



Meeting Date: April 28, 2025

PLAN COMMISSION REPORT

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

Proposal: Land Use Amendment & Rezone

Description: Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the parcel located the southeast corner of 4 Mile Road and N. Green Bay Road, changing the land use category from Office Park to High Density Residential to accommodate the rezoning to Rm-1, Multi-Family Residential District for future multi-family residential development.

Applicant(s): Nicklaus Jung

Address(es): 4 Mile Road

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2025-02 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Office Park to High Density Residential for the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000), for the following reasons:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
3. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the Rm-1, Multi Family Residential District for the future multi-family residential development.

REZONE

That the Plan Commission recommends to the Village Board that the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000) be rezoned from R-4, Single-Family Residential District and M-1, Light Manufacturing District, to Rm-1, Multi-Family Residential District for the following reason:

1. The 2035 Land Use Plan designates this property as High Density Residential and the proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Owner(s): Rita Lui & Carol Thelen

Tax Key(s): 104-04-23-30-001-000

Lot Size(s): 17.0 acres

Current Zoning District(s): R-4, Single Family Residential District & M-1, Light Manufacturing District

Overlay

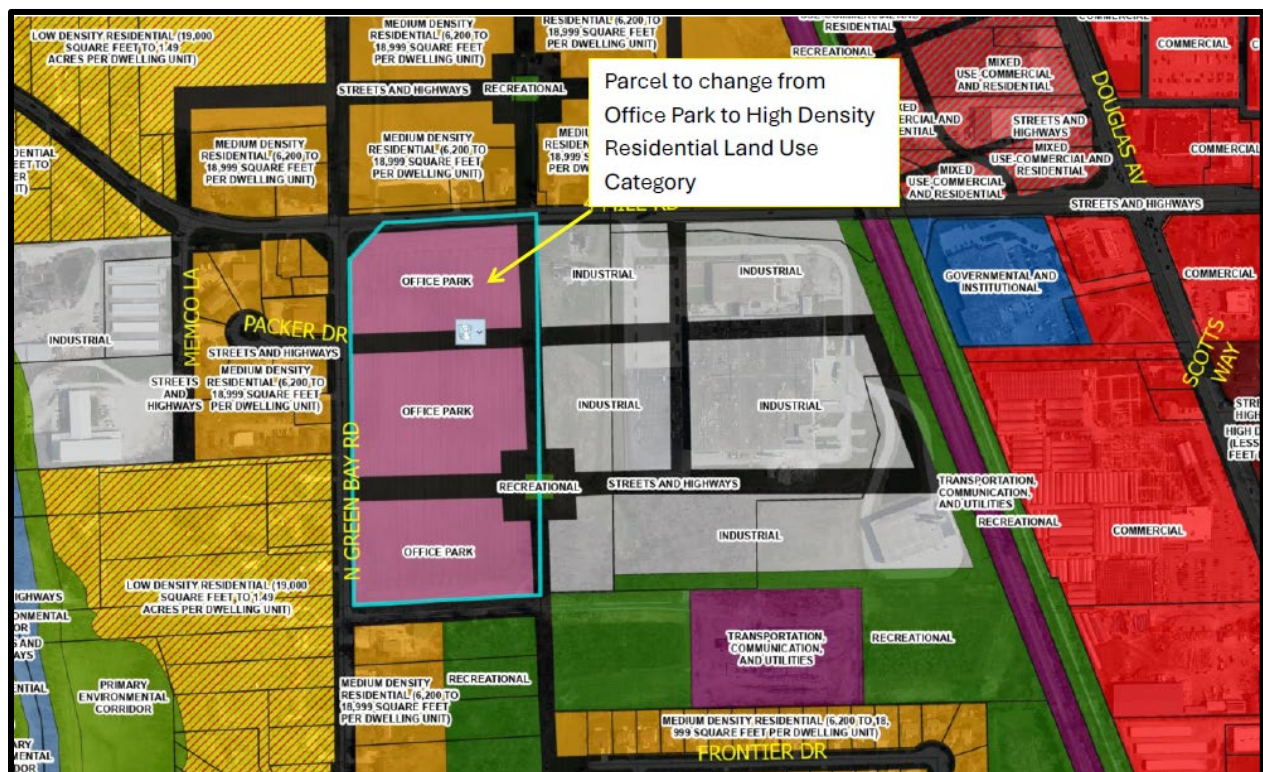
District(s): None

