

**ORDINANCE NO. 2024-08
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(V) ADDING AN AMENDMENT TO THE
VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING THE PARCEL LOCATED AT 6040
DOUGLAS AVENUE, PARCEL ID NO. 104-04-23-18-300-230, VILLAGE OF CALEDONIA;
CONTAINING 1.23 ACRES, MORE OR LESS; FROM GOVERNMENTAL & INSTITUTIONAL
TO COMMERCIAL; VILLAGE OF CALEDONIA, 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 June 24, 2024.
4. That the Plan Commission, unanimously voted at a meeting held on June 24, 2024, after a public hearing, adopted Plan Commission Resolution PC2024-03, amending the land use designation of the parcel with Parcel ID No. 104-04-23-18-300-230; Lot 23, Caledonia Assessor's Plat No. 2, according to the recorded plat thereof, more particularly described as that part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, Village of Caledonia, Racine County, WI. The parcel located at 6040 Douglas Avenue contains 1.23 acres, more or less; Village of Caledonia., Owner; changing the Land Use Map category from Governmental & Institutional 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 abutting properties.
 - b. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-2, Community Business District for the future redevelopment of the former Caledonia Fire Station No. 12.
6. That Section 13-2-2(v) of the Municipal Code for the Village of Caledonia be, and hereby is, created to read as follows:

“(v) Amendment to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-23-18-300-230; Lot 23, Caledonia Assessor's Plat No. 2, according to the recorded plat thereof, more particularly described as that part of the Southeast 1/4 of Section 18, Township 4 North,

Range 23 East, Village of Caledonia, Racine County, WI. The lot located at 6040 Douglas Avenue containing 1.23 acres, more or less, changing the land use plan map category for this land from Governmental & Institutional 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 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 9 day of July, 2024.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Olsen
Jennifer Olsen
Village Clerk