

ORDINANCE NO. 2023-18

**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 ±1.89 ACRES FROM
M-3, HEAVY MANUFACTURING DISTRICT TO I-1, INSTITUTIONAL DISTRICT FOR
THE PROPERTY LOCATED 12800 ADAMS ROAD, PARCEL ID NO. 104-04-22-30-015-
224, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., VILLAGE OF CALEDONIA,
OWNER**

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

- A. The request to rezone ±1.89 acres from M-3, Heavy Manufacturing District, to I-1, Institutional District for the property located at 12800 Adams Road, Village of Caledonia, Racine County, WI. Village of Caledonia, Applicant and Owner; Parcel No.: 104-04-22-30-015-224, which is legally described on the attached **Exhibit A** is approved for the following reasons:
1. The proposed use will improve water service to the surrounding area by construction a municipal water tower.
 2. The proposed rezoning is in accord with the 2035 Comprehensive Plan Land Use designation of Transportation, Communications, & Utilities 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 ±1.89 acres located at 12800 Adams Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-30-015-224, which is legally described on the attached **Exhibit A** shall be rezoned from M-3, Heavy Manufacturing District, to I-1, Institutional 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 14 day of November, 2023.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston, President

Attest: Megan O'Brien
Megan O'Brien, Deputy Village Clerk

Exhibit A:
Plat of Survey with Legal Description
Parcel ID No. 104-04-22-30-015-224

LEGAL DESCRIPTION

Outlot 4, Certified Survey Map No. 3438, recorded on March 31, 2021, as Document No. 2586571, being a redivision of all of Lot 2 of Certified Survey Map No. 3437, recorded on March 26, 2021, as Document No. 2586090, itself being a redivision of Lot 2 of Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