Wetlands: ☐ Yes ☒ NoFloodplain: ☐ Yes ☒ NoComprehensive Office Park
Plan:**Overview Land Use Amendment and Rezone Request**

The applicant is requesting a Land Use Amendment and subsequent rezoning for the development of a multi-family residential development on approximately ±17 acres of the parcel located on the southeast corner of 4 Mile Road and North Green Bay Road. Of the 17 acres, the applicant is proposing 9 acres to be multi-family residential and the remaining 8 acres to the south be developed later as a single-family housing development.

Existing Site Conditions and Adjacent Land Uses

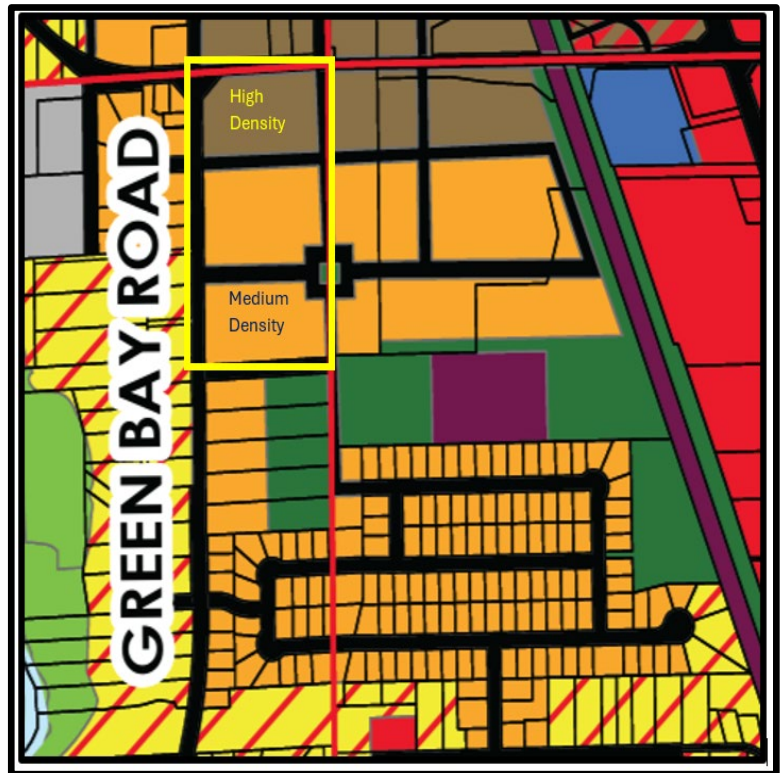
The parcel is currently vacant and is used for growing agricultural crops. The current land use category is Office Park. This land use category allows for a variety of business uses such as general or clerical offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, medical facilities, research and testing laboratories, schools and training centers, cleaning, pressing and dyeing establishments, commercial greenhouses, wholesalers and distributors, food locker



plants and light industrial plants such as required for production of millwork, machine tools, paper containers, patterns, die castings, and light metal fabrication as well as limited retail.

This land use category prohibits the rezoning of the property for multi-family residential development as the Wisconsin Smart Growth Law requires that all local land use decisions be consistent with land use categories adopted for the area on the Village's Land Use Plan Map. Prior to 2016, the Village Land Use Map identified the area as both medium and high-density residential.

