

ORDINANCE NO. 2022- 04

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 ±29.0 ACRES FROM M-3, HEAVY INDUSTRIAL DISTRICT TO P-1, PARK INSTITUTIONAL DISTRICT FOR THE TWO PROPERTIES LOCATED ON 3 MILE ROAD, PARCEL ID NOS. 104-04-23-32-001-020 AND 104-04-23-32-001-030, VILLAGE OF CALEDONIA, RACINE COUNTY, WI. RACINE COUNTY, APPLICANT, PAYNE AND DOLAN INC., OWNER.

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

- A. Request to rezone ±29.0 acres from M-3, Heavy Industrial District, to P-1, Institutional Park District for the properties located on 3 Mile Road, Village of Caledonia, Racine County, WI. Racine County, Applicant, Payne and Dolan Inc., Owner; Parcel Nos.: 104-04-23-32-001-020 and 104-04-23-20-001-030, which are described on the attached **Exhibit A** is approved for the following reasons:
1. Due to the subject property's proximity to an airport and a quarry, governmental or institutional uses should be encouraged in this area.
 2. The 2035 Land Use Plan designates this property as Governmental and Institutional. 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 ±29.0 acres located on 3 Mile Road directly east of 2525 3 Mile Road, Village of Caledonia, Racine County, WI, with Parcel Nos.: 104-04-23-32-001-020 and 104-04-23-20-001-030, which are legally described on the attached **Exhibit A** shall be rezoned from: from M-3, Heavy Industrial District, to P-1, Institutional Park 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 21 day of February 2022.

VILLAGE OF CALEDONIA

By: _____

James R. Dobbs

Village President

Attest: _____

Joslyn Hoeffert

Village Clerk

Exhibit A:
Plat of Survey with Legal Description
Parcel ID Nos . 104-04-23-32-001-020 and 104-04-23-32-001-030

LEGAL DESCRIPTION

Lots 2 and 3 of Certified Survey Map No. 1499 in Volume 4 of Certified Survey Maps, page 624, as Document No. 1325671 being part of the NW ¼ and Northeast ¼ and the NW ¼ of the NE ¼ of Section 32, Township 4 North, Range 23 East. Excepting therefrom land conveyed in quit claim deed recorded July 19, 2017, as Document No. 2140377. Said land being in the Village of Caledonia, Racine County, Wisconsin and contains 29.07 acres, more or less.

