

**ORDINANCE NO. 2022-10**

**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 ±92.3 ACRES FROM B-4, PLANNED BUSINESS DISTRICT AND A-2 GENERAL FARMING AND RESIDENTIAL DISTRICT II TO M-3, HEAVY INDUSTRIAL DISTRICT FOR THE PROPERTIES LOCATED DIRECTLY SOUTH OF 10501 NORTHWESTERN AVENUE, PARCEL NOS. 104-04-22-30-038-000 & 104-04-22-30-047-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI. TOWNE REALTY INC., APPLICANT, BADGER LAND COMPANY, OWNER.**

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

- A. Request to rezone the ±92.3 acres from B-4, Planned Business District and A-2, General Farming and Residential District II to M-3, Heavy Industrial District for the properties located on Northwestern Avenue directly south of 10501 Northwestern Avenue, Village of Caledonia, Racine County, WI. Towne Realty Inc., Applicant, Badger Land Company, Owner; Parcel Nos.: 104-04-22-30-038-000 & 104-04-22-30-047-000, which is described on the attached **Exhibit A** is approved for the following reasons:
1. Due to the subject property's proximity to the Interstate, industrial uses should be encouraged in this area.
  2. The 2035 Land Use Plan designates this property as Industrial/Business Park. 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 the rezone of ±92.3 acres located on the parcel located on Northwestern Avenue, directly south of 10501 Northwestern Avenue, Village of Caledonia, Racine County, WI with Parcel ID Nos.: 104-04-22-30-038-000 & 104-04-22-30-047-000 which is legally described on the attached **Exhibit A** shall be rezoned from: B-4, Planned Business District and A-2, General Farming and Residential District II to M-3, Heavy Industrial 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 6 day of June, 2022.

**VILLAGE OF CALEDONIA**

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

Attest:  
Joslyn Hoeffert  
Joslyn Hoeffert  
Village Clerk

**Exhibit A:**  
**Plat of Survey with Legal Description**  
**Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000**



**LEGAL DESCRIPTION:**

**AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY COMMITMENT NUMBER 2008A0552 WITH AN EFFECTIVE DATE OF AUGUST 18, 2020.**

**PARCEL I:**

That part of the North One-half (1/2) of the Southwest One-quarter (1/4) of Section Thirty (30), in Township Four (4) North, Range Twenty-two (22) East, in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Commence at a point on the North-South 1/4 line of said Section 30 located South 01°04'21" East 1324.11 feet from a cast iron monument with a brass cap marking the center of said Section 30; run thence South 89°26'42" West 33.00 feet on the South line of the North 1/2 of said Southwest 1/4 Section to a 1" diameter iron pipe stake marking the point of beginning of this description; run thence South 89°26'42" West 1815.57 feet to a 1" diameter iron pipe stake; thence North 00°43'27" West 830.09 feet, parallel with the West line of said Southwest 1/4 Section to a 1" diameter iron pipe stake; thence North 89°16'42" East 273.99 feet to a 1" diameter iron pipe stake; thence South 77°16'48" East 225.33 feet to a diameter iron pipe stake; thence South 70°25'25" East 60.00 feet to a 1" diameter iron pipe stake; thence North 21°25'13" East 211.06 feet to a 1" diameter iron pipe stake on the South line of C.T.H. "K" at a point on a curve of Northeasterly convexity whose radius is 4227.18 feet and whose chord bears South 65°33'57" East 1308.25 feet; thence Southeasterly 1313.53 feet on the arc of said curve to a 1" diameter iron pipe stake; thence South 01°04'21" East 401.57 feet to the point of beginning.

**PARCEL II:**

The South One-half (1/2) of the Southwest Fractional One-quarter (1/4) of Section Thirty (30), in Township Four (4) North, Range Twenty-two (22) East, excepting therefrom that part thereof bounded and described as follows, to-wit: Commence at the Southwest corner of said Section 30, said point being place of beginning of excepted parcel; run thence North, along the West line of said Section 30, 889.67 feet; thence South 87°59' East 204.96 feet to an iron stake; thence South 01°23' East 884.35 feet; and thence North 89°38' West 227.61 feet to the place of beginning. Also excepting land contained in Award of Damages recorded in the Office of the Register of Deeds for Racine County, Wisconsin on August 11, 1958, Volume 627 of Deeds at Page 438, as Document No. 678112; and land contained in Warranty Deed recorded in said Register's Office of August 29, 1958, in Volume 628 of Deeds at Page 349, as Document No. 678935 and also excepting that part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, described as follows: Commence at a point on the West line of said Section that is located due North 889.67 feet from Southwest corner of said Section; thence run South 87°59' East 149.65 feet to East line of Interstate Highway No. 94 and point of beginning of this description; thence due North 435.39 feet parallel with the West line of said Section along the East line of said Interstate Highway No. 94; thence South 89°53' East 255.18 feet; thence due South parallel with the West line of said Section 30, 565.17 feet; thence North 89°53' West 196.62 feet; thence North 01°28' 30" West 128.00 feet; thence North 87°59' West 55.31 feet to point of beginning of this description. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin.