

RESOLUTION NO. 2012-____

RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY AS IT PERTAINS TO PARCELS 181-03-22-29-001-000, 181-03-22-29-002-010, AND 181-03-22-29-002-000, LOCATED IN THE SOUTHWEST QUADRANT OF STH-11 AND CTH-H IN THE VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN, AND AUTHORIZING PUBLICATION OF A NOTICE OF PUBLIC HEARING

The Plan Commission for the Village of Sturtevant, 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 2, 2009; and

WHEREAS, the Village staff, on behalf of the Community Development Authority for the Village of Sturtevant, Plan Commission and Village Board has submitted a recommendation and request to change the land use designation of parcels 181-03-22-29-001-000, 181-03-22-29-002-010, and 181-03-22-29-002-000 located in the Southwest Quadrant for STH-11 and CTH-H from “commercial” to “industrial/business park” on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan, as more fully described in Exhibit A, which is attached and incorporated herein by reference; 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 for the reasons set forth in the Executive Summary, as set forth in Exhibit B, which is attached and incorporated herein by reference; and

WHEREAS, it is necessary for the Village to hold a duly noticed public hearing on the proposed amendment, following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Sturtevant Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it pertains to the Village of Sturtevant land use plan map.

BE IT FURTHER RESOLVED that the Plan Commission does hereby authorize the Village Clerk – Treasurer to publish a Class I Notice that a Public Hearing shall be held before the Village Board on December 4, 2012 at the time and at the location designated in said Notice.

Adopted this 29th day of October, 2012.

