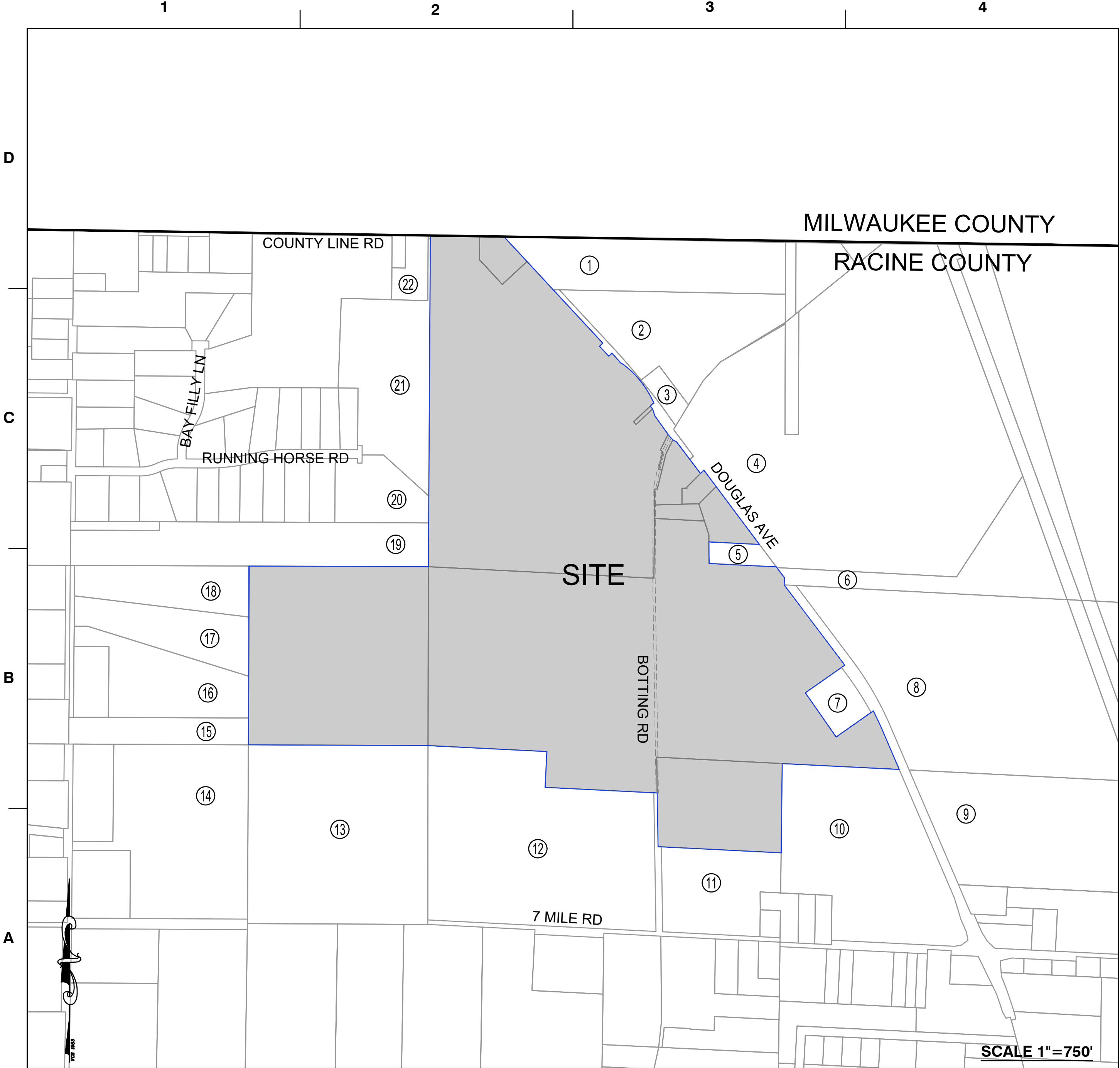


DOUGLAS AVENUE ASSEMBLAGE

LAND USE MAP AMENDMENT REZONING

VILLAGE OF CALEDONIA RACINE COUNTY, WISCONSIN



ADJACENT OWNERS:

