

ORDINANCE NO. 2019-14

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(M) ADDING AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING PART OF THE NE 1/4 OF SEC. 19, T4N, R23E, VILLAGE OF CALEDONIA; LOCATED ON A VACANT LOT NORTH OF 5913 DOUGLAS AVENUE AND CONTAINING 0.68-ACRES, MORE OR LESS; FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL; WL INVESTMENTS 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. That the Plan Commission, by a majority vote of the entire Commission at a meeting held on October 28, 2019, after a public hearing, recommended to the Village Board the adoption of an amendment to change the land use designation on the vacant lot located north of 5319 Douglas Avenue with Parcel Id. No. 104-04-23-19-008-001; part of the NE 1/4 of Sec. 19, T4N, R23E, Village of Caledonia, Racine County, WI. This vacant lot located north of 5913 Douglas Avenue contains 0.68 acres, more or less; WL Investments LLC Owner; changing the Land Use Map category from High Density Residential to Commercial on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan.

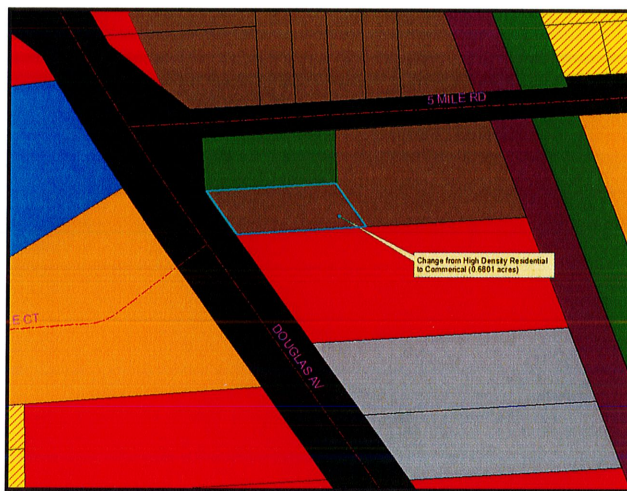
4. The Village published and posted a Class 1 public notice and held a public hearing regarding the plan amendment on October 28, 2019.

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

- a. The requested Land Use Plan designation of Commercial is compatible with adjacent Land Use Plan designations as currently there are properties designated as Commercial in the area around the subject property.
- b. Due to the subject property's proximity to numerous existing business uses, this Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-3 Commercial Service District.

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

“(m) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-23-19-008-001; part of the NE 1/4 of Sec. 19, T4N, R23E, Village of Caledonia, Racine County, WI. The vacant lot north of 5913 Douglas Avenue containing 0.68 acres, more or less, changing the land use plan map category for this land from High 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 green.



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 18th day of November, 2019.

VILLAGE OF CALEDONIA

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

Attest: Karie Pope
Karie Pope, Village Clerk