

The Land Use Study
was adopted on
April 16, 2016;
However it was
amended by
Ordinance
2018-06(a) on
August 20, 2018

Ordinance No. 2018-06(a)

AN ORDINANCE ADOPTING AN AMENDMENT TO THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035 AS IT PERTAINS TO THE VILLAGE OF CALEDONIA UNDER SECTION 13-2-1 OF THE VILLAGE'S CODE OF ORDINANCES BY CREATING SECTION 13-2-2(H) ADDING AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN AFFECTING THE I-94 CORRIDOR AND ADOPTING AND INCORPORATING THE I94 CORRIDOR LAND USE STUDY

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

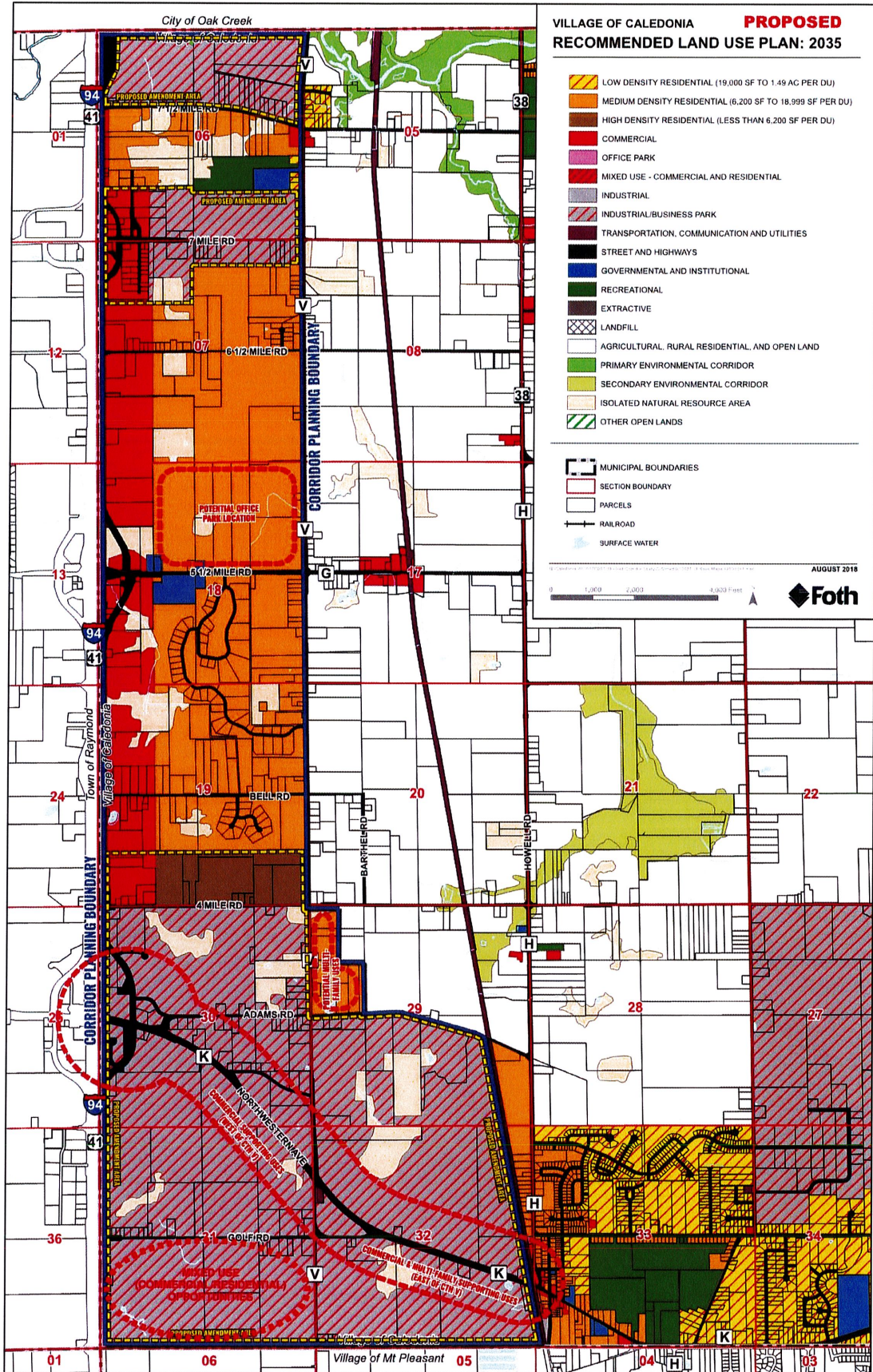
1. That pursuant to Section 61.35 of the Wisconsin Statutes, the Village of Caledonia is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.
2. That the Village Board, by the enactment of Ordinance No. 2009-07, created Section 13-2-1 of the Municipal Code of Ordinances and formally adopted the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village Comprehensive Plan, and incorporated said plan into Section 13-2-1. The Village Board subsequently created Section 13-2-2 to track approved amendments to the Plan.
3. That the Plan Commission, by a majority vote of the entire Commission at a meeting held on June 25, 2018, after the public hearing, recommended to the Village Board the adoption of the I94 Corridor Land Use Study, affecting the portion of the Village along I94 bounded to the West by I94, the North by the boundary line with the Village of Oak Creek, to the South by the boundary line with the Village of Mt. Pleasant, and to the East bounded in part by Highway V and in part by Highway H as depicted on the below map to incorporate the recommended changes to the text of the plan and to the land use categories on Map 3 entitled "Recommended Land Use Plan for the Village of Caledonia: 2035" for parcels of land as set forth in the I94 Corridor Land Use Study approved by the Village Board on April 16, 2018 and changing the land use plan map categories for this land as indicated in the document, including the recommendations, requirements and standards set forth in the I94 Corridor Land Use Study.
4. The Village published and posted a Class 1 public notice and held a public hearing regarding the plan amendment on June 25, 2018.
5. That the Plan Commission and the Village Board met on July 30, 2018 to further review the recommended changes to the text of the plan and to the land use categories and directed certain revisions to the text and the map to further clarify in what areas