	ZONE	PIN #
1. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201008000
2. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201039000
3. WE ENERGIES	A-2	104042201040000
4. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201002000
5. MONIKA WENDT	A-2	104042201031000
6. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201003000
7. TIMOTHY C CHRISTENSEN	A-2	104042201058020
8. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201058000
9. WISCONSIN ELECTRIC POWER COMPANY	A-2	104042201057005
10. HOFFMAN FAMILY TRUST	A-2 & B-3	104042201048000
11. HOFFMAN FAMILY TRUST	A-2	104042201045000
12. HOFFMAN FAMILY TRUST	A-2	104042201046010
13. BEVERLY J REHBEIN FAMILY TRUST	A-2	104042202084000
14. JAMES R SCHMIDT & CYNTHIA R SCHMIDT JOINT IRREVOC TRUST	A-2	104042202096020
15. ERIKA K PFEFFER	A-2	104042202083000
16. LELAND S & MARLA L WISHAU REVOCABLE TRUST	A-2	104042202053030
17. MARK S WISHAU	A-2	104042202053020
18. JOSEPH JANICEK	A-2	104042202053010
19. AMERICAN TRANSMISSION COMPANY LLC	A-2 & R-2	104042202051000
20. MICHAEL V MAYER	A-2 & R-2	104042202034000
21. VILLAGE OF CALEDONIA	A-2 & R-2	104042202046000
22. WE ENERGIES	A-2	104042202048000

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- CONCEPTUAL PROPOSAL

DOUGLAS AVENUE ASSEMBLAGE

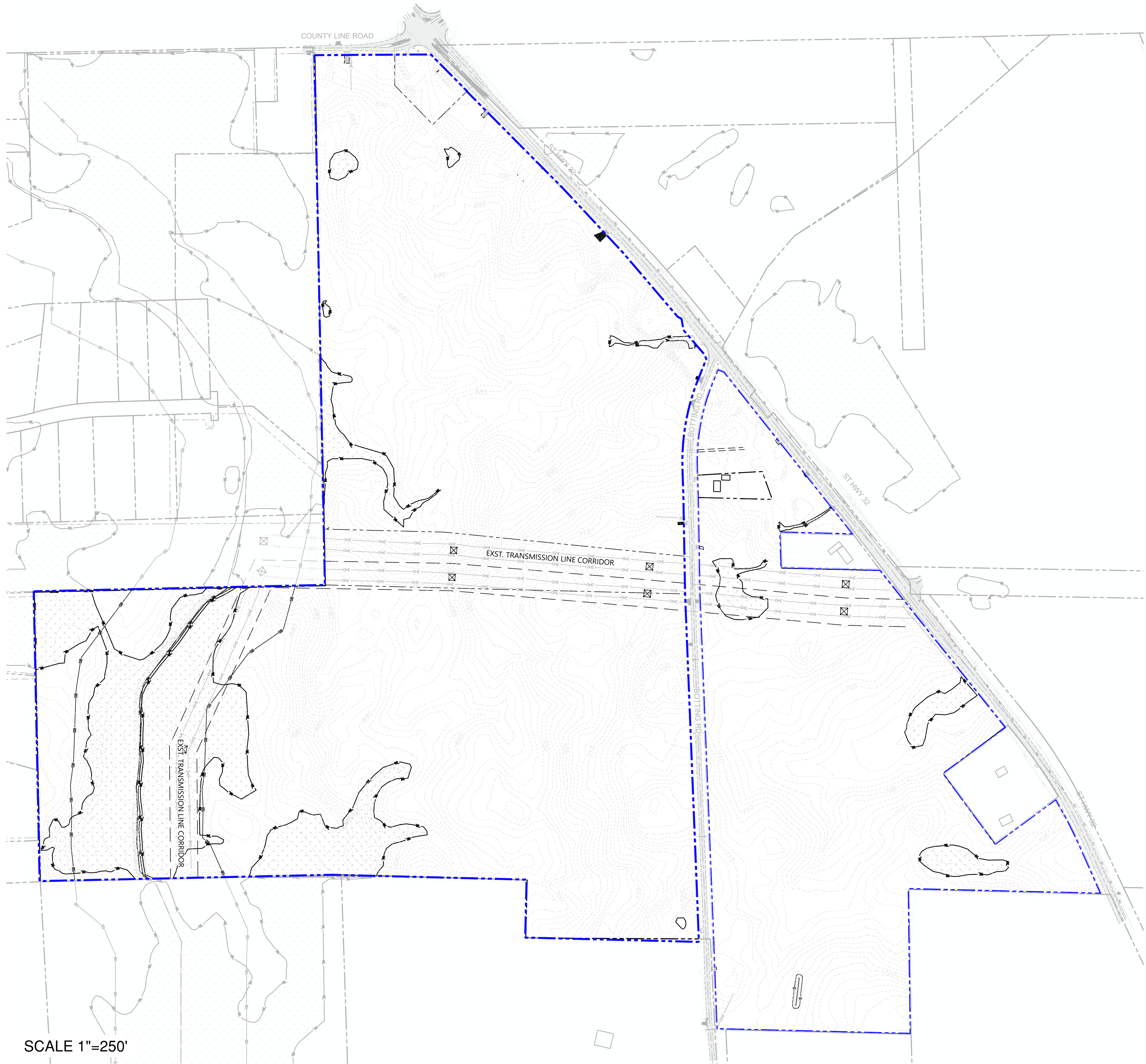
PIN#:	104042201013000 104042201026000 104042201029000 104042202097000 104042201025011 104042201036010 104042201025020 104042201045000 104042201033000	OWNERS:	WISCONSIN ELECTRIC POWER COMPANY 213 W MICHIGAN ST MILWAUKEE, WI 53203 ANTHONY PALIVODA 8591 BOTTING RD RACINE, WI 53402	PROJECT AREA:	±455 AC	EXISTING ZONING:	A-2 AGRICULTURAL	PROPOSED ZONING:	M-1	APPLICANT:	DEWBERRY ENGINEERS, INC. 1503 EDWARDS FERRY RD NE, SUITE 200 LEESBURG, VA 20176
-------	---	---------	---	---------------	---------	------------------	------------------	------------------	-----	------------	--