Both single-family and multi-family dwellings are located to the west, north, and south of the parcel considered for review. To the east of the parcel is a home and an industrial building. The proposed change to a high-density residential land use category will provide a buffer between the industrial use to the east and provide a transition of multi-family dwellings to single-family dwellings. This transition aligns well with these neighboring land uses, ensuring compatibility with the surrounding residential development patterns.



Adjacent land use categories include:

- **Low-Density Residential**
- **Medium-Density Residential**
- **Industrial**
- **Recreational**

As part of this review, the applicant submitted a concept development plan. This plan is preliminary and not a final proposal; it will be subject to further site plan review. The Land Use Plan Map amendment is the first step in changing the land use designation for the parcel. The Plan Commission's decision on this amendment will determine whether the next step—rezoning the parcel—can proceed. Specific details and potential impacts, including traffic, lighting, landscaping, stormwater management, and building size and scale, will be evaluated for compliance during the building, site, and operational plan review.

The proposed multi-family residential development is located within the Village's water and sewer service area, and is near the commercial district, public recreational trail, and public transportation. The Village's housing stock is currently dominated by single-family homes, creating an imbalance. A varied housing stock in a community supports a diverse and vibrant community by accommodating residents of different ages, incomes, and life stages. It allows young families, singles, seniors, and low- to high-income individuals to find suitable and affordable housing, promoting inclusivity, economic resilience, and long-term community sustainability.

Compliance with Wisconsin Smart Growth Law and Comprehensive Plan

In accordance with **Wisconsin Smart Growth Law** (post-2010), all local land use decisions must conform to the land use map and align with goals, objectives, and policies within the Land Use Plan. This amendment request is also consistent with multiple goals and policies of the Comprehensive Plan, which include:

- **Goals:**
 - Encouraging development patterns and densities that promote efficient use of land and resources.
 - Providing adequate infrastructure to meet residential demand.
 - Balancing property rights with community interests and goals.
 - Promoting infill and redevelopment within areas that already have infrastructure, thereby enhancing the value of existing residential areas.
- **Housing Policies:**
 - Supporting a variety of housing types at appropriate densities.
 - Encouraging connectivity between housing developments for both motorized and non-motorized travel.
 - Supporting infill development that benefits existing residents, strengthens the tax base, and enhances community resources.

With the proposed change to high-density residential, the parcel would be eligible for rezoning to **Rm-1, Multi-Family Residential District** and would support and align with the Land Use Plan's goals.

Recommendation for Land Use Amendment

The Plan Commission is advised to consider the applicant's request to reclassify the property to high-density residential. If in agreement, the Commission may make a motion to adopt a resolution approving the amendment, facilitating the subsequent rezoning.

