

**Ordinance # 21-4**

**VILLAGE OF FREMONT ORDINANCE AMENDING THE VILLAGE OF FREMONT COMPREHENSIVE PLAN LAND USE MAP AND VILLAGE OF FREMONT ZONING MAP TO RECLASSIFY THE PROPERTY AT 217 WAUPACA STREET FROM R-1 RESIDENTIAL TO C-1 CENTRAL BUSINESS DISTRICT.**

WHEREAS, the Village of Fremont has adopted a Comprehensive Plan with a Land Use Map that identifies/designates 217 Waupaca Street (Tax parcel 25 25 71251) for single family dwelling use; and

WHEREAS, the Village of Fremont has adopted a Zoning Ordinance that classifies the property at 217 Waupaca Street as R-1 Residential District; and

WHEREAS, the property is being considered as part of a larger commercial redevelopment of the area; and

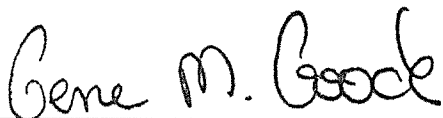
WHEREAS, the R-1 Zoning District permits only single-family dwellings while the C-1 Central Business District permits multiple commercial uses.

WHEREAS, the Village of Fremont Board of Supervisors upon the recommendation of the Village of Fremont Plan Commission and after public hearing deems it in the public interest for the future growth and development of the Village to redesignate 217 Waupaca Street for potential commercial use in the Village Land Use Plan and to reclassify 217 Waupaca Street from R-1 Residential to C-1 Central Business District on the Village Zoning map.


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

1. The Village of Fremont Comprehensive Plan Land Use Map is hereby amended to show and designate 217 Waupaca Street as appropriated and suitable for commercial development consistent with the C-1 Central Business District in the Village of Fremont Zoning Ordinance Map.
2. The Village of Fremont Zoning Ordinance Map is hereby amended by reclassifying the property at 217 Waupaca Street (Tax parcel 25 25 71251) from R-1 Residential to C-1 Central Business District.
3. This Ordinance shall be effective upon publication.

Adopted this 14 day of September 2021.

  
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Gene Goode, Village President

ATTEST:

  
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Megan Wunderlich, Clerk & Treasurer