**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Village of Caledonia Plan Commission will hold a public hearing at 6:00 p.m. on Monday, January 27, 2025, in the Caledonia Village Hall, 5043 Chester Lane, Caledonia WI. Said public hearing is on a proposed amendment of the Village’s Land Use Plan as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 pursuant to Sec. 62.23(7) Wis. Stats. and the Village's Code of Ordinances.

Village of Caledonia

5043 Chester Lane

Caledonia, WI 53402

**REQUESTS AN AMENDMENT OF THE LAND USE PLAN CREATING A NEW LAND USE CATEGORY – TRANISTION LIGHT INDUSTRIAL:**

The purpose of the proposed land use plan amendment is to create a new land use category that identifies transitional light industrial uses within the Village.

**“Transition Light Industrial**

Transition Light Industrial areas provide opportunities for low-traffic industrial, and employment uses. Predominant uses are data centers, contractor establishments, and small-scale assembly or production. Appropriate uses do not generate excessive noise or air pollution or require outdoor storage. Open space with landscaping that creates effective visual buffers, reduces noise, and environmental protection on the site will encompass the business. Trails and passive parks are also appropriate.

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| **Core Uses** | **Complementary Uses** | **Conditional Uses** |
| * Light Production
* Data Centers
* Flex Space
* Contractor
 | * Retail & Services Commercial (Ancillary retail)
* Institutional
 | * Civic, Cultural, & Community
* Public Facilities
* Special Activities
* Parks & Recreation
 |

**DESIGN CHARACTERISTICS**

Industries and businesses within an environment dominated by open space of established forests or thickly vegetated buffers that screen such uses from roads and adjacent development.

**TRANSITION**

Building heights should step down appropriately to less intense residential uses and outdoor activities, noise generators separated from residential uses by buildings, berms and vegetation. Transition Light Industrial projects will be visually screened from view of roads and separated from adjacent residential development and sensitive environmental and water supply reservoirs by large, wooded buffers, berms, and distance.”

The above proposed amendment is on file at Village of Caledonia Planning & Zoning Department, 5043 Chester Lane, Racine WI. The file is open to public view, 8:00 a.m. to 5:00 p.m., Mon. through Fri. This location is handicap accessible. If you have other special needs, contact the Village of Caledonia Clerk at 262-835-4451. The file can also be accessed on the internet at [www.caledoniawi-zoninghub.com](http://www.caledoniawi-zoninghub.com) under the pending applications tab. The proposed amendment is subject to modification from input received at the public hearing and from the Village of Caledonia Plan Commission and Village staff Jennifer Bass, Village Clerk