

ORDINANCE NO. 2021- 03

AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP ADOPTED UNDER SECTION 20-212 OF THE RACINE COUNTY CODE OF ORDINANCES AS ADOPTED BY THE VILLAGE OF CALEDONIA UNDER SECTION 16-1-1(A) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST TO REZONE ±3.0 ACRES FROM B-1 NEIGHBORHOOD BUSINESS DISTRICT TO R-3 SUBURBAN RESIDENTIAL DISTRICT (SEWERED) FOR THE TWO PROPERTIES LOCATED ON WATERS EDGE DRIVE, FORMERLY ERIE STREET (PARCEL NOS. 104-04-23-21-016-000 & 104-04-23-21-021-000), VILLAGE OF CALEDONIA, RACINE COUNTY, WI. VILLAGE OF CALEDONIA, APPLICANT & OWNER.

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

- A. Request to rezone ±3.0 acres from B-1, Neighborhood Business District to R-3, Suburban Residential District (sewered) for the properties located on Water's Edge Dr, formerly Erie Street, Village of Caledonia, Racine County, WI. Village of Caledonia, Applicant and Owner; Parcel Nos.: 104-04-23-21-016-000 and 104-04-23-21-021-000, which are described on the attached **Exhibit A** is approved for the following reasons:
1. This rezoning will not adversely affect the surrounding property values.
 2. Due to the subject property's proximity to other parcels zoned R-3, single family residential uses should be encouraged in this area.
 3. The 2035 Land Use Plan designates this property as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.
- B. That in order to update the zoning map adopted under Section 20-212 of the Racine County Code of Ordinances adopted by the Village of Caledonia under Section 16-1-1(a) of the Code of Ordinances of the Village of Caledonia, the Village Board needs to adopt an ordinance;
- C. That the zoning map be, and hereby is, amended as follows:
- The land comprising the rezone ±3.0 acres located across from 5945 Erie Street, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-21-016-000 and 104-04-23-21-021-000, which are legally described on the attached **Exhibit A** shall be rezoned from: B-1, Neighborhood Business District To R-3 Suburban Residential District (sewered).

- D. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein.
- E. 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 this 3 day of May, 2021.

VILLAGE OF CALEDONIA

By: 

James R. Dobbs

Village President

Attest:


Joslyn Hoeffert

Village Clerk

