

ORDINANCE NO. 2020-14

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(O) ADDING AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING 4712 4 MILE ROAD PART OF THE SE 1/4 OF SEC. 24, T4N, R22E, VILLAGE OF CALEDONIA; CONTAINING 10.25 ACRES, MORE OR LESS; FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; VAGA PROPERTIES 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, at a meeting held on July 22, 2020, after a public hearing, reviewed and discussed the application on the same date and were unable to agree on a recommendation. The Plan Commission passed a motion to forward the application and public hearing record to the Village Board without a recommendation on the specific application to adopt an amendment to change the land use designation vacant lot located at 4712 4 Mile Road with Parcel Id. Nos. 104-04-22-24-046-010; part of the SE 1/4 of Sec. 24, T4N, R22E, Village of Caledonia, Racine County, WI. This vacant lot located at 4712 4 Mile Road contains 10.25 acres, more or less; Vaga Properties 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 July 22, 2020.

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. Due to the subject property's proximity to STH 31, commercial uses should be encouraged in this area.
- b. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-2 Community Business District.

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

“(o) Amendments to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-22-24-046-010; part of the SE 1/4 of Sec. 24, T4N, R22E, Village of Caledonia, Racine County, WI. The vacant lot located at 4712 4 Mile Road containing 10.25 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.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 24 day of August, 2020.

VILLAGE OF CALEDONIA

By: James R. Dobbs

James R. Dobbs, President

Attest: Karie Pope

Karie Pope, Village Clerk