

ORDINANCE NO. 2021- 08

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 ±17.0 ACRES FROM B-4, PLANNED BUSINESS DISTRICT AND A-2 GENERAL FARMING AND RESIDENTIAL DISTRICT II TO B-3 COMMERCIAL SERVICE DISTRICT FOR THE PROPERTY LOCATED ON THE SOUTHEASTERN CORNER OF 6 ½ MILE ROAD AND USH 41 (PARCEL NO. 104-04-22-07-097-000), VILLAGE OF CALEDONIA, RACINE COUNTY, WI. MATT MEHRING, APPLICANT, BOB PROCHASKA OWNER.

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

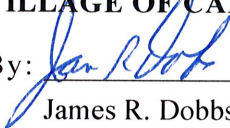
- A. Request to rezone ±17.0 acres from B-4, Planned Business District and A-2, General Farming and Residential District II to B-3, Commercial Service District for the property located on the southeastern corner of 6 ½ Mile Road and USH 41, Village of Caledonia, Racine County, WI. Matt Mehring, Applicant, Bob Prochaska, Owner; Parcel No.: 104-04-22-07-097-000, 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 the Interstate, commercial uses should be encouraged in this area.
 3. The 2035 Land Use Plan designates this property as Commercial. 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:

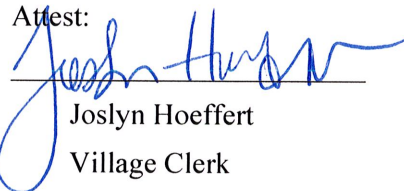
The land comprising the rezone ±17.0 acres located on the southeastern corner of 6 ½ Mile Road and USH 41, Village of Caledonia, Racine County, WI with Parcel No.: 104-04-22-07-097-000 which is legally described on the attached **Exhibit A** shall be rezoned from: B-4, Planned Business District and A-2, General Farming and Residential District II to B-3 Commercial Service District.

- 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 20th day of September, 2021.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Joslyn Hoeffert
Village Clerk

**Exhibit A:
Plat of Survey with Legal Description
Parcel ID Nos. 104-04-22-07-097-000**