Rezoning Request**Proposed Rezoning**

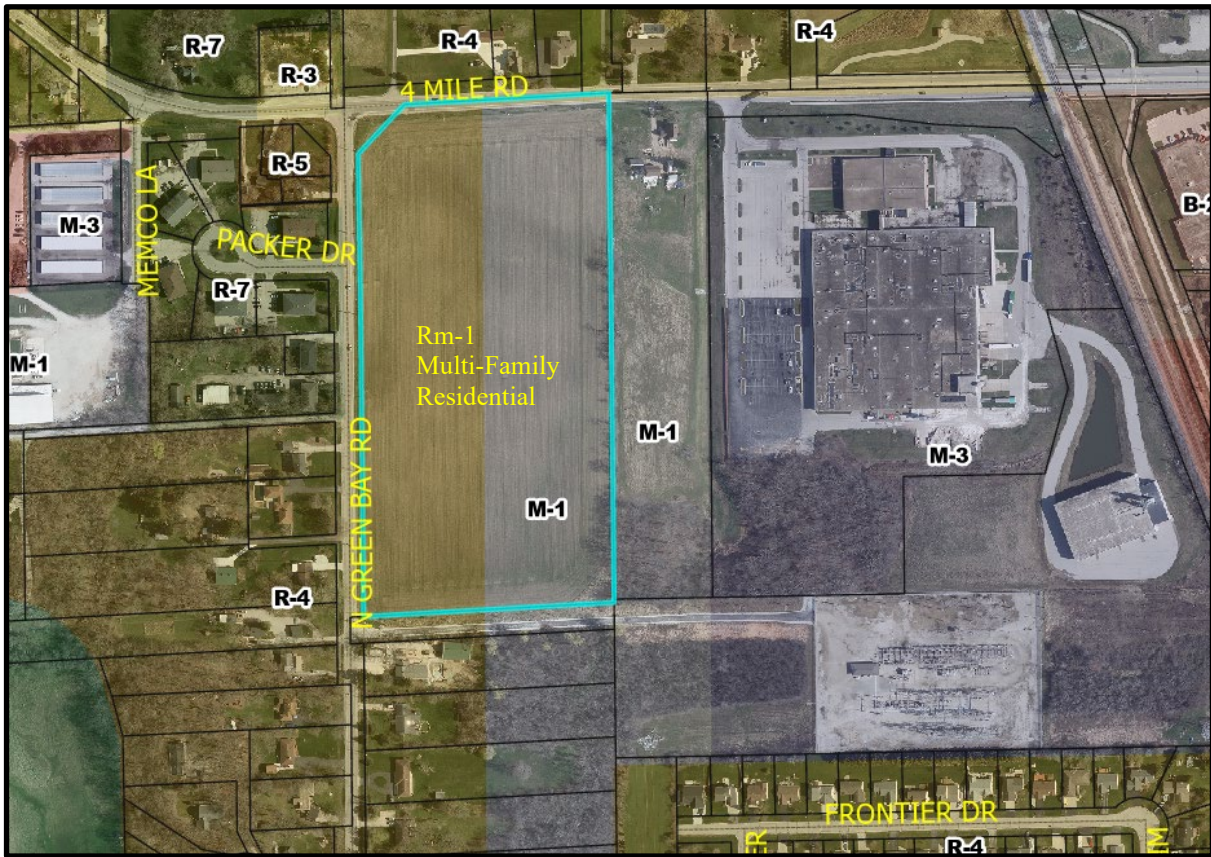
The applicant is seeking to rezone the parcel from **R-4, Single-Family Residential District** and **M-1, Light Manufacturing District**, to **Rm-1, Multi-Family Residential District**.

Zoning Context

The proposed Rm-1 zoning aligns with nearby zoning and land use patterns:

- **West:** The adjacent subdivision is zoned **R-7, Multi-Family Residential District**, allowing on average one unit for every 2,500 square feet of area.
- **South:** Adjacent to the south, zoning includes **R-4, Single-Family Residential District**, which permits 3 dwellings per net acre.
- **East:** Adjacent to the east, zoning includes **R-4, Single-Family Residential District & M-1, Light Manufacturing District**.
- **North:** Across the road zoning includes **R-4, Single-Family Residential District**, which permits 3.0 dwellings per net acre.

The proposed Rm-1 zoning is compatible with neighboring uses and supports the applicant's request for increased housing density.



Recommendation for Rezoning

The proposed rezoning to Rm-1 is compatible with surrounding residential uses and provides a buffer between the industrial use to the east. The location is adjacent to a major east/west throughfare providing easy access to and from the Village. This requested zoning district aligns with the Land Use Plan's objectives and state law requirements. Approval of the Rm-1 zoning change would enable the applicant to proceed with the planned multi-family development.

Conclusion

The requested **Land Use Amendment** to high-density residential and subsequent **rezoning to Rm-1, Multi-Family Residential District**, meet the requirements of local planning regulations, supports Comprehensive Plan goals, and are compatible with adjacent land uses. Approval of these requests is recommended to enable the applicant's planned multi-family development on the property.

