

ORDINANCE NO. 2023-10

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 THE WESTERN
±25.0 ACRES FROM B-4, PLANNED BUSINESS DISTRICT TO B-3 PLANNED BUSINESS
DISTRICT FOR THE PROPERTY LOCATED DIRECTLY SOUTH OF 6009 USH 41 ON
USH 41 (PARCEL NO. 104-04-22-19-037-000), VILLAGE OF CALEDONIA, RACINE
COUNTY, WI. LUKE SEBALD, APPLICANT, CALEDONIA TRAILERS LLC, OWNER.

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

- A. Request to rezone the western ±25.0 acres from B-4, Planned Business District to B-3, Highway Business District for the property located on USH 41 directly south of 6009 USH 41, Village of Caledonia, Racine County, WI. Luke Sebald, Applicant, Caledonia Trailers LLC, Owner; Parcel No.: 104-04-22-19-037-000, 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.
 3. The rezoning will reclassify the legacy zoning district, B-4, Planned Business District to the current B-3, Highway Business District.
- 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 ±25.0 acres located on the western portion of the parcel located on USH 41, directly south of 6009 USH 41, Village of Caledonia, Racine County, WI with Parcel ID No.: 104-04-19-037-000 which is legally described on the attached **Exhibit A** shall be rezoned from: B-4, Planned Business District to B-3, Highway 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 Weatherston

Thomas Weatherston

Village President

Attest:

Joslyn Hoeffert

Joslyn Hoeffert

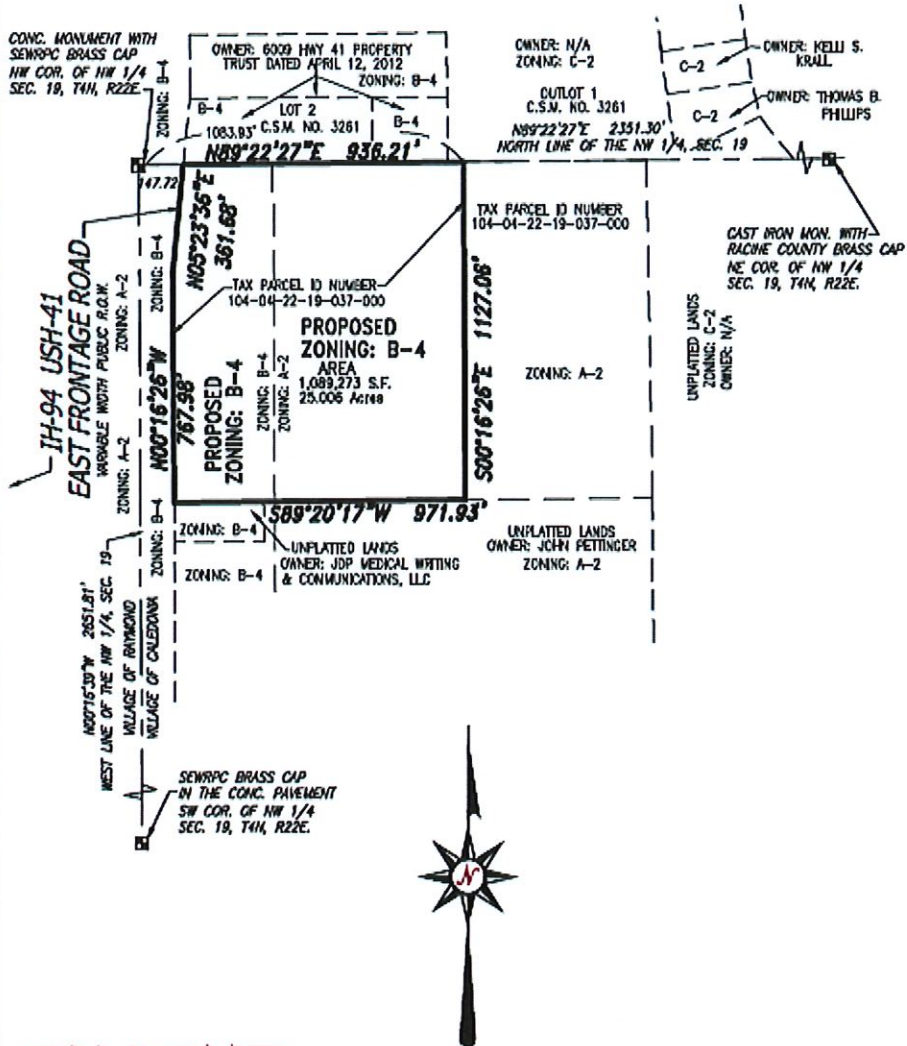
Village Clerk

**Exhibit A:
Plat of Survey with Legal Description
Parcel ID Nos. 104-04-22-19-037-000**

ZONING EXHIBIT

CLIENT Right Trallers Inc. **SITE ADDRESS** Vacant land, Village of Caledonia, Racine County, Wisconsin.

LEGAL DESCRIPTION (ZONING B-4)
That part of the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, bounded and described as follows:
Commencing at the Northwest corner of the Northwest 1/4 of said Section; thence North 89°22'27" East along North line of said 1/4 Section 147.72 feet to the point of beginning of the lands hereinafter described; thence North 89°22'27" East continuing along said North line 936.21 feet to a point; thence South 00°16'26" West 1127.06 feet to a point; thence South 89°20'17" West 971.93 feet to a point in the East line of East Frontage Road; thence North 00°16'26" West along said East line 767.98 feet to a point; thence North 05°23'36" East continuing along said East line 361.68 feet to the point of beginning. Said lands as described contains 1,089,273 square feet or 25.006 acres.



CHAPUT
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DATE
December 02, 2021.
Drawing No. 3893-dzb