

ORDINANCE NO. 2019-12

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 ±0.844 OF AN ACRE FROM R-2 SUBURBAN RESIDENTIAL DISTRICT (UNSEWERED) TO B-3 COMMERCIAL SERVICE DISTRICT; NW 1/4 OF SEC. 9, T4N, R22E, LOCATION IS THE WESTERLY 120 FEET AT 10410 FOREST HILLS DRIVE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; RAY LENTZ, 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 B-3 Commercial Service District; NW 1/4 of Sec. 9, T4N, R22E, for the westerly 120 feet located at 10410 Forest Hills Drive, Village of Caledonia, Racine County, Wisconsin and contains ±0.884 of an acre with Parcel No: 10404229033000 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 is in accord with adjacent zoning designations and uses in this area.
 - 3. This rezoning is necessary to accommodate the possible expansion of the location of landscaping materials and stockpiles associated with Lentz Landscaping Inc. which has been in business at this current location since 1992.
- 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:

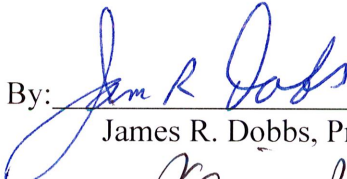
The Westerly 120.00 feet of Part of the Northwest ¼ of Section 9-4-22;
Commence West ¼ corner, North 1318 feet; East 300 feet to point of beginning;
East 450 feet; South 306 feet; West 450 feet; North 306 feet to point of beginning,
and more specifically described as being; That part of the Northwest ¼ of Section
9, Township 4 North, Range 22 East of the Fourth Principal Meridian bounded
and described as follows: Commencing at the West ¼ of said Section 9; run
thence N 00°34'21"W, 1318.28 feet parallel with the West line of the Northwest
¼ of said Section 9; thence N89°45'48"E, 299.98 feet to the point of beginning of
this description; continue thence N89°45'48"E, 120.00 feet; thence S00°34'21"E,

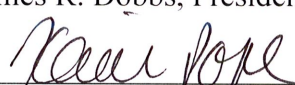
305.89 feet parallel with the West line of the Northwest ¼ of said Section 9 to the Northerly right-of-way line of Forest Hills Drive; thence S89°13'39"W, 120.00 feet along the Northerly right-of-way line of said Forest Hills Drive; thence N00°34'21"W, 306.80 feet parallel with the West line of the Northwest ¼ of said Section 9 to the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 36,761 square feet or 0.844 acre.

- 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 7th day of October, 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 B-3 Commercial Service District;

