

**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,