

**RESOLUTION NO. 2013-83**  
**RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE**  
**AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE**  
**PLAN FOR RACINE COUNTY AS IT PERTAINS TO PARCELS 181-03-**  
**22-28-054-000, 181-22-28-055-000, 181-03-22-28-056-000,181-03-22-28-057-**  
**000, 181-03-22-28-058-000, 181-03-22-28-059-000, 181-03-22-28-060-000, 181-**  
**03-22-28-013-001, 181-03-22-28-014-001,181-03-22-28-016-001, 181-03-22-28-**  
**011-010, 181-03-22-28-011-020, 181-03-22-28-054-010, 181-03-22-28-006-001,**  
**181-03-22-28-008-001, 181-03-22-28-007-001, 181-03-22-28-010-0 01, 181-03-**  
**22-28-004-000, 181-03-22-28-005-000 LOCATED SOUTH F STH –11 AND**  
**EAST OF 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 Village of Sturtevant, Plan Commission and Village Board has submitted a recommendation and request to change the land use designation of parcels 181-03-22-28-013-001, 181-03-22-28-014-001,181-03-22-28-016-001, 181-03-22-28-011-010, 181-03-22-28-011-020, 181-03-22-28-006-001, 181-03-22-28-008-001, 181-03-22-28-009-001, 181-03-22-28-007-001, 181-03-22-28-010-001, 181-03-22-28-004-000, 181-03-22-28-005-000 located South of Durand Avenue east of CTH-H from “Medium Density Residential” 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 Village staff, on behalf of the Village of Sturtevant, Plan Commission and Village Board has submitted a recommendation and request to change the land use designation of parcel 181-03-22-28-054-010, located South of Durand Avenue east of CTH-H from “Commercial ” to “Recreational” 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 Village staff, on behalf of the Village of Sturtevant, Plan Commission and Village Board has submitted a recommendation and request to change the land use designation of parcels 181-03-22-28-054-000, 181-03-22-28-055-000, 181-03-22-28-056-000, 181-03-22-28-057-000, and 181-03-22-28-058-000 , 181-03-22-28-059-000, and 181-03-22-28-060-000, located South of Durand Avenue east of 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 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 January 14, 2014 at the time and at the location designated in said Notice.

Adopted this 12<sup>th</sup> day of December, 2013.

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Absent \_\_\_\_\_

**VILLAGE OF STURTEVANT PLANNING COMMISSION**

By \_\_\_\_\_  
Steven Jansen, Chairperson

By \_\_\_\_\_  
Mark Soine, Secretary



Executive Summary of request for Comprehensive Plan Amendment

From: Village Staff and Village Consultants

To: Village Plan Commission and Village Board of Trustees

Date: 12/12/13

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 future development by making the land use designations within the Comprehensive Plan consistent with the current zoning of parcels 181-03-22-28-054-000, 181-03-22-28-055-000, 181-03-22-28-056-000, 181-03-22-28-057-000, and 181-03-22-28-058-000, 181-03-22-28-059-000, and 181-03-22-28-060-000. Staff and consultants are recommending the Village Plan Commission and the Village Board modify the Comprehensive Plan to accommodate future development by making the land use consistent with the designations with the parcel to the north of parcels 181-03-22-28-013-001, 181-03-22-28-014-001, 181-03-22-28-016-001, 181-03-22-28-011-010, 181-03-22-28-011-020, 181-03-22-28-054-010, 181-03-22-28-006-001, 181-03-22-28-008-001, 181-03-22-28-009-001, 181-03-22-28-007-001, 181-03-22-28-010-001, 181-03-22-28-004-000, 181-03-22-28-005-000.

The Village Board and Planning Commission feel that the development United Natural Foods, Inc., located at the southwest corner of Durand Avenue and HWY H is a high quality development that will enhance development in the Hwy H corridor. Economic Development in this area has the potential to bring jobs to the area and increase the overall assessed value of the Village of Sturtevant.

In the opinion of Staff and consultants, the railroad grade acts as a impediment to pedestrian access to this area, therefore, industrial development is better suited for this area.

The Village Board and the Planning Commission feel that the recommended change in the Comprehensive Plan from Commercial to Industrial/Business Park will be relatively insignificant since all Commercial uses are currently allowed in Industrial/Business Park.

The Village Board and the Planning Commission feel that the recommended change in the Comprehensive Plan from High Density Residential to Industrial/Business Park will be relatively insignificant since the area is mostly vacant land. Also, there are several businesses being operated out of the homes located in this area.

The Village Board and the Planning Commission feel that the recommended change in the Comprehensive Plan from High Density Residential to Recreational will be relatively insignificant since the parcel 181-03-22-28-054-010 is a retention pond owned by the Village of Sturtevant.

The parcels affected are shown on the attached Exhibit A, along with the recommended land use changes.