

ORDINANCE NO. 2019-15

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 ±0.68 ACRES FROM R-4 URBAN RESIDENTIAL DISTRICT I TO B-3 COMMERCIAL SERVICE DISTRICT; NE 1/4 OF SEC. 19, T4N, R23E, VACANT LOT ON DOUGLAS AVENUE DIRECTLY NORTH OF 5913 DOUGLAS AVENUE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; WL INVESTMENTS LLC, OWNER

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

- A. Request to rezone land from: R-4 Urban Residential District I to B-3 Commercial Service District; NE 1/4 of Sec. 19, T4N, R23E, vacant lot on Douglas Avenue directly north of 5913 Douglas Avenue, Village of Caledonia, Racine County, Wisconsin and contains ±0.68 acres with Parcel No: 104042319008001 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.

- 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:

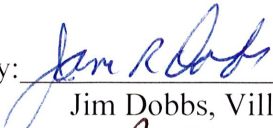
The land comprising rezone ±0.6801 acres and a part of NE 1/4 of Sec. 19, T4N, R23E, vacant lot on Douglas Avenue directly north of 5913 Douglas Avenue, Village of Caledonia, Racine County, WI; with Parcel No.: 104042319008001 which is highlighted on the attached **Exhibit A** be rezoned from: R-4 Urban Residential District I to B-3 Commercial Service 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, Racine County, Wisconsin, this 18th day of November, 2019.

VILLAGE OF CALEDONIA

By: 
Jim Dobbs, Village President

Attest: 
Karie Pope, Village Clerk

Exhibit A

Rezoning Map Area from R-4 Urban Residential District I to B-3 Commercial Service District;

