

ORDINANCE NO. 2020-13

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 ±10.25 ACRES FROM R-2 SUBURBAN RESIDENTIAL DISTRICT (UNSEWERED) TO B-1 NEIGHBORHOOD BUSINESS DISTRICT ; SE 1/4 OF SEC. 24, T4N, R22E, VACANT LOT LOCATED AT 4712 4 MILE ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; VAGA PROPERTIES LLC, OWNER

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-1 Neighborhood Business District; SE 1/4 of Sec. 24, T4N, R22E, a vacant lot located at 4712 4 Mile Road, Village of Caledonia, Racine County, Wisconsin and contains ±10.25 acres with Parcel No.: 104-04-22-24-046-010 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. Due to the subject property’s proximity to STH 31, commercial uses should be encouraged in this area.
 - 3. The 2035 Land Use Plan designates this property as Commercial. 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 rezone ±10.255 acres and a part of SE ¼ of Sec. 24 T4N, R22E, vacant lot located at 4712 4 Mile Road, Village of Caledonia, Racine County, WI; with Parcel No.: 104-04-22-24-046-010 which is highlighted on the attached **Exhibit A** be rezoned from: R-2 Suburban Residential District (Unsewered) 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.

24th Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of August, 2020.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs, Village President

Attest: Karie Pope
Karie Pope, Village Clerk

Exhibit A

Rezoning Map Area from R-2 Suburban Residential District (Unsewered)
to B-2 Community Business District

