

**ORDINANCE NO. 2019-21**

**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(n) ADDING AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING PART OF THE SW 1/4 OF SEC. 31, T4N, R23E, VILLAGE OF CALEDONIA; LOCATED ON TWO VACANT LOTS NORTH, SOUTH, AND EAST OF 3023 STH 31 AND CONTAINING 6.5 ACRES, MORE OR LESS; FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; 4526 NORTHWESTERN III 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 November 25, 2019, after a public hearing, recommended to the Village Board the adoption of an amendment to change the land use designation on two vacant lots located north, south, and east of 3023 STH 31 with Parcel Id. Nos. 104-04-23-31-129-000 & 104-04-23-31-130-000; part of the SW 1/4 of Sec. 31, T4N, R23E, Village of Caledonia, Racine County, WI. These vacant lots located north, south, and east of 3023 STH 31 contains 6.5 acres, more or less; 4526 Northwestern III LLC Owner; changing the Land Use Map category from Low 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 November 25, 2019.

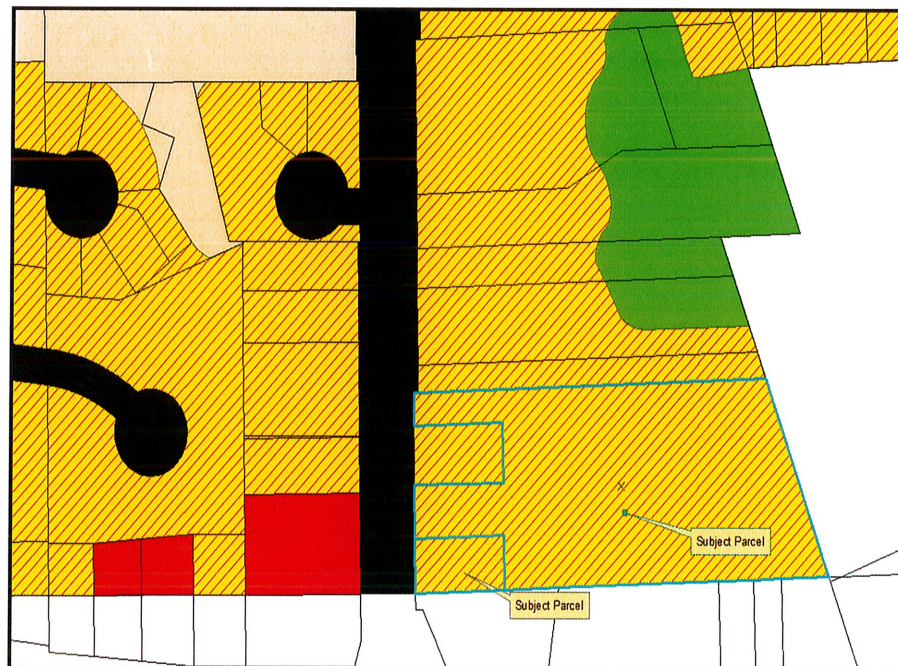
5. The Village Board of the Village of Caledonia hereby adopts the proposed Comprehensive Plan amendment, as recommended by the Village Plan Commission for the Village of Caledonia, for the following reasons:

- a. Due to the subject property's proximity to 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.

- b. The requested Land Use Plan designation of Commercial is compatible with adjacent Land Use Plan designations as currently there are properties designated as Commercial that are adjacent to the subject property.
- c. Due to the subject property's proximity to the intersection of two principal arterial roads (STH 31 and STH 38) development of a commercial nature would be expected.

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

“(n) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-23-31-129-000 & 104-04-23-31-130-000; part of the SW 1/4 of Sec. 31, T4N, R23E, Village of Caledonia, Racine County, WI. The two vacant lots north, south, and east of 3023 STH 31 containing 6.5 acres, more or less, changing the land use plan map category for this land from Low 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 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.

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 20th day of January, 2020.

**VILLAGE OF CALEDONIA**

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

Attest: Karie Pope  
Karie Pope, Village Clerk