Respectfully submitted:

Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2025-02

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATION FROM “OFFICE PARK” TO “HIGH DENSITY RESIDENTIAL” AS IT PERTAINS TO THE PARCEL LOCATED ON THE SOUTHEAST CORNER OF 4 MILE ROAD AND NORTH GREEN BAY ROAD IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village Board adopted “A Multi-Jurisdictional Comprehensive Plan for Racine County, 2035” as the Village Comprehensive Plan on June 22, 2009 (the “Comprehensive Plan”) and has amended the Comprehensive Plan from time-to-time; and

WHEREAS, the Village of Caledonia has proposed an amendment to the Comprehensive Plan to change the land use designation of the ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road (Parcel No. 104-04-23-30-001-000) from office park to high density residential on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, as depicted on the attached Exhibit A; and

WHEREAS, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on April 28, 2025, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin

Statutes and that the Comprehensive Plan, with the proposed amendment, is internally consistent and is in the public's best interest.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan as it pertains to the Village of Caledonia land use plan map.

Adopted this _____ day of April, 2025.

Ayes _____ Noes _____ Absent _____

VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
Thomas Weatherston
Plan Commission President

Attest: _____
Joe Kiriaki
Plan Commission Vice-President

EXHIBIT A



Southeast Corner of 4 Mile Road and N. Green Bay Road

N





RE: Narrative for Rezoning, Comprehensive Plan Amendment, and Certified Survey Map (CSM) Submission by F Street and Northterra

Dear Village of Caledonia Plan Commission

F Street and Northterra are pleased to submit this narrative along with our request for a rezoning, comprehensive plan amendment, and Certified Survey Map (CSM) approval for approximately 17.4 acres of land located at the SE corner of N Green Bay Road and 4 Mile in the Village of Caledonia. Our proposal aligns with the Village's objectives by creating a balanced residential development that meets the evolving housing needs of the community. The proposed project includes the rezoning of the entire parcel to RM1 and 9 acres for development of approximately 140 high-quality market rate multifamily units, and the remaining land into future housing. This thoughtful land use strategy reflects the intent of prior planning efforts and supports the Village's long-term vision for responsible and sustainable development.

The Village of Caledonia, like many communities, is facing an increasing demand for diverse housing options. Our proposed rezoning will allow for the creation of modern, well-designed multifamily housing, which will help address the growing need for attainable housing options. By introducing approximately 140 multifamily units, we are not only meeting market demand but also contributing to the economic vitality of the area by attracting new residents and supporting local businesses.

Our request aligns with the prior comprehensive plan, which envisioned this area as an appropriate location for residential growth. The proposed mix of multifamily and single-family housing is consistent with the Village's planning objectives and reflects the existing neighborhood development patterns. This amendment enhances the overall planning framework by facilitating responsible residential expansion while preserving the character of the surrounding area.

Community and Economic Benefits

This project brings several key benefits to the Village of Caledonia:

- **Increased Housing Supply:** Helps meet the demand for quality housing in a growing market.
- **Diverse Housing Options:** Provides both multifamily and single-family homes, catering to a wide range of residents.
- **Economic Growth:** Brings new residents to the area, supporting the downtown Caledonia local businesses and services.
- **Efficient Land Use:** Maximizes the potential of the site while maintaining harmony with surrounding developments.



- **Increasing Tax Base:** Increasing the overall tax base for the Village.

The joint venture between F Street and Northterra presents a well-conceived development plan that thoughtfully integrates multifamily and single-family housing. Our proposal not only fits within the framework of the prior comprehensive plan but also enhances the Village's housing landscape by providing diverse living options for current and future residents. We look forward to working with the Village of Caledonia to bring this vision to reality and contribute to the continued growth and prosperity of the community.

We appreciate your consideration of this request and welcome the opportunity to discuss how this project will be a valuable addition to the Village of Caledonia.