- of the Village high density residential multi-family uses might be considered and directed certain changes to the pending ordinance, text and map.
6. The Village Board of the Village of Caledonia hereby adopts the proposed Comprehensive Plan amendment as set forth below, for the following reasons:
 - a. Ensuring the future uses within the corridor are both appropriate adjacent to a major interstate freeway and other land uses to the east;
 - b. Ensuring zoning districts allow uses appropriate to the desired character of the various neighborhoods along I-94;
 - c. Establishing design standards, that are appropriate to the land uses and neighborhoods being planned, to ensure high quality development in order to maximize visual character and property values;
 - d. Establishing more opportunities for manufacturing businesses and associated supporting commercial and residential land uses appropriate in relation to an Interstate;
 - e. Creating additional tax base and revenue for the Village;
 - f. Ensuring that future developers and residents have a solid basis and understanding of what types of land uses are encouraged for their lands, which will result in establishing Caledonia as a positive and efficient community to do business within

 7. That Section 13-2-2(h) of the Code of Ordinances for the Village of Caledonia be, and hereby is, created to read as follows:

“SEC. 13-2-2(h) I-94 CORRIDOR PLAN

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

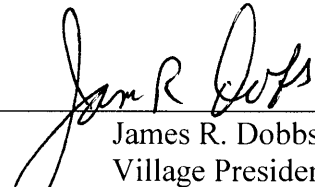


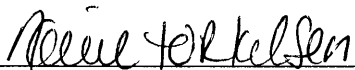
- Amend the supporting Future Land Use Plan text under the “Community Specific Land Use Objectives and Policies” section of the Racine County Multi-Jurisdictional Plan for the Village of Caledonia per the following:
 - Follow the land use plan map for the Village of Caledonia: 2035 as amended from time-to-time under Title 13, Chapter 2, of the Village of Caledonia Code of Ordinances.
 - Follow the detailed land use and zoning implementation strategies recommended in the I-94 Corridor Study adopted by the Village in 2018.
 - Look to encourage land uses per the Future Comprehensive Plan map categories while also considering the following (based upon the adoption of the I-94 Corridor Study in 2018):
 - Establish that the Future Comprehensive Plan map category “Industrial/Business Park” is defined per the following:
 - Industrial/Business Park: Allows all uses commonly found in an Industrial Park or Business Park setting consisting of large manufacturing and warehousing businesses along with the commercial uses required to support the area large business uses and the associated employee base. Supporting commercial uses commonly include retail, restaurant, office, and service related developments. This land use plan designation may support commercial and industrial zoning districts in the Village subject to how a proposed development adheres to a business park setting.
 - Consider the following land use proposals for specific areas of the I-94 Corridor including:
 - Application of commercial supporting developments (retail, restaurant, office, and service) along County Highway K (Northwestern Avenue) between the interstate 94 interchange and County Highway H (Howell Road).
 - Application of possible mixed use developments (commercial/residential) south of Golf Road and west of County Highway V.
 - Application of possible multi-family residential supporting developments along County Highway K (Northwestern Avenue) between the County Highway V and County Highway H (Howell Road).
 - Application of possible multi-family residential supporting developments along County Highway V north of Adams Road to 4 Mile Road.

- Application of a future office park north of 5 ½ Mile Road between the I-94 interchange and County Highway V that is dependent on future public utilities.
 - Application of business park uses north of 7 ½ Mile Road dependent on future public utilities and development extensions from the City of Oak Creek from the north.
8. The Village Clerk is directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.
 9. That after a sufficient number of land use plan amendments have occurred, the Village Clerk shall cause the land use map of the Comprehensive Plan to be updated to reflect the amendment herein.
 10. The Village Board shall review Sec. 13-2-2(h) of the Code of Ordinances and the I-94 Corridor Plan at its meeting on November 19, 2018 to determine whether any changes should be made to the plan addressing any category of land use. The intent of this review is for the Board to review the categories of land use in light of any updated information on utility planning and costs for municipal services based land use categories that the Village expects to receive in late fall.
 11. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 20th day of August, 2018.

VILLAGE OF CALEDONIA

BY: 
James R. Dobbs
Village President

ATTEST: 
Karie Torkilsen
Village Clerk