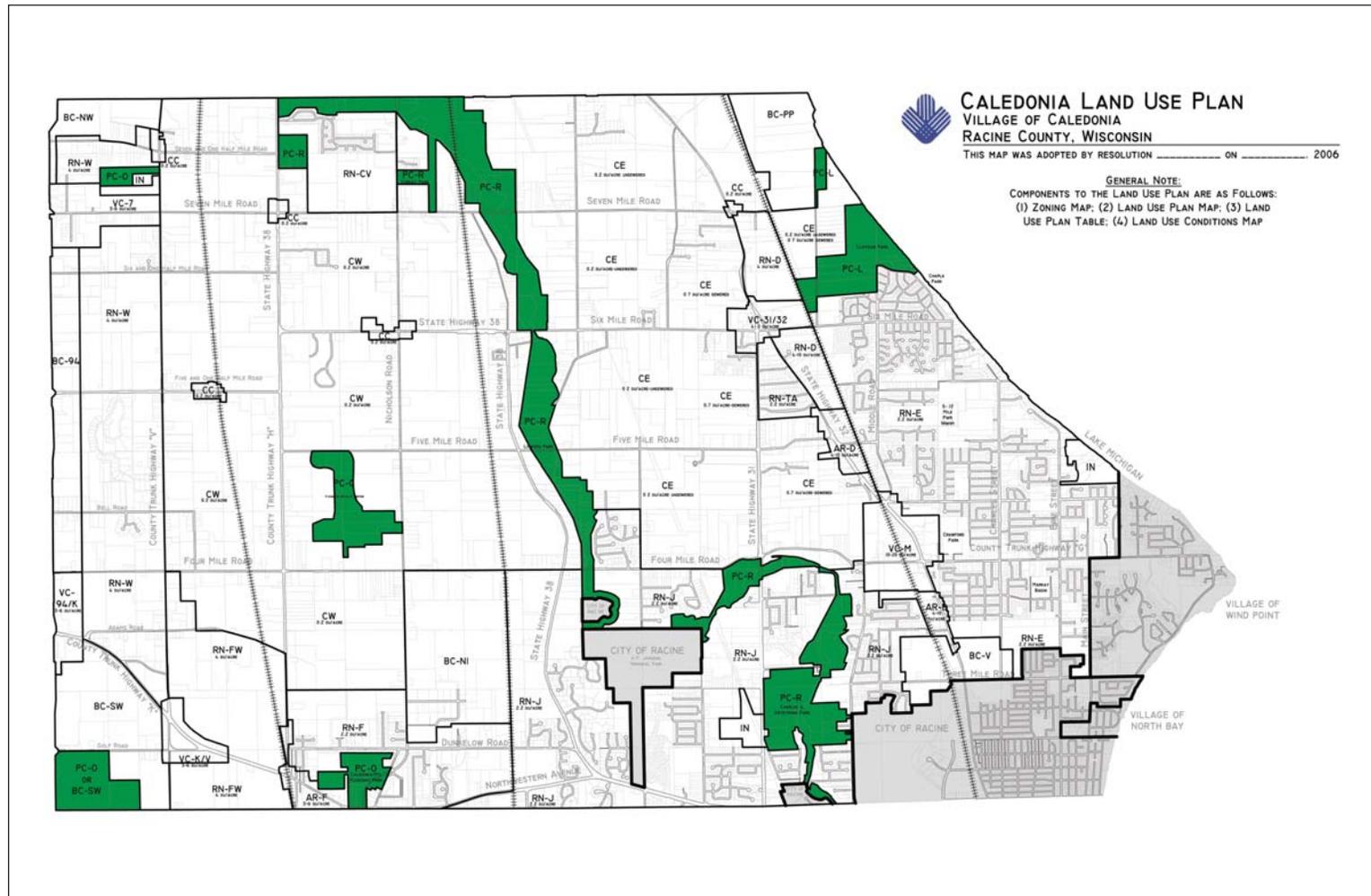
CW	Countryside West (R1)	yes	no	.2 du per acre	no	yes, as defined in open space guidelines and adopted park plan	agricultural only	60%		
CE	Countryside East (C3, C5)	yes	no	outside sewer service area .2 d.u. per acre; inside sewer service area, .2 d.u. per acre for unsewered parcels, .7 d.u. per acre for sewer service area	no	yes, as defined in open space guidelines and adopted park plan	agricultural only	60% (for areas with sewer, the 60% factor should still be used to preserve the countryside character)		
CC	Countryside Crossroads (C1/C2, R1)	yes	no	.2 du per acre	yes, B1 only	yes, as defined in open space guidelines and adopted park plan	agricultural, institutional, or government only	60%	no drive-through commercial uses	non-residential buildings shall be less than 15,000 gsf