NO.	DATE	REVISION

DOUGLAS AVENUE ASSEMBLAGE
LAND USE MAP AMENDMENT
REZONING
Village of Caledonia Racine County, Wisconsin

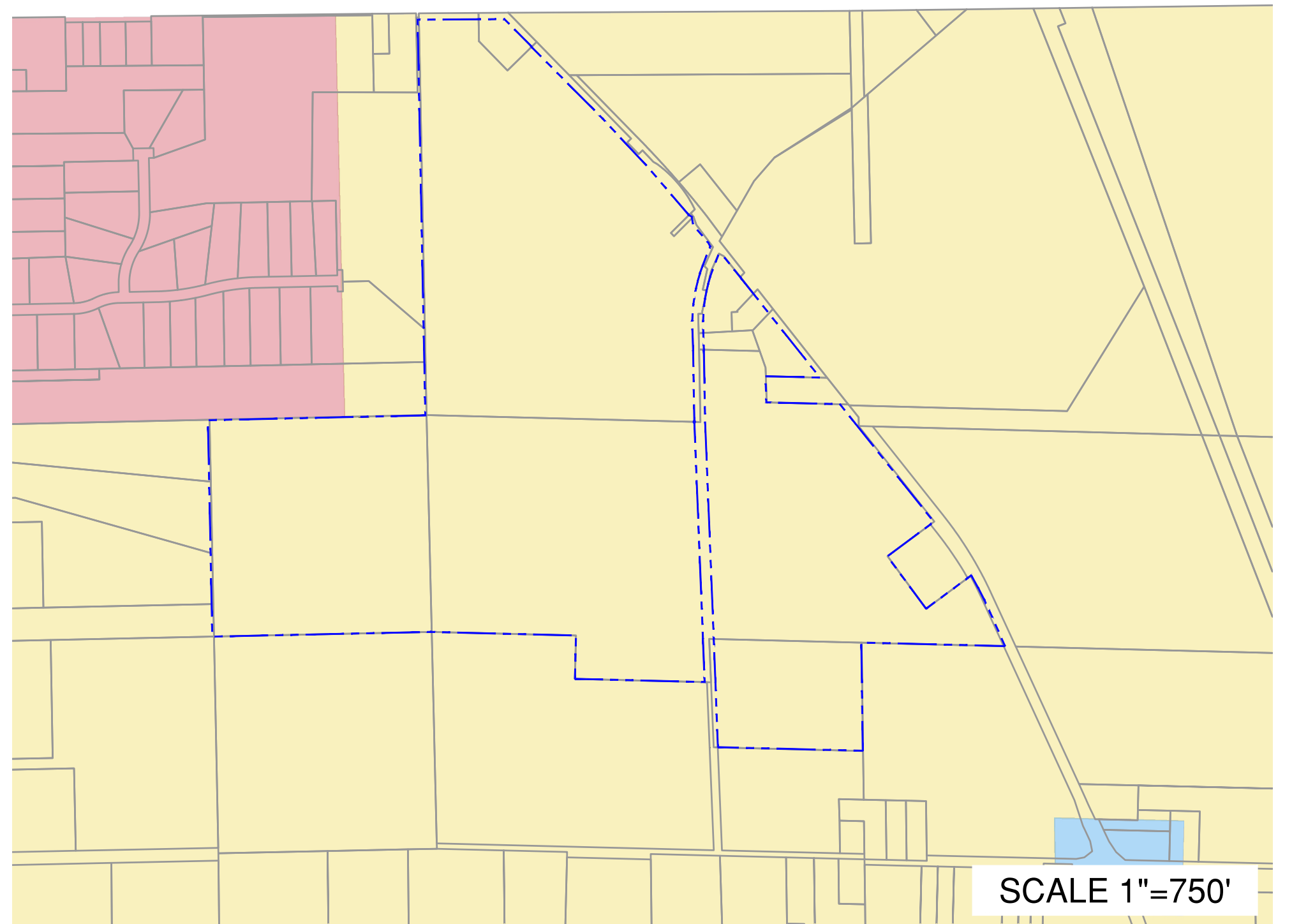
Drawn By	NQ
Checked By	RTB
Date	JUNE 16, 2025
Scale	AS NOTED
Sheet	1 of 3

\\dewberry\Offices\Parsons\Projects\50182589 - MKE R2\CAD\Civil\Plan Sets\PLANNING\LAND USE
MAP AMENDMENT\03 - PROPOSED CONDITIONS



