

ORDINANCE NO. 2020-10

**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 ±1.2 ACRES FROM R-7 MULTI-FAMILY
RESIDENTIAL DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT FOR 4959
DOUGLAS AVENUE (PARCEL NO. 104-04-23-29-138-000) & 4917 DOUGLAS AVENUE
(PARCEL NO. 104-04-23-29-151-000), VILLAGE OF CALEDONIA, RACINE COUNTY, WI.
JOHNSON FINANCIAL GROUP & WISCONSIN DEPARTMENT OF
TRANSPORTATION, OWNER, LEE JARAMILLO, APPLICANT.**

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

- A. Request to rezone ±1.2 acres from R-7, Multi-Family Residential District to B-2 Community Business District for 4959 & 4917 Douglas Avenue, Village of Caledonia, Racine County, WI. Johnson Financial Group and Wisconsin Department of Transportation, Owners, Lee Jaramillo/Applicant; Parcel Nos.: 104-04-23-29-138-000 and 104-04-23-29-151-000, which are described on the attached **Exhibit A** is approved for the following reasons:
 - 1. This rezoning will not adversely affect the surrounding property values.
 - 2. The 2035 Land Use Plan designates these properties and adjacent properties to the north and west as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.
- 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:

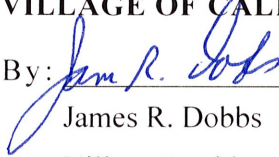
The land comprising the rezone ±1.2 acres at 4959 and 4917 Douglas Avenue, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-29-138-000 and 104-04-23-29-151-000, which are legally described on the attached **Exhibit A** shall be rezoned from: R-7 Multi-Family Residential B-2 Community 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 this 1st day of June 2020.

VILLAGE OF CALEDONIA

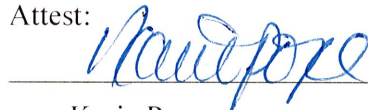
By: _____



James R. Dobbs

Village President

Attest: _____



Karie Pope

Village Clerk