**PROPOSED LAND USES AS SHOWN ON LAND USE PLAN MAP**

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**CONTINUATION OF EXISTING USES AS SHOWN ON EXISTING ZONING MAP**

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MAP CODE	NAME (and neighborhood plan reference)	RESIDENTIAL DENSITY FACTORS			NON-RESIDENTIAL USES			ADDITIONAL CONSTRAINTS AND STANDARDS		
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**CONSERVATION AREAS**

PC-R	Root River Conservation Area (C3, C4, C5)	no	no	no	none	no	none	not applicable		
PC-C	Countryside Conservation Area (R1)	no	no	no	none	no	none	not applicable		
PC-L	Lakefront Conservation Area (E1/E2)	no	no	no	none	no	none	not applicable		
PC-O	Other Conservation Area (W1, W2)	no	no	no	none	no	none	not applicable		



MAP CODE	NAME (and neighborhood plan reference)	RESIDENTIAL DENSITY FACTORS			NON-RESIDENTIAL USES			ADDITIONAL CONSTRAINTS AND STANDARDS		
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**BUSINESS AND INDUSTRIAL CAMPUSES**

BC-NW	Northwest (W2)	no	no	no	yes, except for grocery stores	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%, contingent on sewer plan and policies	road connections and improvements as described in neighborhood plans	
BC-V	Vulcan Materials (C1/C2)	no	no	no	yes, except for grocery stores	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%		Vulcan Materials improvements as described in neighborhood plan
BC-SW	Southwest (W2)	no	no	no	yes, except for grocery stores	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%, contingent on sewer plan and policies	road connections and improvements as described in neighborhood plans	
BC-94	I-94 Corridor (W2)	no	no	no	yes, except for grocery stores	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%, contingent on sewer plan and policies	road connections and improvements as described in neighborhood plans	transition along east edge as per W2 neighborhood plan
BC-NI	Nicholson Road (W1)	no	no	no	yes, except for grocery stores	yes, as defined in open space guidelines and adopted park plan	institutional and government only	40%	road connections and improvements as described in neighborhood plans	
BC-PP	WEPCO Power Plant (E1/E2)	no	no	no	no grocery stores, other uses only by PUD	yes, as defined in open space guidelines and adopted park plan	none	40%, contingent on sewer plan and policies		