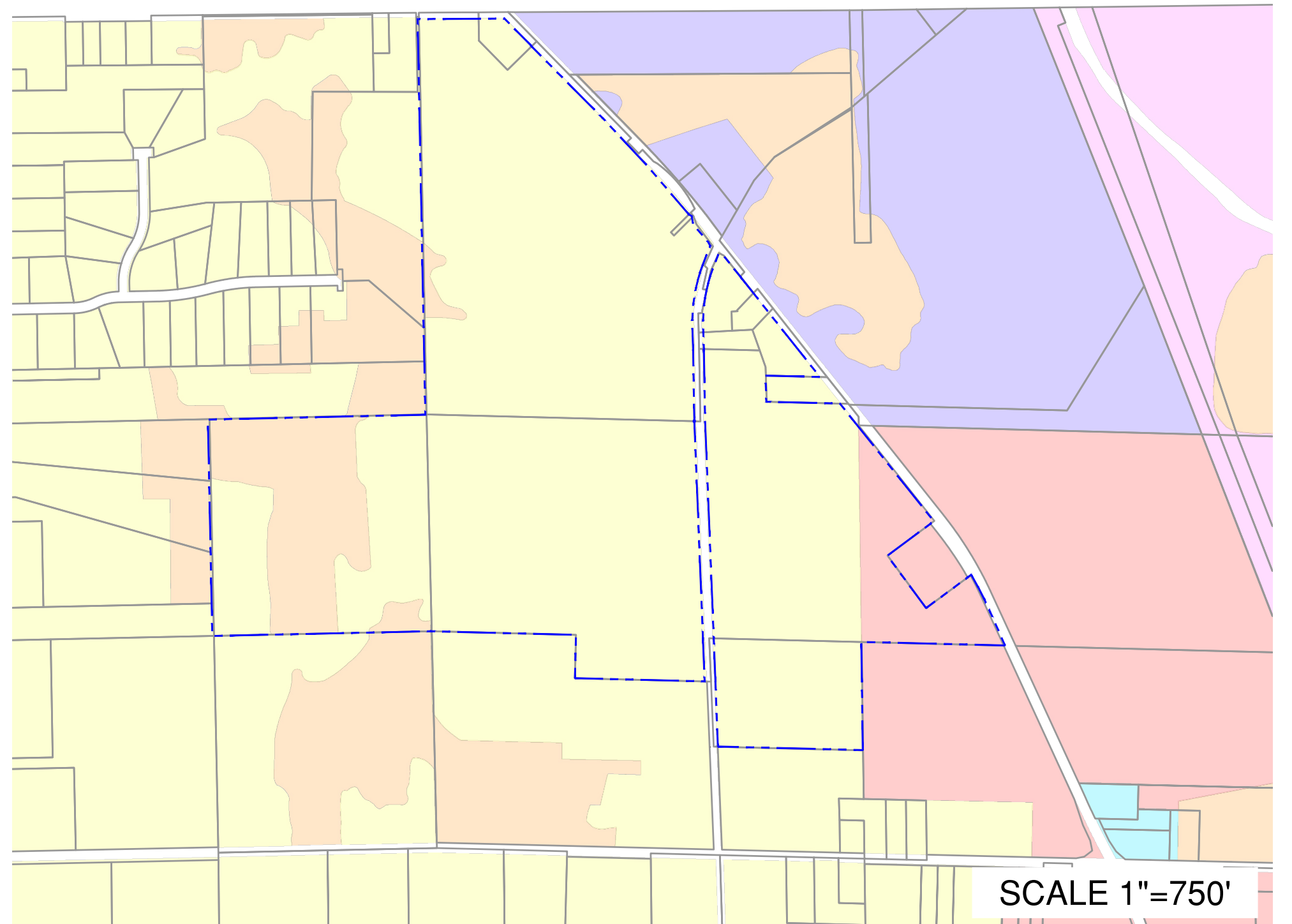
LEGEND

- | | | | | | |
|--|---------------------------|--|------------------|--|----------|
| | SUBJECT PROPERTY BOUNDARY | | TOPOGRAPHY | | WETLANDS |
| | PROPERTY LINE | | UTILITY EASEMENT | | STREAMS |