Ayes ____ Noes ____ Absent ____

VILLAGE OF STURTEVANT PLAN COMMISSION

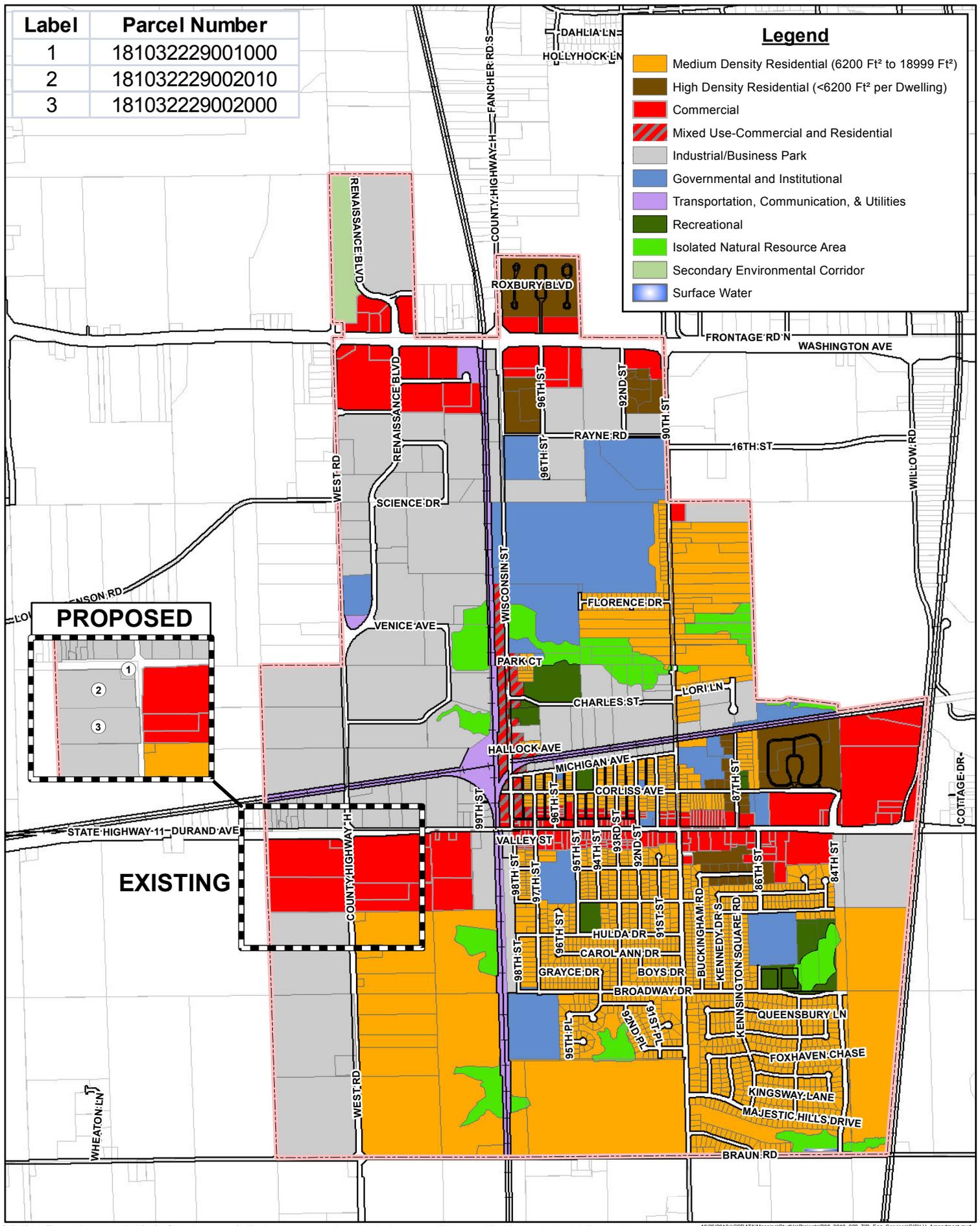
BY: _____
Steve Jansen
Chairperson

Attest: _____
Mark Soine
Secretary

Label	Parcel Number
1	181032229001000
2	181032229002010
3	181032229002000

Legend

-  Medium Density Residential (6200 Ft² to 18999 Ft²)
-  High Density Residential (<6200 Ft² per Dwelling)
-  Commercial
-  Mixed Use-Commercial and Residential
-  Industrial/Business Park
-  Governmental and Institutional
-  Transportation, Communication, & Utilities
-  Recreational
-  Isolated Natural Resource Area
-  Secondary Environmental Corridor
-  Surface Water



PROPOSED

EXISTING



The Crispell Snyder, Inc. GIS map contains information including but not limited to Racine County. This data is subject to constant change. Crispell Snyder, Inc. makes no warranties or guarantees, either expressed or implied, as to the accuracy or correctness of this data, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

10/26/2012 \\CSDATAMapping\SturVig\Projects\R08_0019_022_TID_Eng_Services\GIS\LU_Amendment.mxd



Executive Summary of request for Comprehensive Plan Amendment

From: Village Staff and Village Consultants

To: Village Plan Commission and Village Board of Trustees

Date: 10/26/2012

Dear Village Plan Commission and Village Trustees:

On June 16, 2009, the Village Board formally adopted the document entitled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village of Sturtevant comprehensive plan ("Comprehensive Plan"). Staff and consultants are recommending the Village Plan Commission and the Village Board modify the Comprehensive Plan to accommodate a development referred to as Project Green, by making the land use designations within the Comprehensive Plan consistent with the current zoning of the subject properties. The parcels affected are shown on the attached Exhibit A, along with the recommended land use changes.

Staff and consultants feel Project Green is a quality development which will support the goals, objectives and policies of the Comprehensive Plan. Project Green will not lead to or cause any detrimental environmental effects in the opinion of staff nor will it be incompatible with the surrounding land uses. As a LEED Gold certified facility it will enhance and raise the standard of development in the area. Local services and existing transportation facilities are adequate to support Project Green. Some minor utility extensions will be required to service Project Green which are proposed to be provided by the Village's Tax Incremental District No. 3. In that regard, the Village is presently seeking a Project Plan Amendment for Tax Incremental District No. 3 to provide the funding for the costs of the infrastructure improvements, as well as development incentives. The TID plan amendment requires that the land use designation in the Comprehensive Plan be amended to be consistent with the present zoning of the subject parcels.

In the opinion of staff and consultants, the proposed \$32,000,000 development will enhance economic development in the area by providing an estimated 244 jobs, by raising the quality standard of development in the corridor, and by attracting additional complementary development. Because Project Green will be a LEED Gold certified facility, its quality and appearance will not be significantly different from other high-quality commercial developments. As such the recommended change in the Comprehensive Plan from Commercial to Industrial/Business Park use will be relatively insignificant, and will bring it into conformity with the present zoning of the parcels. Moreover, adopting the proposed revision is necessary to further the proposed development and accomplish the Project Plan Amendment for Tax Incremental District No. 3.

EXHIBIT B