

ORDINANCE NO. 2022- 17

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 ±0.0976 ACRES FROM R-5, URBAN RESIDENTIAL DISTRICT II TO B-1, NEIGHBORHOOD BUSINESS DISTRICT FOR THE VACANT PROPERTY LOCATED ON ROBERTS STREET, PARCEL ID NO. 104-04-22-33-190-000, VILLAGE OF CALEDONIA, RACINE COUNTY, SHANNON CURTIN, APPLICANT, HELEN BROSSMAN, OWNER.

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

A. Request to rezone ±0.0976 acres from R-5, Urban Residential District II to B-1, Neighborhood Business District for the parcel located on Roberts Street, Village of Caledonia, Racine County, WI. Shannon Curtin, Applicant, Helen Brossman, Owner; Parcel No.: 104-04-22-33-190-000, which is 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 B-1, commercial uses should be encouraged in this area.
3. The proposed rezoning is in accord with the 2035 Land Use Plan designation of commercial for the subject property.
4. The lot will be combined with an existing adjacent commercial lot.

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 ±0.0976 acres located on Roberts Street directly south of 3303 CTH H with Parcel ID No. 104-04-22-33-190-000, which is legally described on the attached **Exhibit A** shall be rezoned from: from R-5, Urban Residential District II to B-1, Neighborhood Business 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 1 day of August, 2022.

VILLAGE OF CALEDONIA

By: Lee Wishau

Lee Wishau, Acting Village President

Attest: Joslyn Hoeffert

Joslyn Hoeffert, Village Clerk

Exhibit A:
Legal Description Parcel ID No. 104-04-22-33-190-000

LEGAL DESCRIPTION

Lot 12, Block 3 of the Franksville Subdivision Plat being part of the SW ¼ of Section 33, Township 4 North, Range 22 East. Said land being in the Village of Caledonia, Racine County, Wisconsin and contains 0.0976 acres, more or less.

