

ORDINANCE NO. 2022-22

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 ±2.3 ACRES FROM B-2, COMMUNITY BUSINESS DISTRICT TO B-3 COMMERCIAL SERVICE DISTRICT FOR THE PROPERTY LOCATED AT 6207 DOUGLAS AVENUE, PARCEL ID NO. 104-04-23-18-187-000, VILLAGE OF CALEDONIA, RACINE COUNTY, JOHN ANDERSON, APPLICANT, ANDERSON INVESTMENT HOLDINGS 6207, OWNER.

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

- A. Request to rezone ±2.3 acres from B-2, Community Business District to B-3, Commercial Service District for the parcel located at 6207 Douglas Avenue, Village of Caledonia, Racine County, WI. John Anderson, Applicant, Anderson Investments Holdings 6207, Owner; Parcel No.: 104-04-23-18187-000, which is described on the attached **Exhibit A** is approved for the following reasons:
 1. The parcel is currently developed and utilized for commercial purposes and rezoning the entire parcel to the B-3 District accurately reflects the use of the property.
 2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as commercial for the subject property.
- 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 ±2.3 acres located at 6207 Douglas Avenue with Parcel ID No. 104-04-23-18-187-000, which is legally described on the attached **Exhibit A** shall be rezoned from B-2, Community Business District 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 9 day of September, 2022.

VILLAGE OF CALEDONIA

By: _____

James R. Dobbs

Village President

Attest: _____

Joslyn Hoeffert

Village Clerk

**Exhibit A:
Legal Description 6207 Douglas Avenue
Parcel ID No. 104-04-23-18-187-000**

LEGAL DESCRIPTION

That part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, described as follows: Commence at a point on the South line of said Section located S86°27'52"W, 953.73 feet from the Southeast corner of said Section, said point on the West line of the Chicago & Northwestern Railroad right-of-way; thence N21°15'28"W, 969.84 feet along said right-of-way to the point of beginning of this description; thence S86°09'12"W, 578.24 feet; thence N3°50'48"W, 165.00 feet; thence S86°09'12"W, 150.00 feet; thence N3°50'48"W, 27.98 feet; thence N86°20'32"E, 658.41 feet to the West line of said railroad right-of-way; thence S21°15'28"E, 199.94 feet along said right-of-way to the point of beginning. EXCEPTING THEREFROM that part conveyed in Quit Claim Deed recorded April 15, 2015 as Document No. 2404999. ALSO EXCEPTING THEREFROM land conveyed by deed recorded on March 28, 2022 under Document No. 2624654.

