

**ORDINANCE NO. 2019-22**

**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 ±6.5 ACRES FROM R-3 SUBURBAN RESIDENTIAL DISTRICT (SEWERED) TO B-1 NEIGHBORHOOD BUSINESS DISTRICT ; SW 1/4 OF SEC. 31, T4N, R23E, TWO VACANT LOTS ON STH 31, NORTH, SOUTH, & EAST OF 3023 STH 31, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; 4526 NORTHWESTERN III LLC, OWNER**

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

A. Request to rezone land from: R-3 Suburban Residential District (Sewered) to B-1 Neighborhood Business District ; SW 1/4 of Sec. 31, T4N, R23E, two vacant lots on STH 31, north, south, and east of 3023 STH 31, Village of Caledonia, Racine County, Wisconsin and contains ±6.5 acres with Parcel Nos.: 104-04-23-31-129-000 & 104-04-23-31-130-000 which is highlighted on the attached **Exhibit A** is approved for the following reasons:

1. This rezoning is in accord with adjacent zoning designations and uses in this area.
2. Due to the subject property's proximity to the intersection of two principal arterial roads (STH 31 and STH 38) development of a commercial nature would be expected.

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:

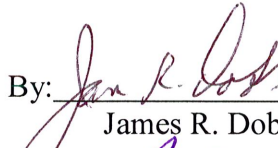
The land comprising rezone ±6.5 acres and a part of SW ¼ of Sec. 31 T4N, R23E, two vacant lots north, south and east of 3023 STH 31, Village of Caledonia, Racine County, WI; with Parcel Nos.: 104-04-23-31-129-000 & 104-04-23-31-130-000 which is highlighted on the attached **Exhibit A** be rezoned from: R-3 Suburban Residential District (Sewered) to B-1 Neighborhood Business District .

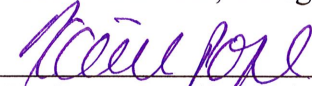
D. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein.

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 20<sup>th</sup> day of January, 2020.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs, Village President

Attest:   
Karie Pope, Village Clerk

**Exhibit A**

Rezoning Map Area from R-3 Suburban Residential District (Sewered) to B-3 Commercial Service District;

