

**Ordinance 23-03**

**VILLAGE OF FREMONT ORDINANCE AMENDING THE VILLAGE OF FREMONT ZONING MAP AND COMPREHENSIVE PLAN TO RECLASSIFY PARCEL NUMER 25 25 33 1 FROM A-1 AGRICULTURAL DISTRICT TO C-2 HIGHWAY COMMERCIAL DISTRICT.**

**WHEREAS**, the Village of Fremont has adopted a Zoning Ordinance and Zoning Map that classify Tax Parcel No. 25 25 33 1 as A-1 Agricultural District; and

**WHEREAS**, the Village of Fremont has adopted a Comprehensive Plan and Future Land Use Map that identify Tax Parcel No. 25 25 33 1 for future R-1 Residential development; and

**WHEREAS**, Tax Parcel No. 25 25 33 1 is a vacant parcel consisting of approximately 16.98 acres abutting the intersection of U.S. Hwy 10 with West Street in the Village of Fremont, Wisconsin; and

**WHEREAS**, the owner of Tax Parcel No. 25 25 33 1 has requested the Village Board of the Village of Fremont rezone the parcel from A-1 Agricultural District to C-2 Highway Commercial District and that the Village Board has accepted such request as a "petition" by the owner; and

**WHEREAS**, the owner of Tax Parcel No. 25 25 33 1 seeks to rezone and improve the property with storage units which are a conditional use in the C-2 Highway Commercial District; and


**WHEREAS**, the Village of Fremont Plan Commission has reviewed the requested rezoning of Tax Parcel No. 25 25 33 1 and found that the parcel is located along U.S. Hwy 10 and in an area that is otherwise suitable for commercial development and that reclassification of the parcel will contribute to the growth and development of the Village and will promote the public health, safety and welfare of the Village; and

**WHEREAS**, after public hearing, the Village of Fremont Board of Trustees accepts the recommendation and findings of the Village Plan Commission to reclassify Tax Parcel No. 25 25 33 1 from A-1 Agricultural District to C-2 Highway Commercial District; and

**NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:**

1. The Village of Fremont Zoning Ordinance and Village Zoning Map are hereby amended to designate and classify Tax Parcel No. 25 25 33 1 as C-2 Highway Commercial District for commercial use.
2. The Village of Fremont Comprehensive Plan and Future Land Use Map are hereby amended to designate and classify Tax Parcel No. 25 25 33 1 as C-2 Highway Commercial District for commercial development.
3. This Ordinance amendment shall take effect upon publication.


Adopted this 24<sup>th</sup> day of October, 2023.



---

Bobbi Marks, Village President

ATTEST:



Megan Wunderlich, Village Clerk