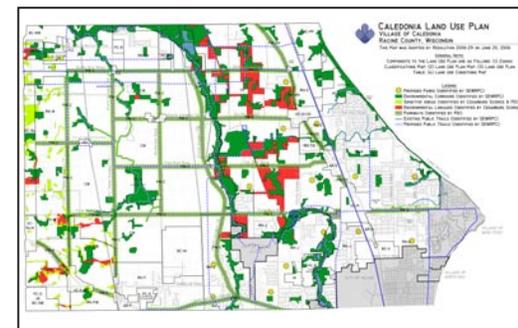
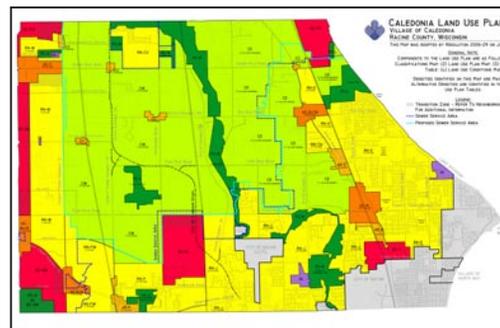
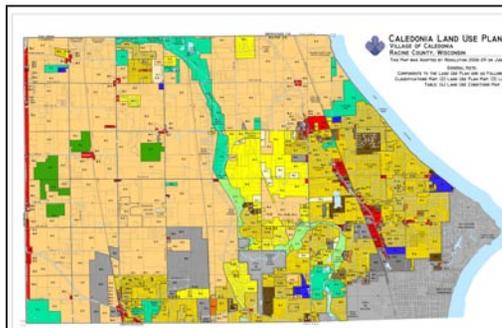


# VILLAGE OF CALEDONIA LAND USE PLAN CALEDONIA, WISCONSIN

NOVEMBER 2006

PLANNING AND DESIGN INSTITUTE 









# CALEDONIA LAND USE PLAN

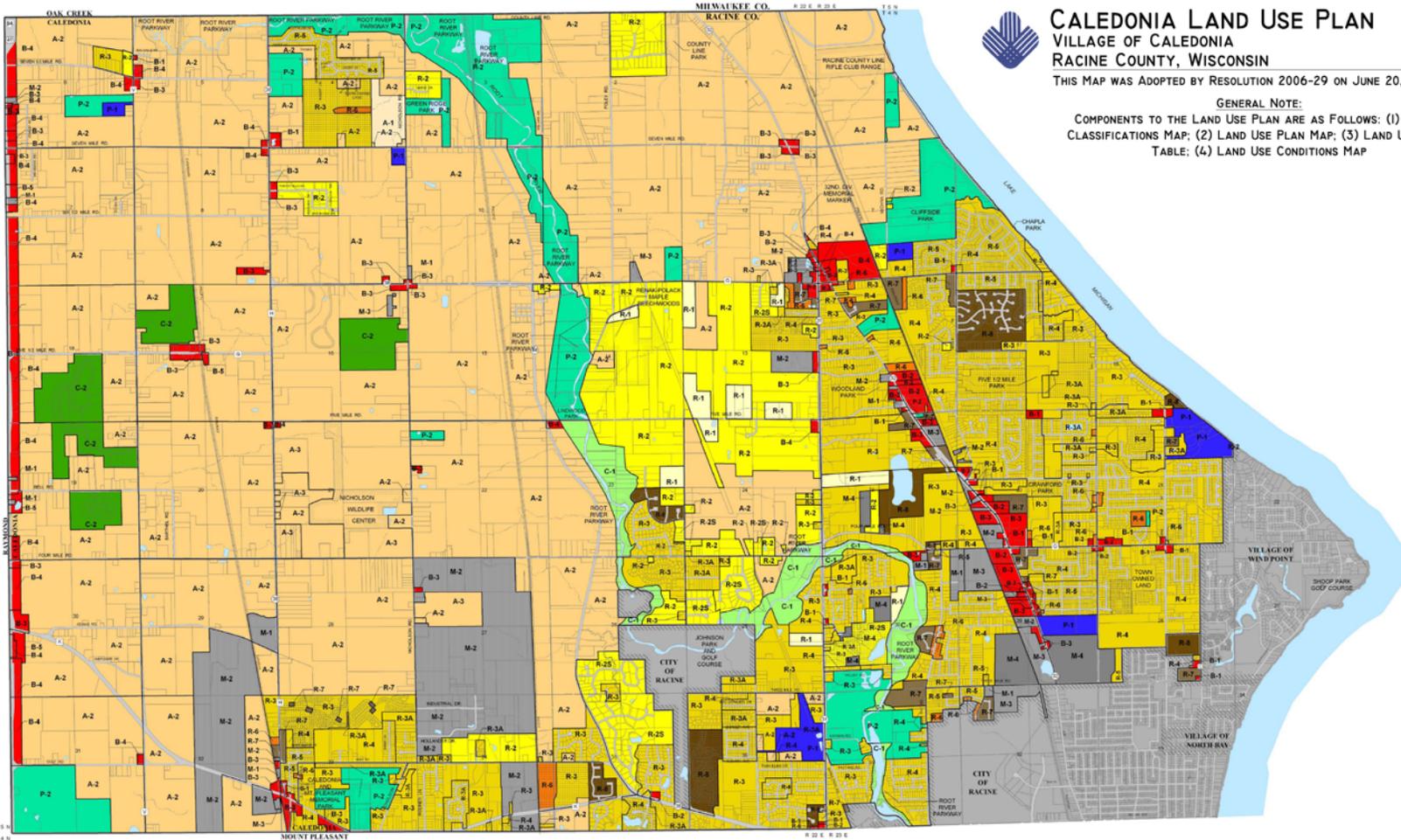
## VILLAGE OF CALEDONIA

### RACINE COUNTY, WISCONSIN

THIS MAP WAS ADOPTED BY RESOLUTION 2006-29 ON JUNE 20, 2006

**GENERAL NOTE:**

COMPONENTS TO THE LAND USE PLAN ARE AS FOLLOWS: (1) ZONING CLASSIFICATIONS MAP; (2) LAND USE PLAN MAP; (3) LAND USE PLAN TABLE; (4) LAND USE CONDITIONS MAP



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										
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		
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 neigh- borhood plan	road con- nections and improvements as described in neighborhood plans	

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**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

**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	

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

COUNTRYSIDE DISTRICTS										
CW	Country- side West (R1)	yes	no	.2 du per acre	no	yes, as defined in open space guidelines and adopted park plan	agricultural only	60%		
CE	Country- side 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 sewered parcels	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

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

## 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		

## RESIDENTIAL DENSITY FACTORS

## NON-RESIDENTIAL USES

## ADDITIONAL CONSTRAINTS AND STANDARDS

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## PARKWAYS

PW-K	HWY K (W2)	no	no	no	none	no	none	not applicable		see landscape standards
PW-C	Country- side 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