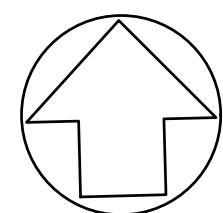
EXISTING ZONING

- | | | | | | |
|--|-----|--|-----|--|----|
| | A-2 | | B-3 | | R2 |
|--|-----|--|-----|--|----|



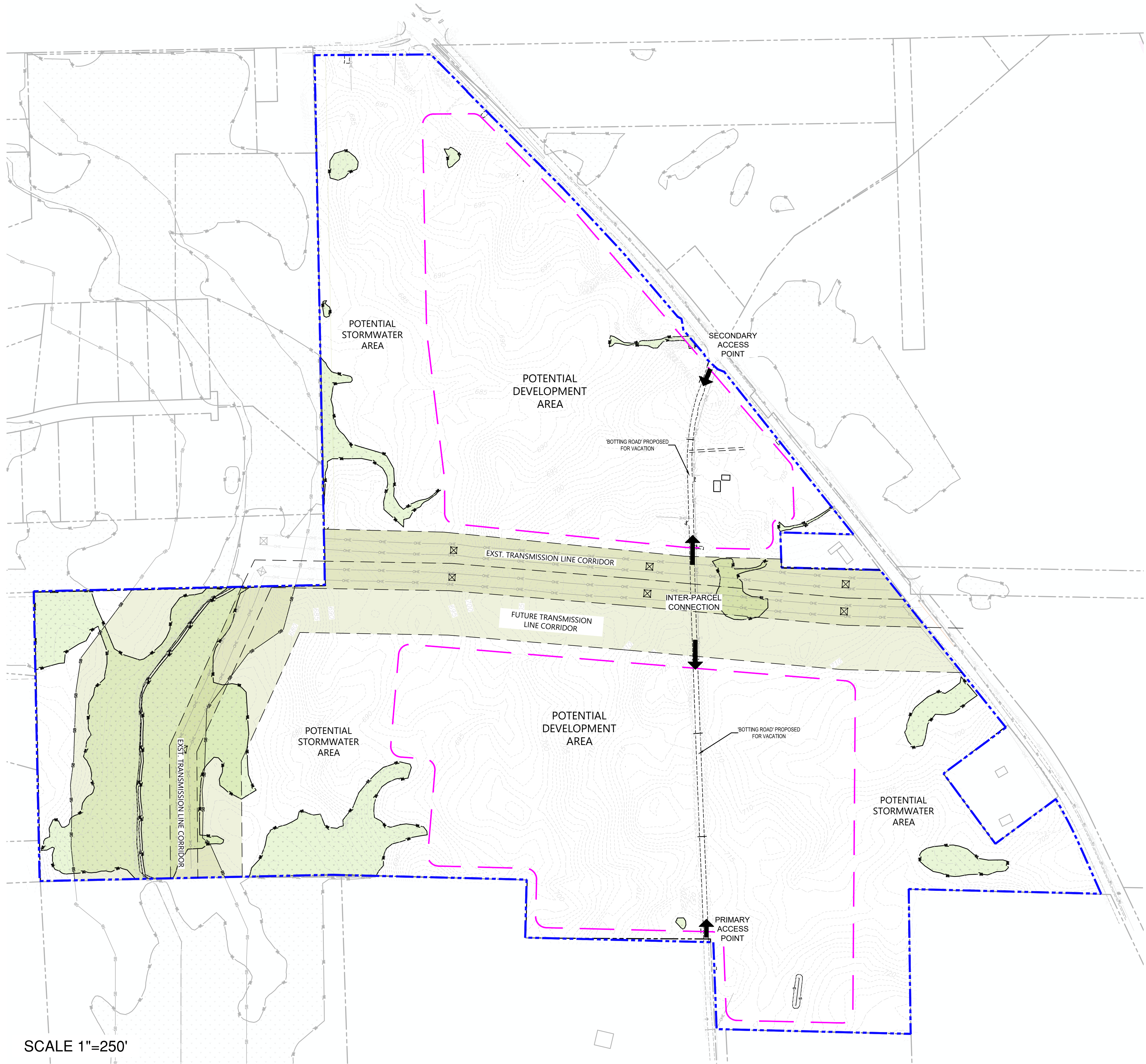
EXISTING RECOMMENDED 2035 LAND USE

- | | | | | | | | |
|--|--|--|--------------------------------|--|------------|--|-----------------------------|
| | AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND | | ISOLATED NATURAL RESOURCE AREA | | LANDFILL | | TRANSITION LIGHT INDUSTRIAL |
| | TRANSPORTATION, COMMUNICATION AND UTILITIES | | LOW DENSITY RESIDENTIAL | | COMMERCIAL | | |



