

**ORDINANCE NO. 2023-03**

**AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP ADOPTED UNDER SECTION 16-2-3 OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST TO REZONE ±11.3 ACRES FROM A-2, AGRICULTURAL DISTRICT TO B-3, HIGHWAY BUSINESS DISTRICT FOR THE THREE PROPERTIES LOCATED ON 7 1/2 MILE ROAD, PARCEL ID NOS. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., ERIC ROSS, OWNER**

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

- A. The request to rezone ±11.3 acres from A-2, Agricultural District, to B-3, Highway Business District for the properties located on 7 1/2 Mile Road, Village of Caledonia, Racine County, WI. Eric Ross, Applicant and Owner; Parcel Nos.: 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010, which are legally described on the attached **Exhibit A** is approved for the following reasons:
  - 1. Due to the subject property's proximity to other parcels zoned B-3, commercial uses should be encouraged in this area.
  - 2. The proposed rezoning is in accord with the 2035 Comprehensive Plan Land Use designation of commercial for the subject property.
- B. That in order to update the zoning map adopted under Section 16-2-3 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 ±11.3 acres located on 7 1/2 Mile Road directly west of 8420 CTH V, Village of Caledonia, Racine County, WI, with Parcel Nos.: 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010, which are legally described on the attached **Exhibit A** shall be rezoned from A-2, Agricultural District, to B-3, Highway 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 11 day of April, 2023.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

James R. Dobbs

Village President

Attest: \_\_\_\_\_

Joslyn Hoeffert

Village Clerk

