

**ORDINANCE NO. 2025-07  
VILLAGE OF CALEDONIA**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035 AS IT PERTAINS TO THE VILLAGE OF CALEDONIA UNDER SECTION 13-2-1 OF THE VILLAGE'S CODE OF ORDINANCES BY CREATING SECTION 13-2-2(X) ADDING AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING THE PARCEL LOCATED AT 4 MILE ROAD, PARCEL ID NO. 104-04-23-30-001-000, VILLAGE OF CALEDONIA; CONTAINING 17.8 ACRES, MORE OR LESS; FROM OFFICE PARK TO HIGH DENSITY RESIDENTIAL; RITA LUI AND CAROL THELEN, OWNERS**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

1. That pursuant to Section 61.35 of the Wisconsin Statutes, the Village of Caledonia is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

2. That the Village Board, by the enactment of Ordinance No. 2009-07, created Section 13-2-1 of the Municipal Code of Ordinances and formally adopted the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village Comprehensive Plan, and incorporated said plan into Section 13-2-1. The Village Board subsequently created Section 13-2-2 to track approved amendments to the Plan.

3. The Village published and posted a Class 1 public notice and held a public hearing regarding the plan amendment on March 24, 2025.

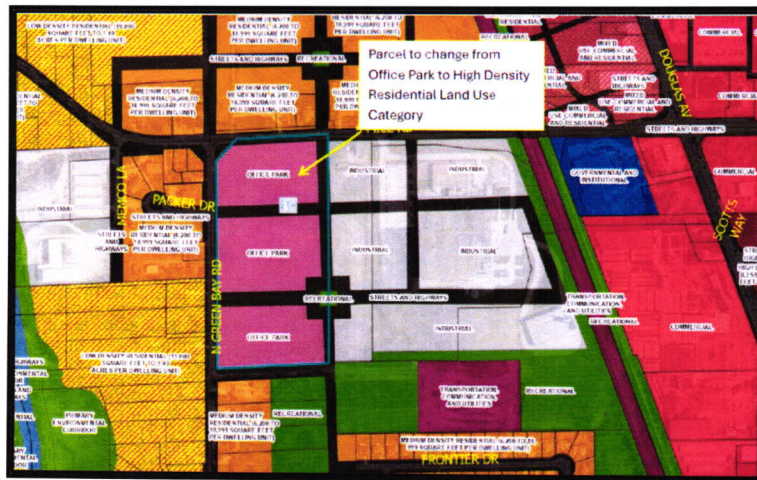
4. That the Plan Commission, with a unanimous vote at a meeting held on April 28, 2025, after a public hearing held on April 28, 2025, adopted Plan Commission Resolution PC2025-02, amending the land use designation of the parcel with Parcel ID No. 104-04-23-30-001-000. The parcel located on the southeast corner of 4 Mile Road and North Green Bay Road containing 17.8 acres, more or less; Rita Lui and Carol Thelen, Owners; changing the Land Use Map category from Office Park to High Density Residential on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan.

5. The Village Board of the Village of Caledonia hereby adopts the proposed Comprehensive Plan amendment for the Village of Caledonia, for the following reasons:

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

6. That Section 13-2-2(x) of the Municipal Code for the Village of Caledonia be, and hereby is, created to read as follows:

“(w) Amendment to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-30-001-00-000. The parcel located on the southeast corner of 4 Mile Road and North Green Bay Road containing 17.8 acres, more or less, changing the land use plan map category for this land from Office Park to high Density Residential on the Village Land Use Plan Map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in blue.



7. The Village Clerk is directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

8. That after a sufficient number of land use plan amendments have occurred, the Village Clerk shall cause the land use map of the Comprehensive Plan to be updated to reflect the amendment herein.

9. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 13 day of May, 2025.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Bass  
Jennifer Bass  
Village Clerk

## AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Rachel Cozart, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Journal Times, a daily newspaper published and distributed in the City of Racine, County of Racine and State of Wisconsin, and that a notice, of which the annexed printed slip is a true copy, has been published in the said JOURNAL TIMES for

the term of 1 weeks, once each week successively, commencing on May 19, 2025 and ending on May 19, 2025

VILLAGE OF CALEDONIA - LEGALS  
5043 Chester Lane  
Caledonia, WI 53402

**ORDER NUMBER:** COL-WI-902883

**Section:** Legal

**Category:** 0099 Legal Notices

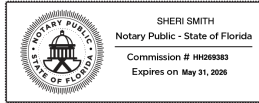
**Notice ID:** hXouVTB30T74N07H5u6y

**PUBLISHED ON:** May 19, 2025

**TOTAL AD COST:** \$27.54

*Rachel Cozart*

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Agent



### VERIFICATION

State of Florida  
County of Broward

Signed or attested before me on this: 05/21/2025

*S. Smith*

\_\_\_\_\_  
Notary Public

Notarized remotely online using communication technology via Proof.

### Notice of Newly Enacted Ordinance

Please take notice that on May 13, 2025, the Village Board of the Village of Caledonia enacted Ordinance No. 2025-07: Adopting an Amendment to the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it Pertains to the Village of Caledonia under Section 13-2-1 of the Village's Code of Ordinances by Creating Section 13-2-2(X) Adding an Amendment to the Village's Comprehensive Plan and Affecting the Parcel Located at 4 Mile Road, Parcel Id No. 104-04-23-30-001-000, Village of Caledonia; Containing 17.8 Acres, More or Less; from Office Park to High Density Residential; Rita Lui and Carol Thelen, Owners.

The full text of Ordinance No. 2025-07 may be obtained from the clerk's office at 5043 Chester Lane, Caledonia, Wisconsin 53402, and through the Village's Website at [www.caledonia-wi.gov](http://www.caledonia-wi.gov). Village Hall phone number is 262-835-4451.  
PUB: May 19, 2025  
COL-WI-902883 WNAXLP