

ORDINANCE NO. 2019-09

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 ±9.2 ACRES FROM R-2 SUBURBAN RESIDENTIAL DISTRICT (UNSEWERED) TO R-3 SUBURBAN RESIDENTIAL DISTRICT (SEWERED); NE 1/4 OF SEC. 26, T4N, R22E, A PORTION OF THE PROPERTY AT 4644 SHORT ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI. TODD AND JULIE HENDRICKS, OWNER/APPLICANT.

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

- A. Request to rezone ±9.2 acres from R-2 Suburban Residential District (Unsewered) to R-3 Suburban Residential District (Sewered); NE 1/4 of Sec. 26, T4N, R22E, a portion of the property at 4644 Short Road, Village of Caledonia, Racine County, WI. Todd and Julie Hendricks, Owner/Applicant; Parcel No: 104-04-22-26-006-000, 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-3.
 - 4. The 2035 Land Use Plan designates this property and surrounding properties as Low Density Residential (19,000 square feet to 1.49 acres per dwelling unit). The proposed rezoning is in accord with the 2035 Land Use Plan designation 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 ±9.2 acres of NE 1/4 of Sec. 26, T4N, R22E, a portion of the property at 4644 Short Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-26-006-000, which is highlighted and legally

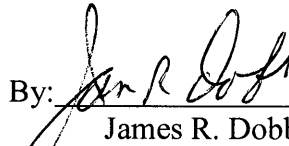
described on the attached **Exhibit A** be rezoned from: R-2 Suburban Residential District (Unsewered) to R-3 Suburban Residential District (Sewered).

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 15th day of July, 2019.

VILLAGE OF CALEDONIA

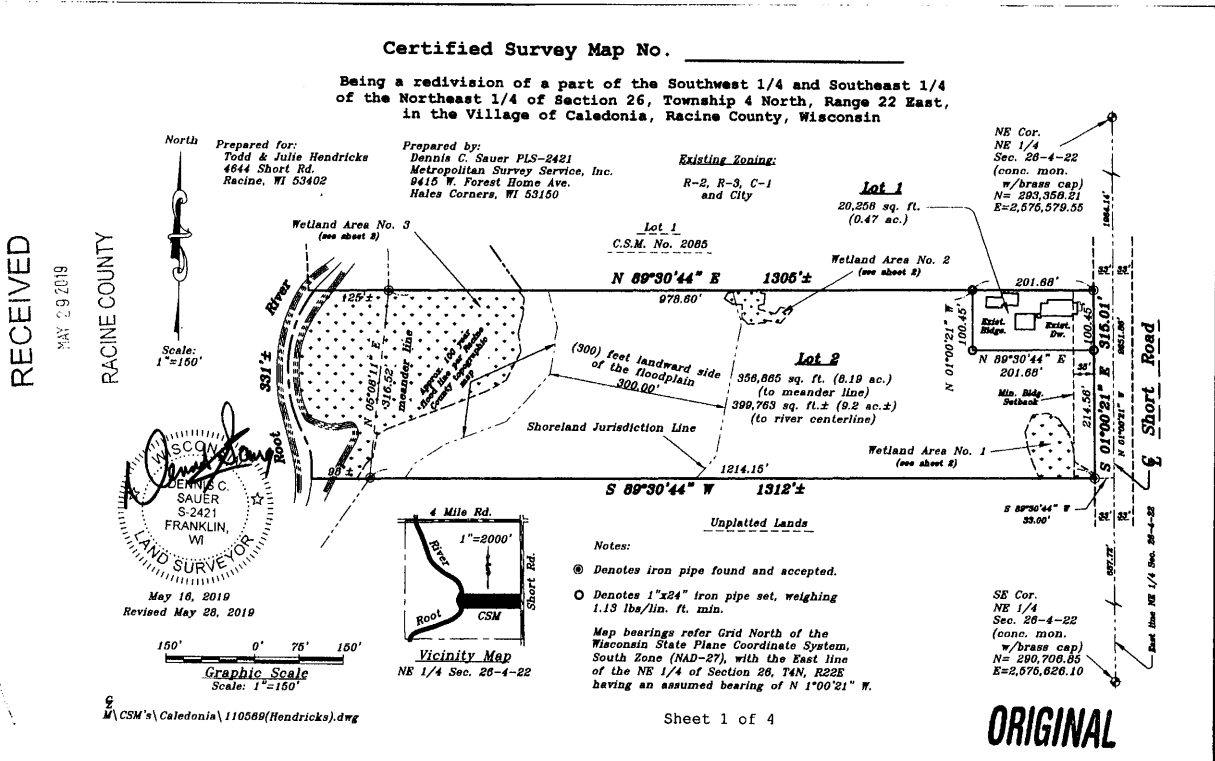
By:  _____
James R. Dobbs, President

Attest:  _____
Karie Pope, Village Clerk

770272.001(599)

Exhibit A with Legal Description

Rezoning Map Area from R-2 Suburban Residential District (Unsewered) to R-3 Suburban Residential District (Sewered);



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RACINE COUNTY



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