

**ORDINANCE NO. 2023-05**

**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(T) ADDING AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING LOTS 1 AND 3 OF CSM 3332 AND LOT L OF CSM 1037, PARCEL ID NOS. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010, VILLAGE OF CALEDONIA; CONTAINING 9.0 ACRES, MORE OR LESS; FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL; ERIC ROSS, OWNER**

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 27, 2023.

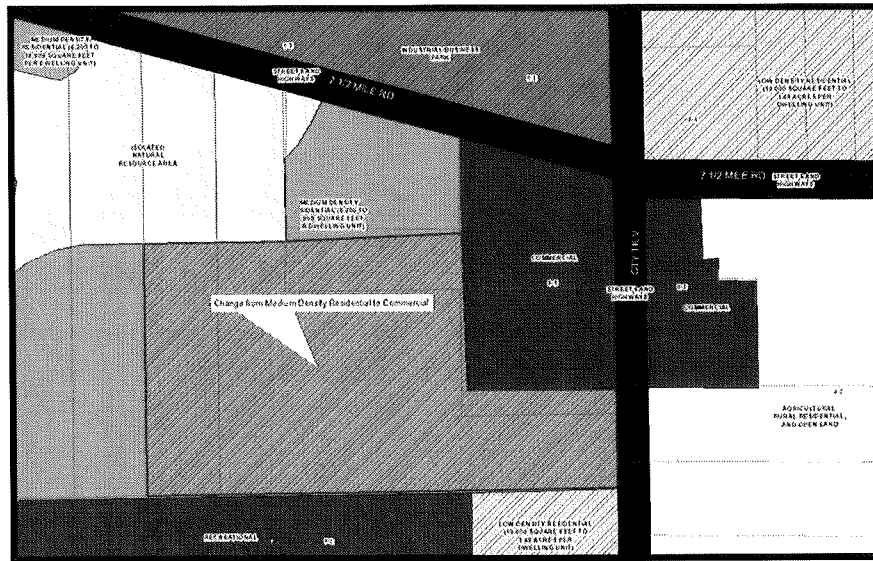
4. That the Plan Commission, by a unanimous vote of the entire Commission voted at a meeting held on March 27, 2023, after a public hearing, adopted Plan Commission Resolution 2023-001, amending the land use designation of three parcels with Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010; Lots 1 and 3 of Certified Survey Map No. 3332 and Lot L of CSM No. 1037, Village of Caledonia, Racine County, WI. These vacant lots, located along 7 ½ Mile Road contains 13.0 acres, more or less; Eric Ross, Owner; changing the Land Use Map category from Medium Density Residential to Commercial 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 surrounding properties.
- b) This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-3, Highway Business District.

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

“(t) Amendment to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010; Lots 1 and 3 of Certified Survey Map No. 3332 and Lot L of CSM No. 1037, Village of Caledonia, Racine County, WI. The vacant lots located on 7 1/2 Mile Road containing 9.0 acres, more or less, changing the land use plan map category for this land from Medium Density Residential to Commercial 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 pink.



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 11 day of April, 2023.

**VILLAGE OF CALEDONIA**

By: James R. Dobbs  
James R. Dobbs, President

Attest: Joslyn Hoeffert  
Joslyn Hoeffert, Village Clerk