NO.	DATE	REVISION

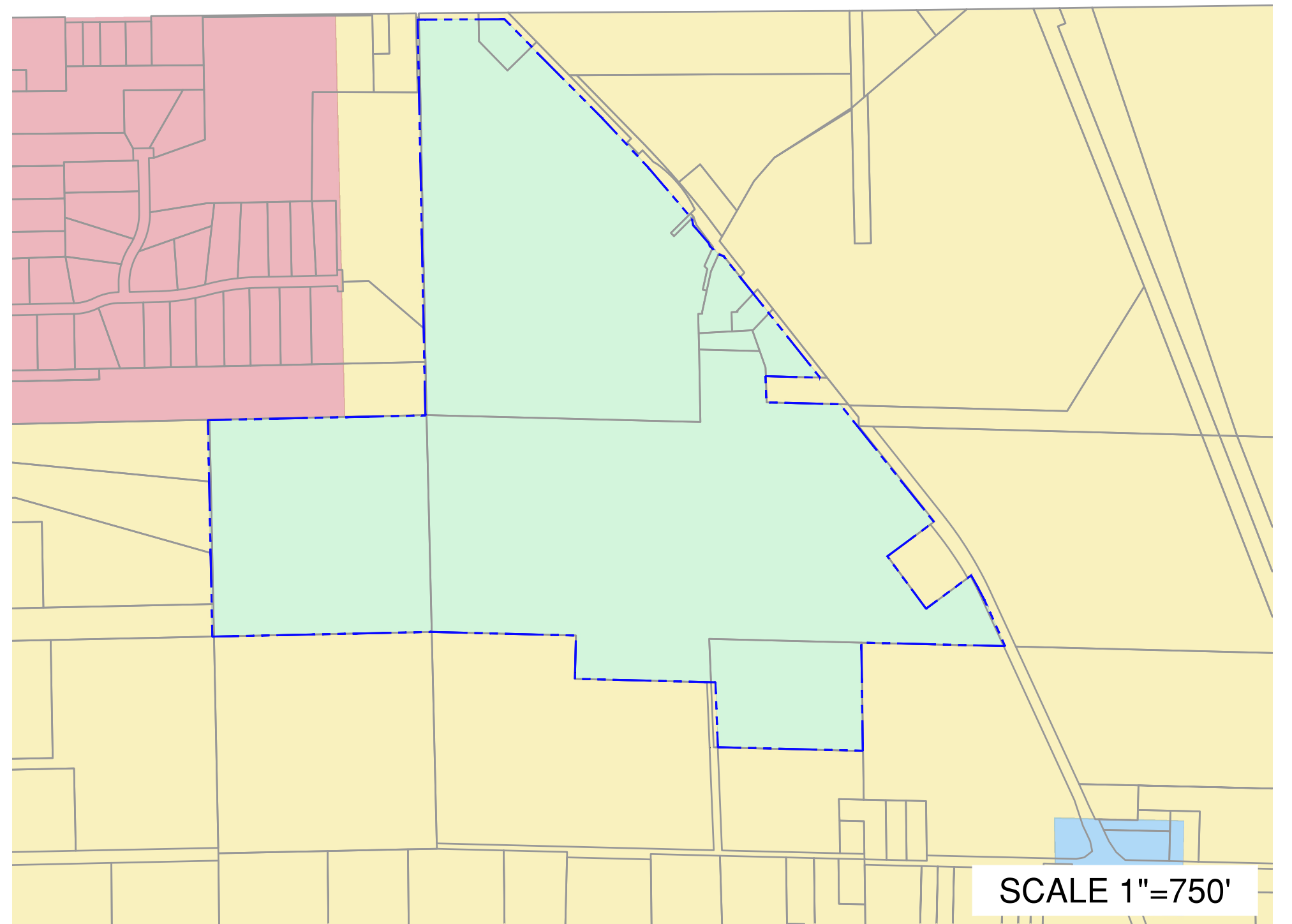
\\dewberry\Offices\Parsons\Projects\50182589 - MKE R2\CAD\Civil\Plan Sets\PLANNING\LAND USE
MAP AMENDMENT103 - PROPOSED CONDITIONS



SCALE 1"=250'

