

ORDINANCE NO. 2023-25

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 A ±5.994-ACRE
PARCEL LOCATED AT 13038 GOLF ROAD AND A ±40.25-ACRE PARCEL LOCATED
DIRECTLY EAST OF 13038 GOLF ROAD FROM A-2, AGRICULTURAL DISTRICT TO
M-3, HEAVY MANUFACTURING DISTRICT, PARCEL ID NOS. 104-04-22-31-021-000 &
104-04-22-31-007-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI., RACINE
COUNTY & HINTZ REAL ESTATE DEVELOPMENT COMPANY, OWNERS

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

A. The request to rezone ±5.994 acres for the parcel located at 13038 Golf Road and ±40.25 acres for the parcel located directly east of 13038 Golf Road from A-2, Agricultural district to M-3, Heavy Manufacturing District, Village of Caledonia, Racine County, WI. Racine County and Hintz Real Estate Development Company LLC, Owners; Parcel No.: 104-04-22-31-021-000 & 104-04-22-31-007-000, 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 Comprehensive Plan Land Use designation of industrial/business park 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 ±5.994 acres for the parcel located at 13038 Golf Road and ±40.25 acres for the parcel located directly east of 13038 Golf Road from A-2, Agricultural district to M-3, Heavy Manufacturing District, which is legally described on the attached **Exhibit A** shall be rezoned from A-2, Agricultural District to M-3, Heavy Manufacturing 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. 104-04-22-30-015-224**

LEGAL DESCRIPTION

13038 Golf Road (Parcel ID No. 104-04-22-31-021-000)

The east one-hundred ninety-eight (198) feet of the south east one-quarter (1/4) of the north west one-quarter (1/4) of Section Thirty-One (31), Township Four (4) North, Range Twenty-Two (22) East. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. 5.994 acres

Parcel 7 (Parcel ID No. 104-04-22-31-007-000)

The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin. 40.25 acres

