

ORDINANCE NO. 2019-06

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 ±0.40 OF AN ACRE FROM R-2 SUBURBAN RESIDENTIAL DISTRICT (UNSEWERED) TO R-3A SUBURBAN RESIDENTIAL DISTRICT (SEWERED); NW 1/4 OF SEC. 34, T4N, R22E, VACANT LOT ON KIMBERLY LANE DIRECTLY NORTH OF 8410 DUNKELOW ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; BRIAN AND JEANINE BOBBER, OWNER/APPLICANT

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

- A. Request to rezone land from: R-2 Suburban Residential District (Unsewered) to R-3A Suburban Residential District (Sewered); NW 1/4 of Sec. 34, T4N, R22E, vacant lot on Kimberly Lane directly north of 8410 Dunkelow Road, Village of Caledonia, Racine County, Wisconsin and contains ±0.40 of an acre with Parcel No: 104042234013000 which is highlighted on the attached **Exhibit A** is approved for the following reasons:
 - 1. This rezoning will not adversely affect the surrounding property values.
 - 2. This rezoning will recognize the availability of municipal sanitary sewer to accommodate the construction of a single-family residence.
 - 3. Adjacent properties to the north and east are currently zoned R-3A.
- 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 rezone ±0.40 of an acre and a part of NW 1/4 of Sec. 34, T4N, R22E, vacant lot on Kimberly Lane directly north of 8410 Dunkelow Road, Village of Caledonia, Racine County, WI; with Parcel No.: 104042234013000 which is highlighted on the attached **Exhibit A** be rezoned from: R-2 Suburban Residential District (Unsewered) to R-3A 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, Racine County, Wisconsin, this 4th day of March, 2019.

VILLAGE OF CALEDONIA

By: Lee Wishau
Lee Wishau, Acting Village President

Attest: Karie Torkilsen
Karie Torkilsen, Village Clerk

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