

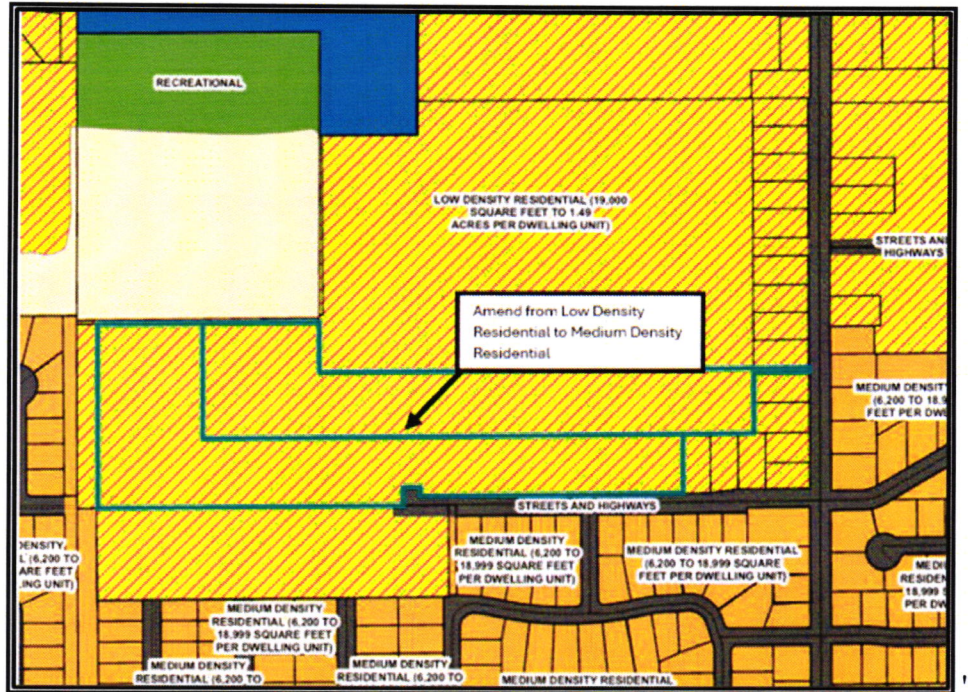
**ORDINANCE NO. 2025-01
VILLAGE OF CALEDONIA**

**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(W) ADDING AN AMENDMENT TO
THE VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING THE PARCELS
LOCATED AT 5 MILE ROAD, PARCEL ID NOS. 104-04-23-17-081-000, 104-04-23-17-
077-000, VILLAGE OF CALEDONIA; CONTAINING 27.4 ACRES, MORE OR LESS;
FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL;
THOMAS TREE PLANTATION LLC, 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 November 25, 2024.
4. That the Plan Commission, with a majority vote at a meeting held on December 16, 2024, after a public hearing held on November 25, 2024, adopted Plan Commission Resolution PC2024-04, amending the land use designation of the parcels with Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000. The parcels located north of 1913 5 Mile Road containing 27.4 acres, more or less; Thomas Tree Plantation LLC, Owner; changing the Land Use Map category from Low Density Residential to Medium 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 Plan amendment will lay the foundation for rezoning of the subject property to the R-5, Single Family Residential District for the future single-family residential development.
6. That Section 13-2-2(w) 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. Nos. 104-04-23-17-081-000, 104-04-23-17-077-000. The two parcels located north of 1913 5 Mile Road containing 27.4 acres, more or less, changing the land use plan map category for this land from Low Density Residential to Medium 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 14 day of January, 2025.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
 Thomas Weatherston, President

Attest: Jennifer Bass
 Jennifer Bass, Village Clerk