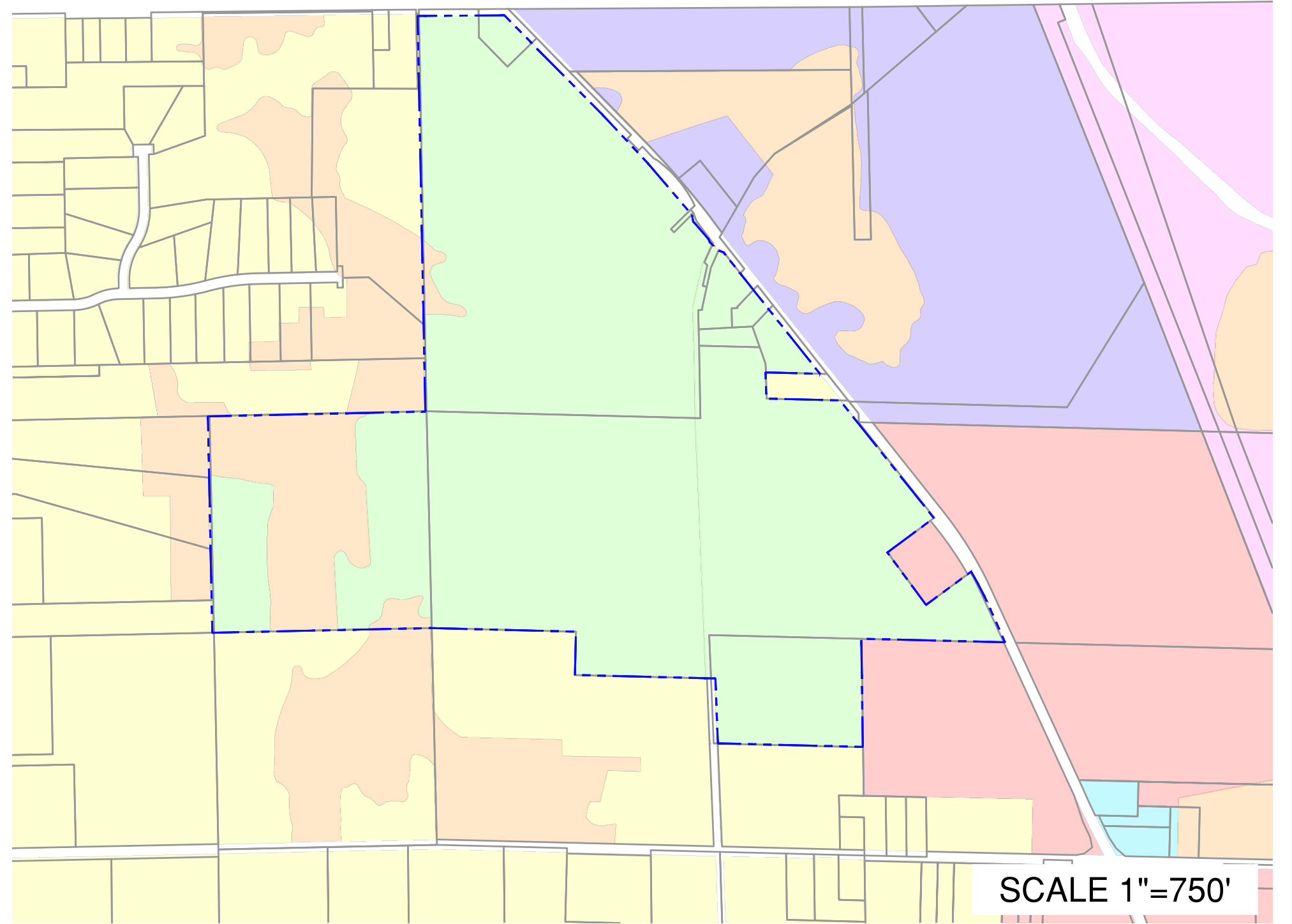
LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE
- WETLANDS
- STREAMS
- POTENTIAL DEVELOPMENT AREA



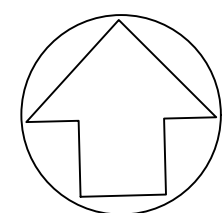
PROPOSED ZONING

- A-2 B-3 R-2 M-1



PROPOSED LAND USE

- AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
- ISOLATED NATURAL RESOURCE AREA
- LANDFILL
- TRANSITION LIGHT INDUSTRIAL
- TRANSPORTATION, COMMUNICATION AND UTILITIES
- LOW DENSITY RESIDENTIAL
- COMMERCIAL



NO.	DATE	REVISION