

ORDINANCE NO. 2023-24

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 ±22.5 ACRES OF A ±28.95-ACRE PARCEL FROM B-4, PLANNED BUSINESS DISTRICT AND A-2, AGRICULTURAL DISTRICT TO B-3, HIGHWAY BUSINESS DISTRICT FOR THE PROPERTY LOCATED DIRECTLY EAST OF 5735 USH 41, PARCEL ID NO. 104-04-22-19-038-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., JOHN & BRIDGET PETTINGER, OWNERS

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

A. The request to rezone ±22.5 acres of a ±28.95-acre parcel from B-4, Planned Business District and A-2, Agricultural District to B-3, Highway Business District for the property located directly east of 5735 USH 41, Village of Caledonia, Racine County, WI. Pavle Dunder, Applicant, John and Bridget Pettinger, Owners; Parcel No.: 104-04-22-19-038-000, which is legally described on the attached **Exhibit A** is approved for the following reason:

1. The proposed rezoning is in accord with the 2035 Land Use Plan commercial land use 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 ±22.5 acres of a ±28.95-acre parcel located directly east of 5333 Douglas Avenue, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-20-102-131, which is legally described on the attached **Exhibit A** shall be rezoned from B-4, Planned Business District and A-2, Agricultural 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 12 day of December, 2023.

VILLAGE OF CALEDONIA

By: Thomas R. Weatherston

Thomas Weatherston

Village President

Attest: Megan O'Brien

Megan O'Brien

Village Deputy Clerk

**Exhibit A:
Plat of Survey with Legal Description
Parcel ID No. 104-04-23-20-102-131**

