

ORDINANCE NO. 2019-11

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 ±7.5 ACRES FROM R-2 SUBURBAN RESIDENTIAL DISTRICT (UNSEWERED) TO A-2 GENERAL FARMING AND RESIDENTIAL DISTRICT II FOR 8437 NICHOLSON ROAD (PARCEL NO. 104-04-22-03-013-000), VILLAGE OF CALEDONIA, RACINE COUNTY, WI. BRADLEY AND KATELYNN LAUER, OWNER/APPLICANT.

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

- A. Request to rezone ±7.5 acres from R-2 Suburban Residential District (Unsewered) to A-2 General Farming and Residential District II for 8437 Nicholson Road Village of Caledonia, Racine County, WI. Bradley and Katelynn Lauer, Owner/Applicant; Parcel No.: 104-04-22-03-013-000, 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 current and future agricultural uses of the property.
 - 3. Adjacent properties to the north and west are currently zoned A-2.
 - 4. The 2035 Land Use Plan designates this property and adjacent properties to the north as Agricultural, Rural Residential, and Open Land. 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:

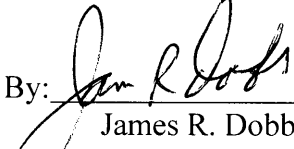
The land comprising the rezone ±7.5 acres at 8437 Nicholson Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-03-013-000, which is highlighted and legally described on the attached **Exhibit A** shall be rezoned from: R-2 Suburban Residential District (Unsewered) to A-2 General Farming and Residential District II.

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 5th day of August, 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 A-2 General Farming and Residential District II;

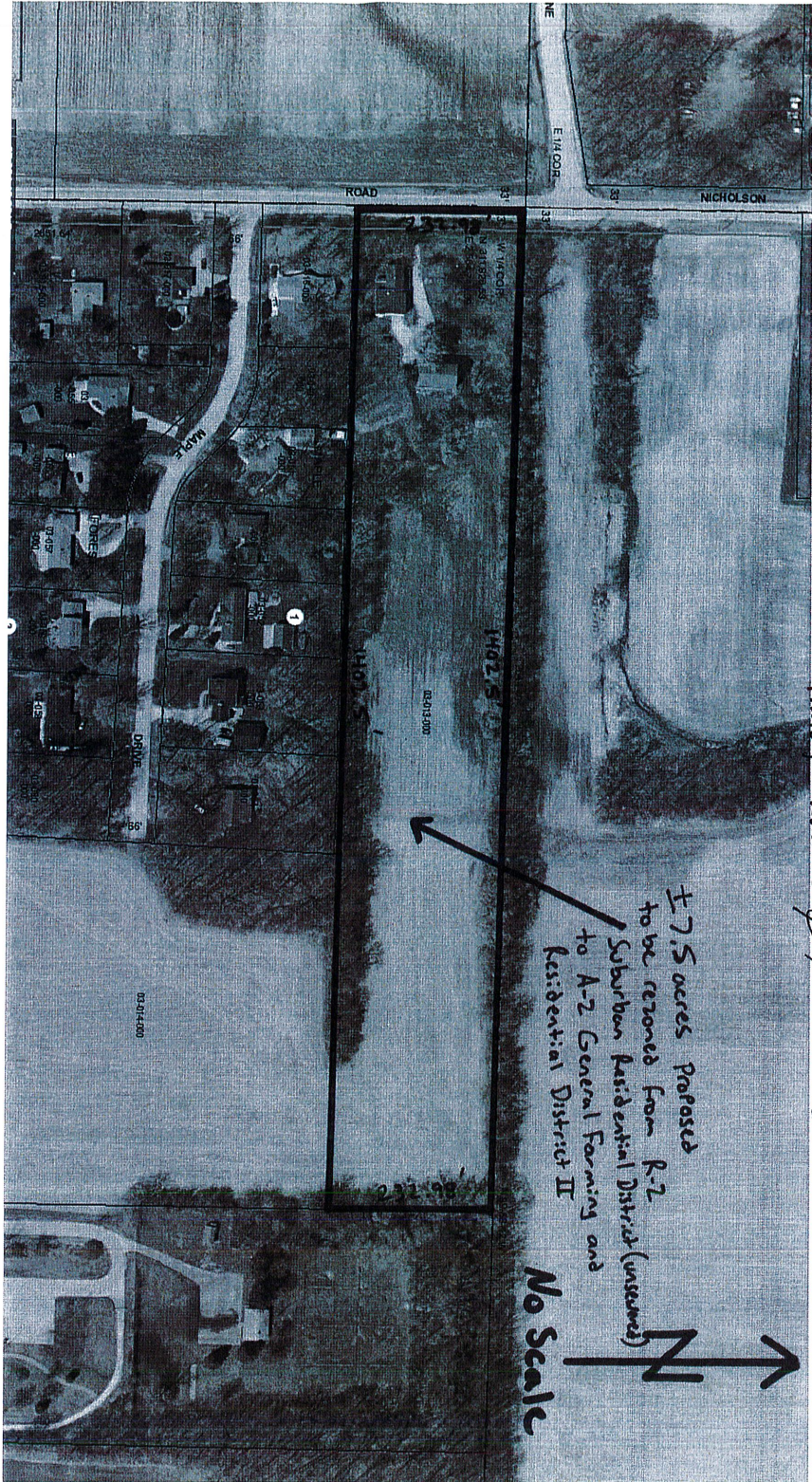
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EXHIBIT "A"

That part of the Southwest One-quarter (1/4) of Section numbered Three (3) in Township numbered Four (4) North, Range numbered Twenty-two (22) East, bounded as follows: Beginning at the Northwest corner of said Southwest 1/4; running thence East 85 rods, thence South 232.98 feet; thence West 85 rods, thence North 232.98 feet to the place of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Tax Parcel Number: 51-104-04-22-03-013-000

ORIGINAL



Kathryn Lauer *[Signature]* 01/10/19

± 7.5 acres proposed
to be rezoned from R-2
Suburban Residential District (unassessd)
to A-2 General Farming and
Residential District II

No Scale

ORIGINAL