# 4. LAND USE CONDITIONS MAP TABLE

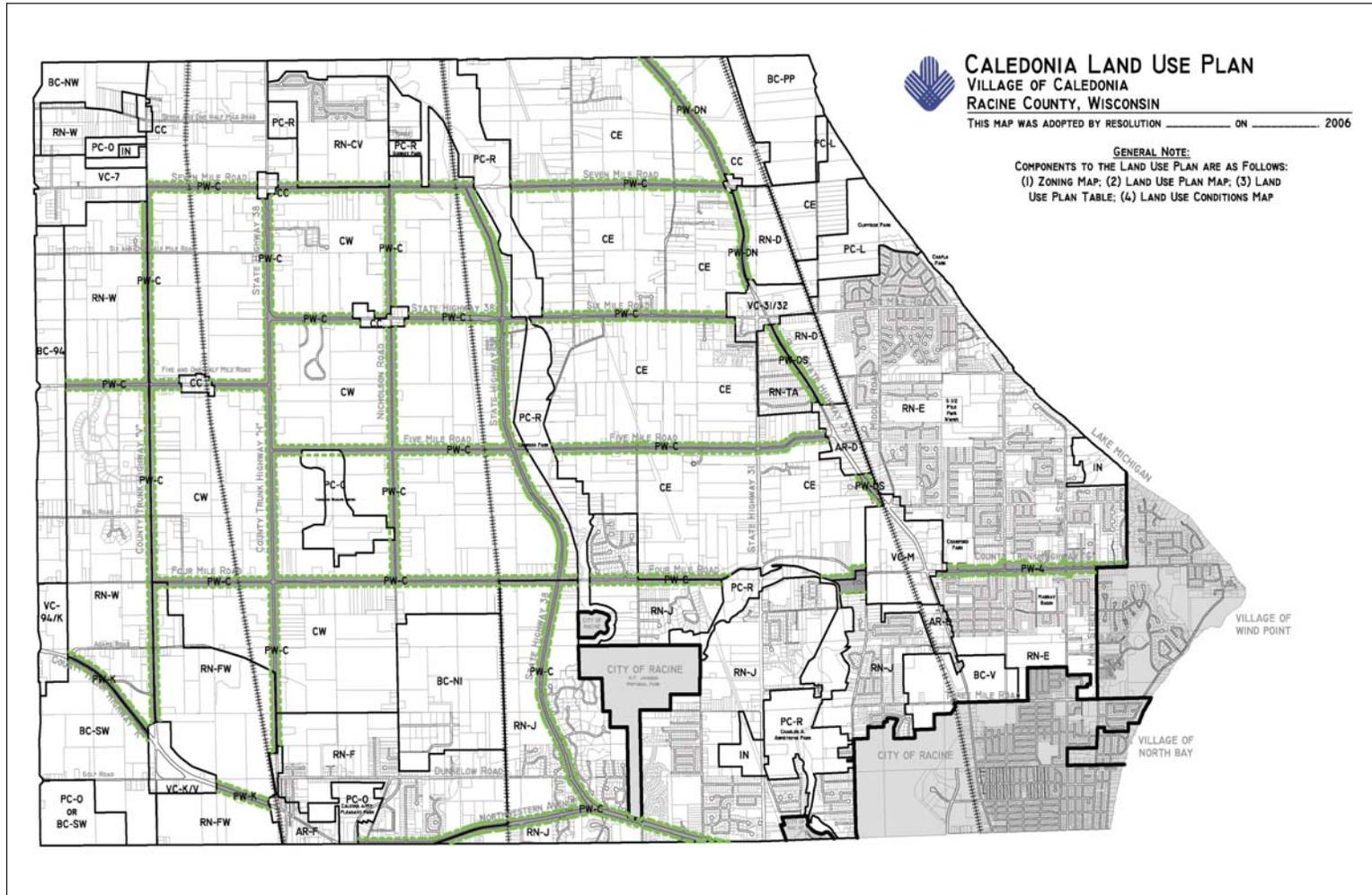
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**PROPOSED LAND USE CONDITIONS AS SHOWN ON LAND USE CONDITIONS MAP**

Proposed land use conditions shall be used in reviewing and approving changes in zoning, PUDs, conditional uses, land divisions, stewardship plans, road alignments and improvements, and related development decisions.

**CONTINUATION OF EXISTING USES AS SHOWN ON EXISTING ZONING MAP**

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**PARKWAYS**

PW-K	HWY K (W2)	no	no	no	none	no	none	not applicable		see landscape standards
PW-C	Countryside Areas (C3, C4, C5, R1, W1)	no	no	no	none	no	none	not applicable		see landscape standards
PW-DN	Douglas Avenue North (C1/C2)	no	no	no	none	no	none	not applicable		see landscape standards
PW-DS	Douglas Avenue South (C1/C2)	no	no	no	none	no	none	not applicable		see landscape standards
PW-4	Four Mile Road (E1/E2)	no	no	no	none	no	none	not applicable		see landscape standards