

**ORDINANCE NO. 2023-09**

**AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP  
ADOPTED UNDER SECTION 16-2-3 OF THE CODE OF ORDINANCES OF THE  
VILLAGE OF CALEDONIA APPROVING A REQUEST TO REZONE ±1.25 ACRES FROM  
B-4, PLANNED BUSINESS DISTRICT TO B-2, COMMUNITY BUSINESS DISTRICT FOR  
THE PROPERTY LOCATED at 3947 USH 41, PARCEL ID NO. 104-04-22-30-048-000,  
VILLAGE OF CALEDONIA, RACINE COUNTY, WI., BETTY LUEBKE-SOLFEST,  
APPLICANT, GREGORY & BETTY SOLFEST, OWNER.**

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

- A. Request to rezone the ±1.25 acres from B-4, Planned Business District to B-2, Community Business District for the property located 3947 USH 41, Village of Caledonia, Racine County, WI. Betty Luebke-Solfest, Applicant, Gregory & Betty Solfest, Owner; Parcel No.: 104-04-22-30-048-000, 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, commercial uses should be encouraged in this area.
  2. 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 16-2-3 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 ±1.25 acres located on the parcel located at 3947 USH 41, Village of Caledonia, Racine County, WI with Parcel ID No.: 104-04-30-048-000 which is legally described on the attached **Exhibit A** shall be rezoned from: B-4, Planned Business District to B-2 Community 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.

Adopted by the Village Board of the Village of Caledonia this 13 day of June 2023.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston

Thomas R. Weatherston

Village President

Attest:

  
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Joslyn Hoeffert

Village Clerk

**Exhibit A:**  
**Legal Description & Location Map**  
**Parcel ID Nos. 104-04-22-30-048-000**

All that part of the South One-half (1/2) of the fractional Southwest quarter (fractional Southwest One-quarter 1/4) of Section Thirty (30), Township Four (4) North, Range Twenty-two (22) East, Town (Now Village) of Caledonia, Racine County, Wisconsin, described as follows, to-wit: Commence at the Southwest corner of said Section Thirty (30), said point being the place of beginning of the parcel of land hereinafter described; run thence North, along the West line of said Section Thirty (30), 889.67 feet; thence South 87° 59' East, 204.96 feet to an iron stake; thence South 1° 23' East 884.35 feet to the South line of Section Thirty (30), and thence North 89° 38' West, along the said South line of Section Thirty (30), 227.61 feet to the place of beginning. EXCEPTING that part thereof which lies Westerly of a line 245 feet Easterly of and measured normal to the following described reference line, to-wit: Begin at a point in the South line of Section Twenty-five (25), Township Four (4) North, Range Twenty-one (21) East, Town of Raymond, Racine County, Wisconsin, which point is 95.44 feet West of the Southeast corner of said Section Twenty-five (25), Township Four (4) North, Range Twenty-one (21) East, thence running North 0° 37' 17" West 892.50 feet to a point, said point being the point of ending of said reference line. Further excepting therefrom that part conveyed for highway purposes by Award of Damages recorded as Document No. 2279165.