Sincerely,

Nick Jung
Director of Development
F Street
nick@fstreet.com
612-810-7023

F-STREET CALEDONIA

VILLAGE OF CALEDONIA, WISCONSIN

Kahler Slater

JANUARY 10, 2025

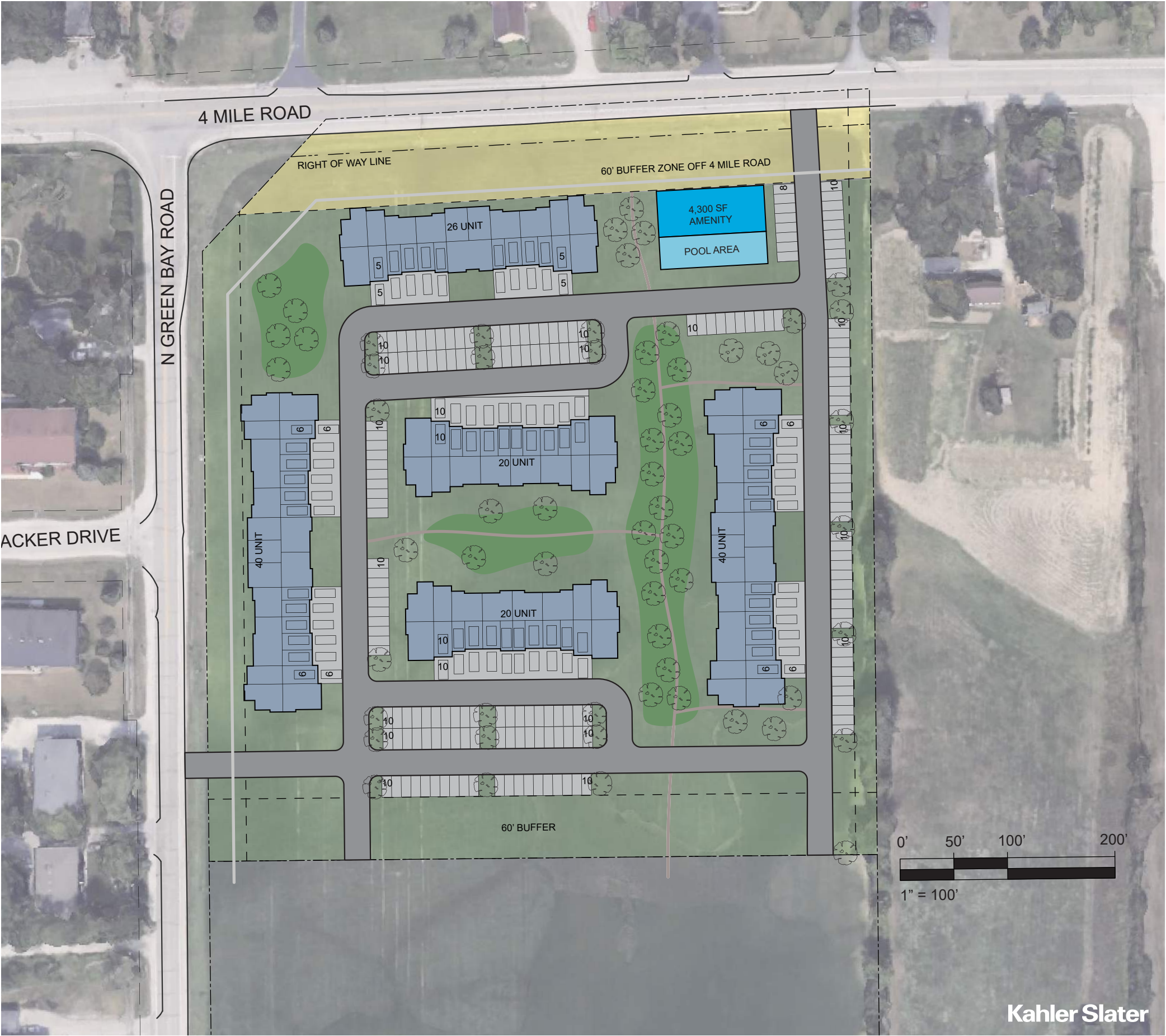
northterra  **F STREET**
real estate group

S I T E C O N T E X T



PROJECT LOCATION

S I T E C O N C E P T



5 MULTIFAMILY BUILDINGS

- 2x 20-unit buildings (40 units)
- 1x 26-unit buidlings (26 units)
- 2x 40-unit buildings (80 units)
- Net 146 units, all flats

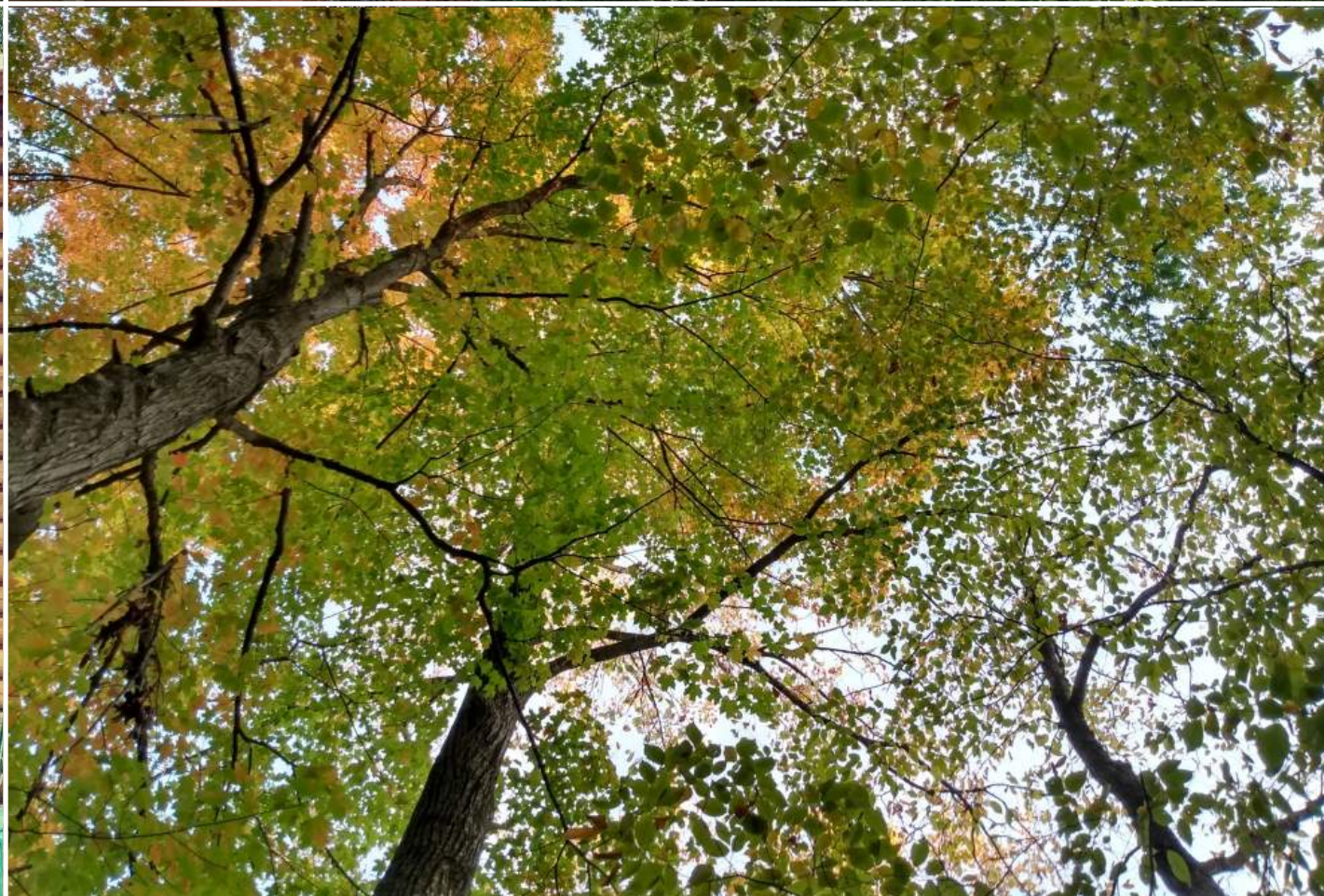
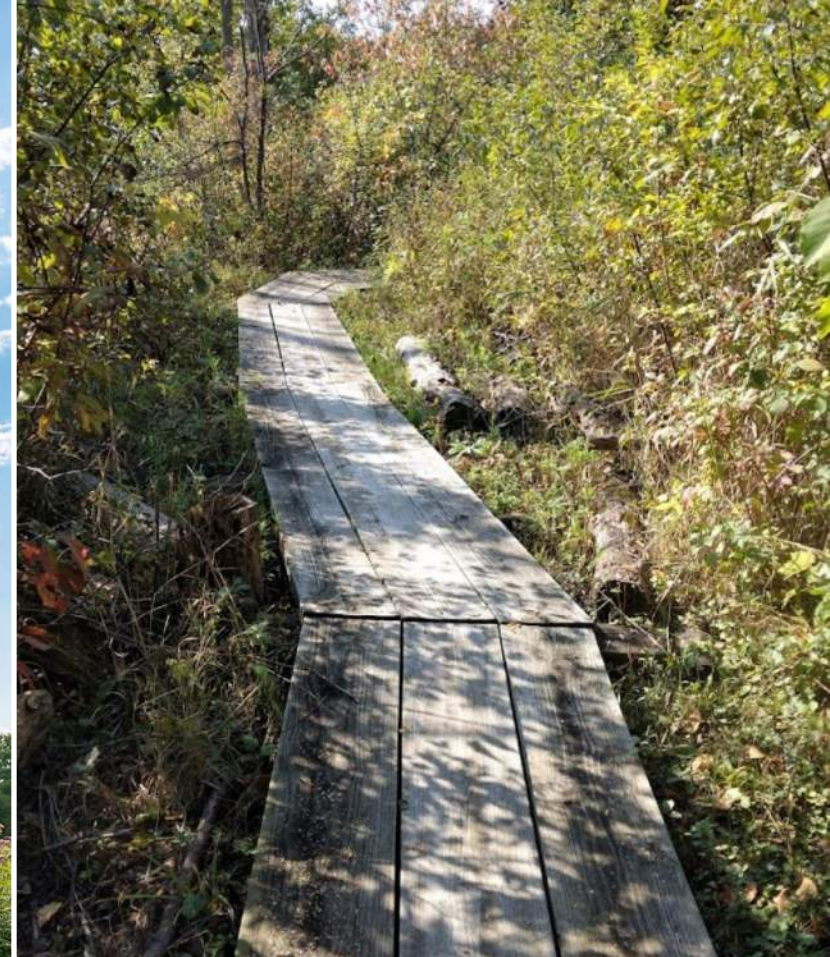
UNIT MIX

10	Studio	(7%)
94	1 Bed	(64%)
22	2 Bed	(15%)
20	3 Bed	(14%)

PARKING >2:1 UNITS

- 54 garage stalls
- 54 apron stalls
- 188 surface stalls
- Net 296 parking stalls

CONTEXT



CALEDONIA



MOOD IMAGES



PRECEDENTS

EXAMPLE



EXAMPLE BUILDING CONCEPT

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PROJECT GOALS

GREEN

Connection to greenspace

HOME

Provide a diverse unit layout offering

PLACE

Create a sense of community and place

PROJECT GOALS

THANK YOU
